





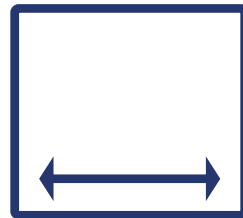
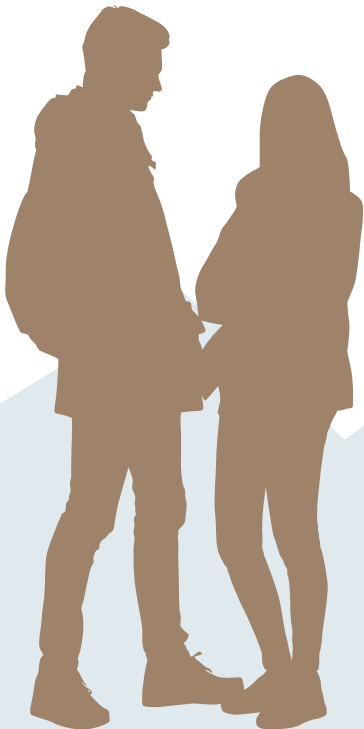
**\$8.8**  
**MILLION**

toward **modernization**  
and **improvement**



**38**

**public housing units**  
made available



**\$717**

**per square foot**  
average build cost

**40**

training opportunities  
for **Inuit students**

# \$165.4 MILLION



of **construction  
contracts** signed

# 162

**housing units**  
in construction  
progress



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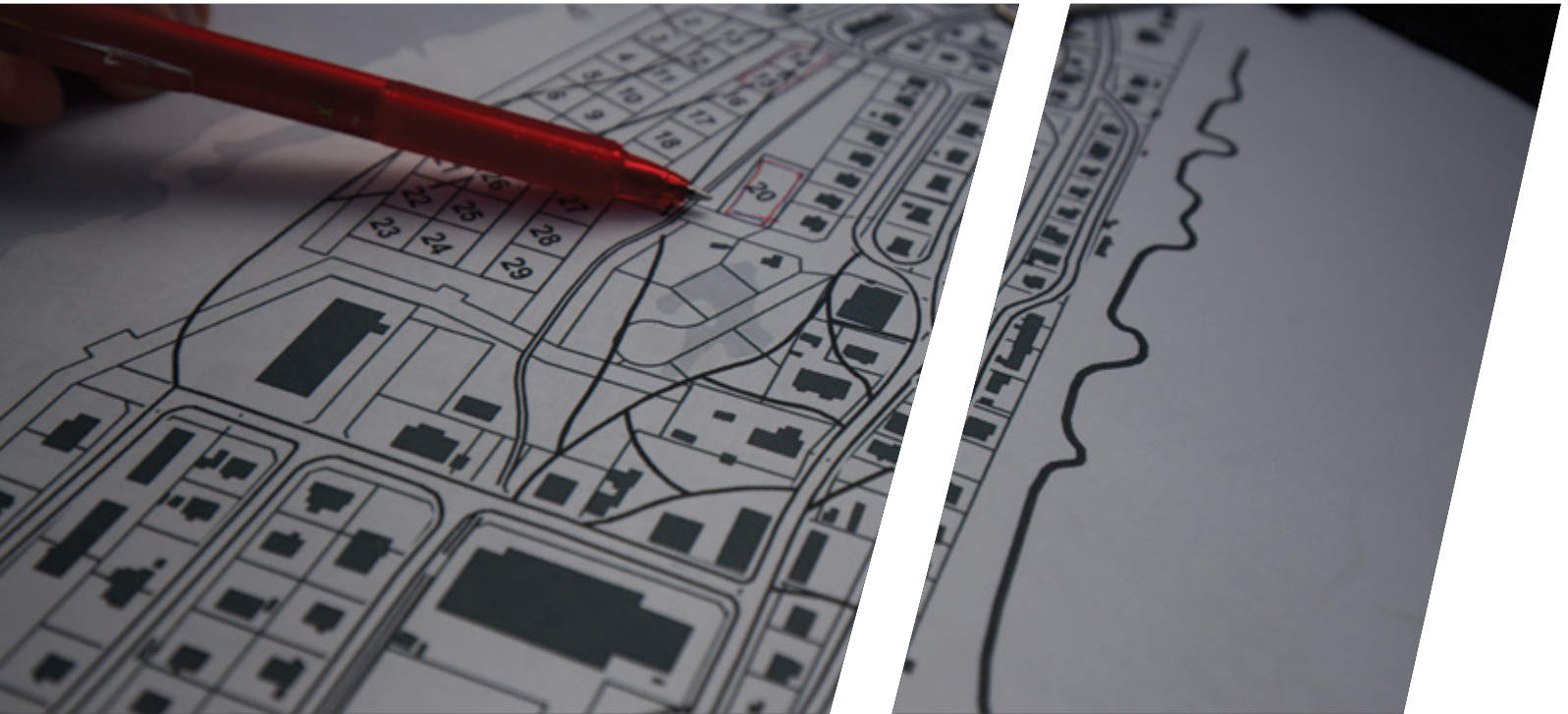
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# About NHC



