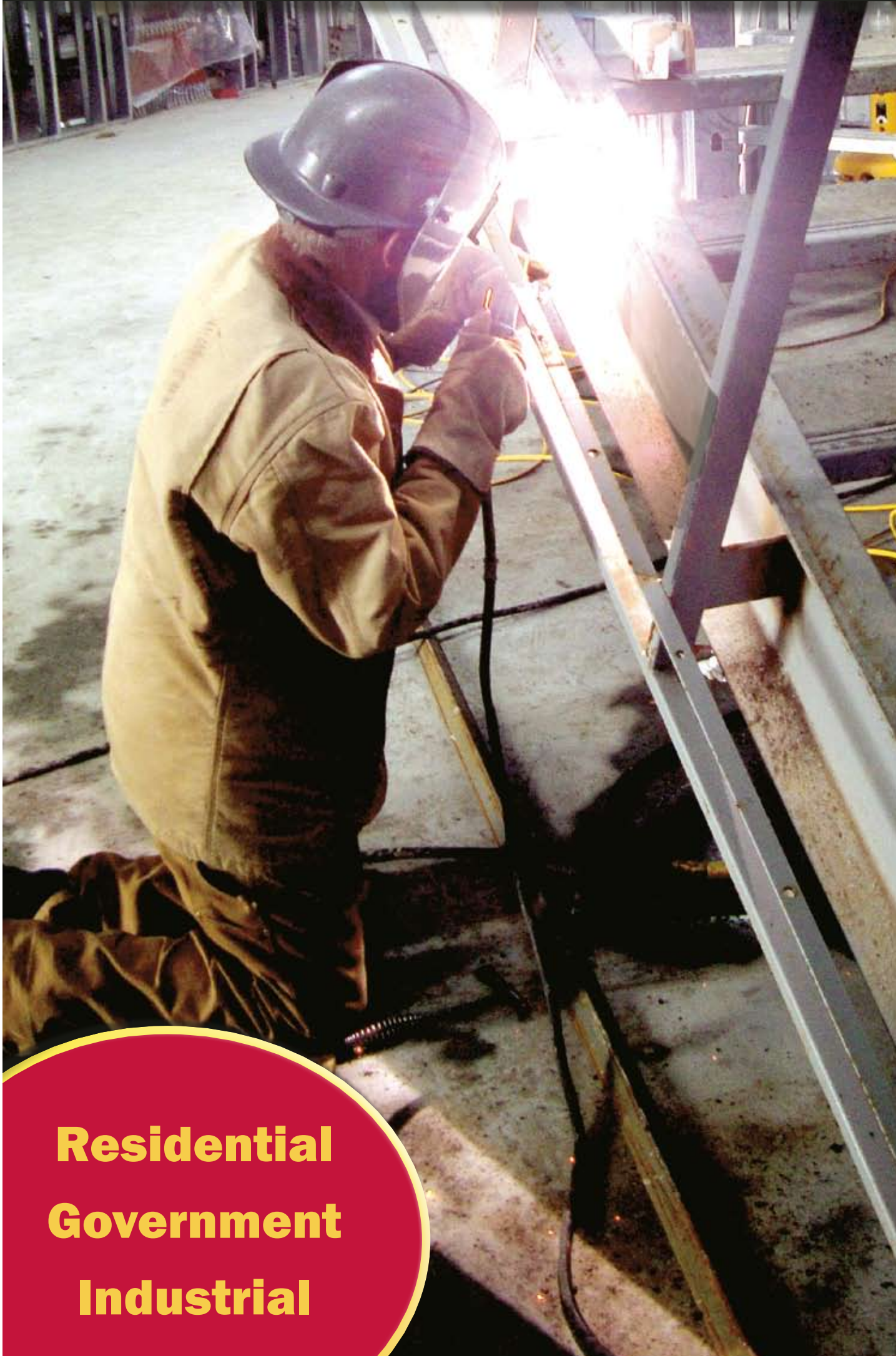


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NORTHWEST TERRITORIES  
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# NWT • NUNAVUT Construction 2010



**Residential  
Government  
Industrial**

**\$117 million  
for Northern  
housing projects**



**Completing  
Construction in 2010:**

- Nunavut Trades Training Centre
- Inuit Cultural Learning Centre
- Yellowknife Fieldhouse



**\$800 million move  
underground for  
Diavik Mine**



# \$54 million planned for NWT public housing work

Survey shows core housing needs are on the rise

by Guy Quenneville  
Northern News Services  
NWT

The Northwest Territories Housing Corporation is undertaking a \$54 million capital construction plan this fiscal year.

Under that total budget, approximately \$13 million will go towards the construction of 82 new public housing units across the Northwest Territories.

"We really try to increase our emphasis on replacement.

We want to get new products out there as much as we can," said Franklin Carpenter, vice-president of the Housing Corp.

An additional \$18 million is earmarked for the Housing Corp.'s Modernizations and Improvement Program. Through the program, homes built more than 25 years ago will undergo renovations to bring them up to standard, particularly in the area of energy efficiency. The Housing Corp. will conduct 267 major renovation projects.

"There's some units that we determine have reached their lifetime usefulness," said Carpenter. "The ones that are built, for example, in the 1970s. There are some units that we can't renovate anyway. They weren't designed to have all that extra weight from additional insulation, upgraded roofing and drywall put on them.

