
SUBJECT

NORTHERN HOUSING

ISSUE

How will the National Housing Strategy support the housing needs of Northern communities?

KEY FACTS

National Housing Strategy

- **\$300 million** starting 2018-19 to 2027-28 (not cost-matched)
 - **\$24 million** to Yukon
 - **\$36 million** to the Northwest Territories
 - **\$240 million** to Nunavut
- **An additional \$100 million** Northern carve-out of contribution funding within the National Housing Co-Investment Fund (NHCF) is available to off-set high construction costs and building challenges
 - **\$40 million** will be provided to Yukon
 - **\$60 million** to the Northwest Territories

Budget 2016

- **\$504.5 million** doubling of the Investment in Affordable Housing (IAH) over two years. Of this:
 - **\$3.3 million** to Yukon
 - **\$3.8 million** to the Northwest Territories
 - **\$3.1 million** to Nunavut
- **\$177.7 million** over two years in additional IAH funding specifically for northern housing:
 - **\$8 million** to Yukon
 - **\$12 million** to the Northwest Territories
 - **\$76.7 million** to Nunavut
- **\$80 million** in one-time funding through Inuit governments/organizations (**Delivered by ICS**):
 - **\$50 million** for the Inuit region of Nunavik in Quebec
 - **\$15 million** for the Inuvialuit Settlement Region in Northwest Territories
 - **\$15 million** for the Inuit region of Nunatsiavut in Newfoundland and Labrador
- **Additional funding** for renovations/retrofits to shelters and housing for seniors.

Existing Funding

- **\$1.9 billion** from 2011-12 to 2018-19:
 - **\$12.6 million** to Yukon; helped 690 households as at March 31, 2019
 - **\$14.7 million** to the Northwest Territories; helped 845 households as at March 31, 2019
 - **\$11.7 million** to Nunavut; helped 159 households as at March 31, 2019

RESPONSE

- **The National Housing strategy supports some of the most vulnerable among us, including Indigenous peoples living in the North.**
- **The National Housing Strategy puts a focus on adequate, predictable, and stable funding for northern housing, given that the higher costs associated with housing in the North leave many families in core housing need.**
- **This approach will help reduce housing need and permit the construction and operation of additional housing based on community needs.**
- **In addition to funding provided to provinces and territories under the Investment in Affordable Housing, Budget 2016 provided \$178 million over two years, and Budget 2017 \$300 million over ten years, specifically for northern housing.**

- **This funding will help approximately 3,000 Northern families find an adequate, suitable and affordable place to call home.**
- **This targeted investment is in addition to Indigenous-specific housing investments that will be made as part of funding to improve infrastructure in Indigenous communities.**

If pressed on the investment in Nunavut

- **Since November 2015, we invested more than \$230 million in affordable housing, housing for seniors and renovation benefiting over 2,500 families.**

Success Story:

The Uqutaq Transitional Housing is a promising project located in Iqaluit that the National Housing Co-investment Fund is supporting. The project will purchase and renovate two existing adjacent buildings in Downtown Iqaluit into a 62-bed shelter/transitional home and a 11-unit market rental building with offices and program space.

Tugguarlik Apartments is an 8 plex affordable rental housing project in Cambridge Bay, Nunavut. The project, worth just over \$3.5M has received support through both the Innovation and the Co-Investment Funds. The project includes 2 fully accessible units and is expected to be occupied in December of 2019.

BACKGROUND

A history of poor planning, a lack of understanding of the North, and declining federal funding for social housing have contributed to housing issues in the north.

Funding Formulas

The allocation of the targeted funding for northern housing among the territories was virtually the same in both Budget 2016 and Budget 2017. In Budget 2016, the ratio of NWT funding to Nunavut funding was 1:6.7, while the ratio for Budget 2017's targeted support for northern housing was 1:6.5. More importantly, the factors that went into determining the funding allocation of the targeted northern funding from Budget 2016 and Budget 2017 were also the same.

The funding allocation addresses the fact that although core housing need is greater in the North overall, Nunavut has the greatest need. The core housing need from the National Household Survey (2011) is 39 per cent in Nunavut compared to 16 per cent in NWT and 15 per cent in Yukon (based on 2011 data). CMHC used the 2011 data to determine allocations to ensure a common and consistent measure among territories and also across Canada.

Overall housing costs (including energy costs, infrastructure, etc.) and the average cost of construction are higher in Nunavut (at \$551 per square foot versus \$296 per square foot in NWT). Nunavut also has a higher percentage of government-owned social housing units due to very little market housing.

Funding for Nunavut also includes additional investments to support improved Inuit outcomes because of Nunavut's special status as both a territorial government and Inuit region. NWT's share of Budget 2016 Northern Housing funding does not include the targeted funding for Inuit households as it is being delivered directly by the Inuit representative corporation for the Inuvialuit Settlement Region.

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