## Our Mandate

***Created in 2000 through the Nunavut Legislature*** by the Northwest Territories Housing Corporation Act (Nunavut), our mandate as a public agency of the Government of Nunavut (GN) is to create, coordinate and administer housing programs so that we may provide fair access to a range of affordable housing options to families and individuals in Nunavut.

## Our Mission

**To provide opportunities for all residents of Nunavut** to have homes that support a healthy, secure, independent and dignified lifestyle through working with our communities to allow them to assume the role of providing housing to Nunavummiut.

## Our Vision

**To ensure families and individuals in Nunavut** have access to a range of affordable housing options.

## Our Principles and Values

**The Nunavut Housing Corporation believes in and strives for:**

- Placing “human capital” (our employees, Local Housing Organization partners, tenants and clients) FIRST when targeting housing solutions for Nunavut residents;
- Making a positive impact on the quality and affordability of housing;
- Ensuring housing services and support are provided in an equitable manner;
- Use of Inuit Qaujimajatuqangit (IQ) in Corporation decision-making;
- Recognizing the contribution the Corporation and Local Housing Organization (LHO) staff make to housing in Nunavut and providing them with the proper work environment and tools to enable them to maximize that contribution;
- Quality of advice, assistance and support to LHOs, other client organizations and agencies, and individuals;
- Quality of property management services for Nunavut Public and Government of Nunavut (GN) Staff Housing; and
- Building constructive relationships with other governments, agencies, departments, and both community and Indigenous organizations.



# Letter of Transmittal



**The Honourable Eva Aariak**  
Commissioner, Government of Nunavut

Dear Madam

I have the honour of presenting the Annual Report for the Nunavut Housing Corporation, covering the period from April 1, 2023 to March 31, 2024.

Respectfully submitted,

***Honourable Lorne Kusugak***  
*Minister responsible for the Nunavut Housing Corporation*





## Messages from the Chair, the Minister and the President and CEO



## Message from the Chair

***It is my pleasure to present Nunavut Housing Corporation's 2023-2024 Annual Report.*** This report highlights our progress and the strides we have made in addressing Nunavut's housing challenges.

Nunavut's housing situation has always been challenging, but we are proud to report significant advancements during our initial years with the *Igluliuqatigiingniq* Nunavut 3000 initiative. This innovative program, which rethinks how the government approaches housing, has set a strong foundation for future benefits.



We remain confident that our efforts will continue to yield positive results for the communities we serve.

*Igluliuqatigiingniq* is successfully realizing the ambitious goals our Board envisioned. The progress we have made, as detailed in the 2022 - 2023 Progress Report, showcases our commitment to creating sustainable, long-term housing solutions for Nunavut. We have seen tangible improvements in housing availability and quality, which are crucial steps toward stabilizing and revitalizing our communities.

Throughout this period, the Board has remained steadfast in fulfilling its duties, ensuring that our strategic objectives are met with diligence and integrity. We have worked tirelessly to oversee the implementation of our policies, support our team, and engage with our stakeholders to foster a collaborative environment.

As we look to the future, the Board of Directors are inspired by the progress we have made and are motivated to continue our work with the same dedication and passion. We are grateful for the trust and support of Nunavummiut, and we are committed to achieving even greater milestones in the years to come.

Thank you for your continued support.