"With our replacement programs, we like to focus on multiplex-like designs. They're a lot more energy efficient because they're in sequence and they're easier for our field maintenance staff to maintain them.

"We can get good economies of scale building a fourplex as opposed to four detached houses," said Carpenter.

When it comes to energy efficiency, the Housing Corp. is sparing no expense, he said.

"We want to hit the EnerGuide 80-standard," he said. "For us, that's a big step, because with 2,400 public housing units, a lot of them were built in the 1970s. It's a lot of investment to get them up to that rating. But we're committed to do that."

Public housing creates a lot of work for local contractors, as well. Although Carpenter said statistics on how many tradespeople worked on Housing Corp. projects last year were not readily available, there's no question many companies stand to benefit.

"That \$18 million (geared toward renovations) – a huge portion of it is contracted out," he said. "We issue public tenders for that, so it does create a lot of work, particularly in remote communities for local small contractors or the regional contractors.

Earlier this year, the results of a 2009 community sur-



photo courtesy of Paula Macfarland

**Northwest Territories Housing Corporation Sahtu Housing District technical manager John Kivi inspects the work completed on new homes in Fort Good Hope.**

vey focused on housing were announced by Robert McLeod, NWT minister in charge of the Housing Corp.

According to the study, core housing need in the Northwest Territories has risen to 19 per cent from 16 per cent in 2004.

"The increase in core housing need is the result of increases in the number of dwellings that do not meet our adequacy standards, meaning that a unit is either in poor physical condition or lacking the basic facilities for a healthy living environment," said McLeod.

"This problem continues to be more prevalent in our smaller communities than in regional centres. Between 2004 and 2009, adequacy problems in smaller communities increased from 27 per cent in 2004 to 37 per cent in 2009," said McLeod.

Carpenter said a variety of factors could account for the three per cent rise in core housing need, pointing out that need is measured using three factors: affordability, suitability (how many people actually reside in the unit) and adequacy (the physical state of the building).

"It could be that the condition of houses – either in our public housing program or private homes – have not been maintained," said Carpenter. "We could have things like population increases putting more demand on us. Family growth is one that could affect suitability if houses become more crowded."

McLeod said the general downturn in the economy last year has also played a hand – a point Carpenter agrees with.

"You could have people in private houses without income who now have an affordability problem, or you could have those types of people who lose their jobs moving into other people's homes and creating overcrowding. You can have a different array of situations that can create core housing need," said Carpenter.

According to the survey, household needs varied across the NWT from a high of 36 per cent in the Sahtu and the Nahendeh (the electoral district that consists of Fort Liard, Fort Simpson, Jean Marie River, Nahanni Butte, Trout Lake and Wrigley) to a low of 14 per cent in the North Slave.

Approximately 27 per cent of households in the Beaufort Delta were in core need compared to 17 per cent in the South Slave.

The Housing Corp. used the results of the survey to craft its strategy for next year, said Carpenter.

"If there's overcrowding, or suitability issues with overcrowding, we'll try to find the specific areas where different regions may have varying levels. We'll try to budget in those issues."

The Housing Corp. will also be putting \$9 million towards the construction of 36 new private home ownership units.

Like tenants of public housing units, owners of these units pay a subsidized monthly amount to the Housing Corp. based on their gross monthly income, but in addition to that, they must pay utility bills, maintenance costs, etc. – requiring a great degree of responsibility among the owners, said Carpenter.

"There's a big educational component to our programs now that we put our applicants through," he said.

"It's a screening process. We offer courses on what it means to be homeowner, budgeting, doing maintenance, that all of our applicants go through."

## New NWT public houses 2010-11

	Public Housing	HELP (Homeownership Entry Level Program) Units
<b>North Slave District</b>		
Behchokò	12	4
Dettah/Ndilo	0	3
Gamètì	0	1
Lutsel K'e	0	4
Wekweètì	0	0
Whatì	0	1
Yellowknife	12	0
<b>South Slave District</b>		
Enterprise	0	0
Fort Providence	0	3
Fort Resolution	0	0
Fort Smith	0	2
Hay River	6	2
Hay River Reserve	0	0
Kakisa	0	0
<b>Nahendeh District</b>		
Fort Liard	0	0
Fort Simpson	0	1
Jean Marie River	0	1
Nahanni Butte	0	2
Trout Lake	0	1
Wrigley	0	2
<b>Sahtu District</b>		
Colville Lake	0	2
Déline	6	0
Fort Good Hope	2	0
Norman Wells	2	0
Tulita	2	0
<b>Beaufort Delta District</b>		
Aklavik	0	1
Fort McPherson	0	2
Ulukhaktok	0	1
Inuvik	0	2
Paulatuk	4	0
Sachs Harbour	0	0
Tsiigehtchic	0	0
Tuktoyaktuk	0	1
Total	46	36

**A total of 82 public housing units will be constructed in the communities noted above in 2010-11.**

**"For us, that's a big step."**

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**Cover photo:** A welder works on a set of stairs leading to the second floor of the Nunavut Trades Training Centre in Rankin Inlet. Photo courtesy of Nunavut Arctic College.