Sincerely,

***John Apt***

***Chairperson, NHC Board of Directors  
Nunavut Housing Corporation***

***Annie Aningmiuq, John Hussey, Allan Rumbolt  
Derek Elias, Peter Tapatai  
Board of Directors***

## Message from the Minister

***I am pleased to present the 2023-2024 Annual Report for the Nunavut Housing Corporation, highlighting our ongoing efforts to address the housing needs of Nunavummiut.*** Our initiatives closely align with Nunavut's Katujjiluta mandate, emphasizing community wellness, housing, and self-reliance. Guided by this mandate, we are committed to creating sustainable, long-term housing solutions that support the diverse needs of our communities.

As we reflect on our achievements and look forward to future developments, I am proud to highlight our significant progress in housing initiatives. In 2023, the NHC began delivery of 150 new public housing units and 22 modular units. Our 2024 contract with NCC Development Limited (NCCD) plans for the construction of 146 more public housing units, 20 Government of Nunavut staff housing units, and 34 new modular housing units. The work that goes into these numbers is incredible and it takes strong teamwork across the board.

In the past year, we conducted a comprehensive review of our policies and programs to meet evolving community needs, resulting in significant updates and improvements. I am pleased to announce the upcoming launch of new and modernized homeownership programs in the next fiscal year. These initiatives, introduced in April 2024, signify a crucial advancement in our commitment to supporting homeownership in Nunavut, although this Annual Report covers the period from April 1, 2023, to March 30, 2024.

As Minister, I persist in advocating fervently for Nunavummiut needs, focusing on securing essential funding and resources to tackle our housing challenges. Recent letters to federal and territorial partners stress the critical need for increased investment in housing infrastructure.



These efforts are showing promise, and I am optimistic about their positive impact.

Access to assistance and information is vital for Nunavummiut. In response to community input, we've launched a new housing contact line. This ensures easy access to knowledgeable staff who can address housing inquiries, available in both English and Inuktitut, demonstrating our commitment to accessibility and inclusivity.

As we look forward to the new fiscal year, we remain dedicated to building on our successes and continuing to address the housing needs of Nunavummiut with innovative and effective solutions. Our progress is a testament to the collective efforts of our team, partners, and communities. Thank you for your ongoing support and collaboration. Together, we are making meaningful strides forwards.

Sincerely,

**Lorne Kusugak**  
**Minister Responsible for**  
**the Nunavut Housing Corporation**

## Message from the President and CEO

***It is with great pride and a deep sense of responsibility that I present this year's Annual Report.*** Nunavut's housing crisis has been a persistent and complex issue, but I am heartened by the significant progress we have made through our innovative and collaborative efforts this year. As we continue to address housing needs across the territory, I am confident that the positive impacts of our new and updated initiatives will continue to benefit our communities for years to come.

### Addressing Nunavut's Housing Continuum

Each year we review a comprehensive analysis of Nunavut's housing continuum, acknowledging the diverse and unique needs across the territory. It continues to be evident that a one-size-fits-all approach will not work for what needs to be accomplished. We continue to develop strategies that encompass all segments of the housing spectrum, ensuring that each initiative contributes to improving the stability and growth of our housing infrastructure. We are excited to see results from the Office of the Chief Building Official that approximately 541 new residential building permits were issued in 2022 and 2023 – which puts us on track to achieve the strategic objective of 1,000 new housing units by December 2025 as outlined in the Katujjiluta Mandate.

### Embracing Innovative Solutions

One of our flagship initiatives, *Igluliuqatigiingniq* Nunavut 3000, has already started to realize the ambitious goals set forth by our Board. As detailed in the *Igluliuqatigiingniq* program report, we have made significant strides in increasing the availability of quality housing and improving living conditions for many residents. This program exemplifies our commitment to innovative, sustainable and territory specific housing solutions.

### Collaborative Partnerships

The magnitude of Nunavut's housing challenges necessitates broad-based collaboration and a willingness to adopt new approaches. Our partnerships have been crucial in amplifying our efforts and optimizing resource utilization:

- Our collaboration with various stakeholders maximizes the impact of our resources, ensuring efficient utilization and amplifying the effectiveness of every dollar in providing essential housing solutions.
- Our partnership with NCC Development Limited (NCCD) is pivotal in expanding public housing. By the end of 2024, groundbreaking projects will commence in all Nunavut communities, including Grise Fiord, Pangnirtung, and Resolute Bay, where new public housing developments have been absent for over a decade.
- Procurement of 56 new modular housing units allows us to provide an innovative, cost-effective and efficient housing product which significantly reduces construction time while upholding high standards of quality.





- Our partnership with the Community Housing Transformation Centre (CHTC) plays a crucial role in translating conceptual housing ideas into actionable projects. This partnership drives our mission to enhance housing across the territory.
- The Lands for Homes Initiative (L4H) is a partnership between NHC, Nunavut Tunngavik Inc (NTI) and the Nunavut Association of Municipalities (NAM). This initiative aims to provide all housing partners with up-to-date information for the planning, preparation, administration and selection of appropriate land to build homes and support the readiness of infrastructure across Nunavut.

## Building Capacity for Sustainable Growth

Constructing homes is only part of the solution; building local capacity is equally critical. We are committed to involving students and fostering local talent to ensure a sustainable and skilled workforce for future housing projects. Our recent initiatives, such as the Rankin Inlet housing development, highlight our dedication to integrating educational opportunities with practical experience, thereby nurturing the next generation of builders and leaders in our community.

## Moving Forward with Confidence

As we reflect on our achievements and look forward to the future, I am filled with optimism and gratitude. The collective efforts of our dedicated team, partners, and community members have laid a strong foundation for continued success. We remain steadfast in our mission to address Nunavut's housing challenges with innovation, compassion, and a collaborative spirit.

Thank you for your unwavering support and commitment to our shared vision. Together, we are making meaningful strides towards a brighter and more stable future for all residents of Nunavut.

Sincerely,

**Eiryn Devereaux**

*President & CEO, Nunavut Housing Corporation*



# Housing in your Community

*To support its programs, the Nunavut Housing Corporation (NHC) employs 124 professional and administrative staff dedicated to client-focused service delivery.* Organized into four administrative offices, this cohesive structure is further supported by a network of 25 Local Housing Organizations (LHOs), which provide a crucial link to Nunavummiut and their communities. At the national level, NHC works in partnership with funding partners to advocate for the resources they need.



## Inuit Employment

**The Nunavut Housing Corporation (NHC) remains committed to fulfilling its obligations** under the Nunavut Article 23 Agreement, aimed at promoting and increasing the employment of Inuit within our organization. Staffing practices to fulfill these obligations include promoting and adhering to the Priority Hiring Policy, restricted competitions, direct appointments, acting and transfer assignments, and casual employment to support Inuit employment.

As of March 31, 2024, NHC's Inuit Employment rate is 49%. Total Inuit employees stands at 42 and NHC has an additional 14 Inuit staff employed on a casual basis. Local Housing Authorities have an Inuit employment rate of 83%.

Recognizing that our people are our greatest asset, particularly the talented individuals who drive our organization forward, we are dedicated to fostering an inclusive and empowering environment. Our initiatives in succession planning and summer student employment equity underscore this commitment, striving to nurture leadership, create meaningful opportunities, and build a workforce that mirrors and serves our community.

To support succession planning, NHC is providing Inuit staff with exposure to management positions through on-the-job training and acting assignments.

Supporting training and development opportunities is an investment in strengthening NHC's leadership capacity to serve Nunavummiut. Two Inuit staff graduated from the Government of Nunavut's Emerging Leaders Program, and an Inuit staff member achieved their Master's Certificate in Project Management.

The Summer Student Equity Program provides opportunities for Nunavummiut students to gain meaningful work experience and training in the public service. When hiring summer students, priority is given to Nunavut Inuit.

## Corporate Profile

**Established in 2000 under the Nunavut Housing Corporation Act**, NHC operates as a public agency of the Government of Nunavut (GN), maintaining autonomy while adhering to Part IX of the *Financial Administration Act (Nunavut)*, specifically governing public agencies. NHC reports to the Legislative Assembly, Executive Council, and Nunavummiut through its President and CEO, Board of Directors, and the Minister responsible for the Nunavut Housing Corporation.

As a territorial corporation, NHC has the ability to:

- Enter into funding partnerships, principally with the Canada Mortgage and Housing Corporation (CMHC). This means that Nunavut's federal transfer payments are not affected by the funding that the Corporation receives.
- Carry over substantially all funds from one year to the next. This ensures that all funding designated for housing remains within the Corporation and can be committed to housing solutions.
- Take full stewardship of funds in the Capital and Operating and Maintenance budgets. This gives the Corporation full authority for the delivery of housing initiatives.

NHC's mandate is delivered in partnership with 25 LHOs in Nunavut's three regions.

## Directorate and Corporate Headquarters

***The Directorate oversees NHC's operations across Nunavut***, ensuring consistency in activities, policy application, standards, procedures, and program delivery. It develops long-range strategies, policies, and operational guidelines on corporate matters for the Board of Directors, the Minister responsible for NHC, and Cabinet. Additionally, it ensures adherence to NHC's funding agreements with the Canada Mortgage and Housing Corporation (CMHC).

The Policy and Communications group develops corporate policies, strategic plans, and communications related to program areas. They provide support to the Minister, Directorate, Headquarters, and District Offices.

Corporate headquarters coordinates the preparation, monitoring, and reporting of corporate programs, and supports district offices in program management, contracting, project management, technical design, and maintenance.

## District Offices

***The Corporation's district offices manage and provide support in the delivery of programs and services to the communities.*** District offices set regional priorities and work with LHOs and individual clients to ensure programs delivered are of appropriate standards through monitoring and assessment.

The district offices are responsible for monitoring the construction program in the regions. They are also responsible for the delivery of various homeownership programs and developing positive relationships with other government departments and agencies.

## Local Housing Organizations

***NHC partners with LHOs at the community level.***

NHC partners with LHOs at the community level. There are a total of 25 LHOs – one for each of Nunavut's communities. LHOs provide the day-to-day services associated with program delivery to individuals and families. LHOs are also responsible for managing their own housing stock in accordance with their Management Agreement with NHC.

Most LHOs are formed as independent organizations under the *Societies Act* (Housing Associations). Exceptions to this are the Baker Lake, Kinngait, Coral Harbour, Iqaluit, Kugaaruk, and Taloyoak Housing Authorities which were formed under the *Nunavut Housing Corporation Act*.





**Minister responsible for the  
Nunavut Housing Corporation**



**Board of Directors**



**President and CEO**

**Associate President**



**Headquarters**

Operations  
Staff Housing

**Directorate**

Corporate Services  
Corporate  
Comptrollership  
Infrastructure  
Policy and  
Communication

**Districts**

District Operations  
Qikiqtaaluk  
Kivalliq  
Kitikmeot



**NHC provides affordable housing options through three programs.** They are public housing, homeownership, and Government of Nunavut (GN) staff housing. We seek solutions through innovation and close collaboration with our partners. The Corporation continually incorporates energy-efficient technology in its housing designs. This cuts down on costs which allows us to stretch our resources.

## Public Housing

**NHC runs the Public Housing Program alongside the 25 LHOs.** Together they manage 5,964 units as of March 31, 2024. The LHOs allocate housing for their respective community, informed by local knowledge and values, as well as their Management Agreement with NHC. Their responsibilities include rental assessments, collections, maintenance, modernization and improvements. NHC supports the LHOs by way of assistance in the areas of finance, administration, construction and repair.

## Staff Housing

**We provide policy support for the Government of Nunavut Staff Housing Program.** Through this support, we enhance housing options and services to GN staff. The LHOs and other contractors maintain 1,727 staff housing units across all communities.

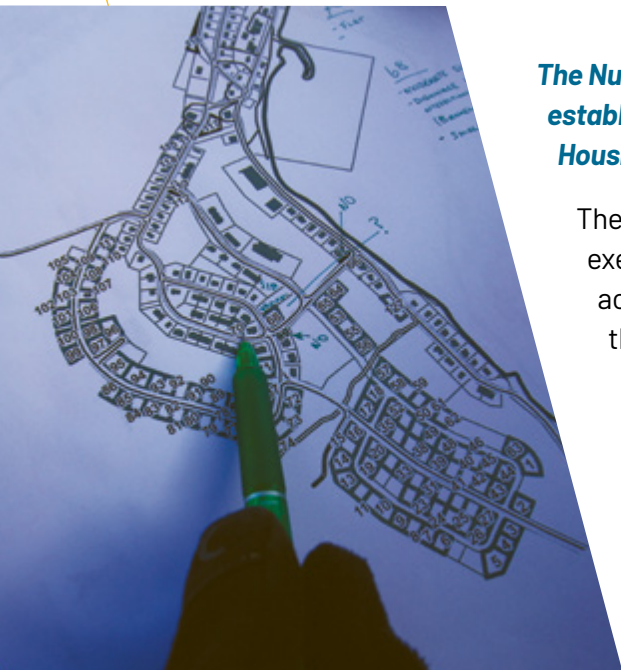
## Homeownership

**We help Nunavummiut purchase and maintain homes through the homeownership program.**

Services and support the program offers include funding for emergency repairs, renovations, down payments, and energy conservation. Supporting the homeownership market in the territory is an important part of NHC's core business. Each new homeowner reduces demand on public housing, alleviates overcrowding and develops the private market.



Pathway to  
Housing Across  
the Territory



***The Nunavut Housing Corporation Board of Directors was established in 2011 through the adoption of The Nunavut Housing Corporation Act (the Act).***

The Board directs the business of the corporation and exercises overall responsibility for the stewardship over its activities. As part of its overall stewardship responsibility, the Board approves the Corporation's strategic direction and the corporate plan. It ensures that the principal risks of the Corporation have been identified and that appropriate systems to manage these risks have been implemented. The Board also ensures that the Corporation's information systems and management practices meet its needs and give the Board confidence in the integrity of the corporation's information.

Members of the Board are appointed by the Commissioner in Executive Council on recommendation of the Minister responsible for the Nunavut Housing Corporation. The Board is required to have at least 5 directors and not more than 7 directors. Each director is appointed for a term of up to three-years.

The Act requires directors to hold backgrounds and experience in Northern housing, public policy, finance, project management, property management and social program development, which is reflected in the current membership.

In July 2023, the new Nunavut Housing Corporation Honoraria and Expenses Regulations came into effect with the new honoraria rates set by GN. The Department of Finance set the NHC honoraria rates at "High Responsibility." For the Chairperson this rate is \$650 a day and for members it is \$450 a day.

# Nunavut Housing Corporation Board of Directors



## Board Member Profiles



### John Apt Chairperson

**Mr. Apt has been an active member of the Board of Directors since 2014** and is currently serving in the role of Chairperson. He has been a key support for NHC offering oversight as Chair for the Audit Committee as well as providing direction to NHC's senior management.

Mr. Apt brings many years of experience from his dedication and long service to the Office of the Auditor General of Canada. As audit principal, Mr. Apt was responsible for the financial audits of the GN and its Crown corporations prior to his retirement in 2012.



### Annie Aningmiuq Director

**Ms. Aningmiuq was appointed to the Board of Directors in March 2024** with a wealth of education and experience that highlights her exceptional leadership and determination. Currently residing in Iqaluit, Ms. Aningmiuq holds the position of President for Nunasi Corporation, serves on the board of directors for Nunavut Sivuniksavut, Kakivak Association and Polar Vision Ltd, and has recently completed the ICD-Rotman Directors Education Program.

Before assuming her current role, she held the position of Manager of Policy and Communications for the National Association of Friendship Centres and served as Policy and Regional Affairs Advisor for the Federal Minister at CIRNAC. She brings extensive experience from previous positions with Canada World Youth, Community Foundations of Canada, Inuit Tapiriit Kanatami, Nunavut Tunngavik Incorporated, as well as from working with the Member of Parliament for Nunavut.

In addition to her professional endeavours, she is involved in freelance Inuktitut consulting. Furthermore, Ms. Aningmiuq has been featured in numerous publications, has showcased her talents as a throat singer on an international platform, and operates a successful jewelry design business.



**Derek Elias**  
*Director*

**Appointed to the Board in March 2024**, Mr. Elias brings extensive leadership, project management and housing experience to his role. He currently works as a Business Development Officer at the Kitikmeot Inuit Association (KIA) and has over 17 years of experience as a Technical Officer for NHC in the Kitikmeot District Office.

Mr. Elias is the former mayor and municipal councillor for Cambridge Bay and has worked previously as the Vice President of the Nunavut Association of Municipalities, with additional leadership experience as Chair of the board of directors for the Cambridge Bay Housing Association and with Qaggiavuut.

Mr. Elias currently lives in Cambridge Bay and is a member of both the Cambridge Bay Fire/Rescue Department as well as the Civil Air Search and Rescue Association for Nunavut.



**John Hussey**  
*Director*

**Formerly from Nova Scotia,**  
**Mr. Hussey has been a Nunavummiut since May 2001.**

He has worked for the City of Iqaluit, the Hamlet of Igloolik, Pangnirtung, the Hamlet of Kinngait, Arctic Bay and most recently Arviat.

He has a wealth of experience in municipal management and financial practices and has been involved on many boards and associations and in some cases serving in executive capacities. He has served on NHC's Board of Directors since 2019. Prior to this he served for two terms on the Iqaluit Housing Authority's board of directors.



## Peter Tapatai

### Director

**Mr. Tapatai is the founder and president of Baker Lake-based Peter's Expediting Limited**, which has been operating for more than 20 years. It is a 100 per cent Inuit-owned-and-operated business. Peter spent his life in the Kivalliq region and has seen the development of Agnico Eagle's Meadowbank Mine from its early exploration days through to production.

He has worked closely on numerous regional projects and has been a powerful advocate for the sustainable development of renewable resources in Nunavut and for investment in infrastructure, housing and training.

He knows the importance of housing in the development of a sustainable future in Nunavut.

Peter has received a lifetime honorary membership from the Northwest Territories and Nunavut Chamber of Mines, been named Kivalliq Business Person of the Year and has appeared before the Senate to present on the impact of mining in Nunavut. He was awarded a Canada 150 Medal in 2017 and is the 2020 recipient of the Order of Nunavut.



## Allan Rumbolt

### Director

**Appointed to the Board in November 2022, Mr. Rumbolt brings numerous years of hands-on experience** working in housing at the community level. He has been in the North since 1987, where he spent his first eight years with the North West Company in several communities.

From 1995 to 2005, Mr. Rumbolt held the position as Housing Manager in the community of Sanikiluaq where he also served on Council for two years. In 2008, he went on to be elected as MLA for Sanikiluaq, where he served three terms. During his tenure as MLA, Mr. Rumbolt chaired several committees and also served as Deputy Speaker and Speaker of the Legislative Assembly. He currently resides in Sanikiluaq.

## Board Activities

### Audit Committee

The Audit Committee assists the Board with oversight of its financial reporting and audit, including internal controls and corporate governance. The committee provides oversight on budgeting and overall comptrollership and recommends the Corporation's budgets and financial statements to the Board for approval.

The committee reviews the audit work plans and key audit risks identified by the Office of the Auditor General of Canada. Upon completion of the external audit and before the finalization of the financial statements, the committee reviews the draft annual financial statements and related notes, the external auditor's opinion, and the appropriateness of accounting policies, including disclosures through management's discussion and analysis.





## Meetings of the Board

In the fiscal year 2023-24, the Board held 1 in-person meeting and 2 virtual meetings. In all, the Board and the Audit Committee passed 19 resolutions:

- 8 administrative resolutions
- 6 financial resolutions
- 5 operational motions

## Board Actions and Approvals

There were several changes to the Board of Director's composition. Emma Pauloosie, George Qulaut and Patrick Tagoono resigned from the Board and John Apt was reappointed for a three-year term as Chair of the Board. Derek Elias of Cambridge Bay and Annie Aningmiuq of Iqaluit were appointed as Directors to the Board of Directors each for a three-year term.

One vacancy remains on the Board of Directors, however, NHC conducted a recruitment for Board members during November and December 2023 and received 18 new applicants. An additional candidate will be selected from the list of applicants to fill out the seven-member Board.

The Board took the following actions and approvals in fiscal year 2023-24:

- Approved the 2022-23 Annual Report and financial statements.
- Approved the Affordable Housing Policy.
- Approved, in principle, the Homeownership Support Policy.
- Approved, in principle, the Proposed Purchase of Modular Units for 2024.
- Approved the plan to enter into an MOU with the RCMP to construct new staff housing.
- Approved the 2023-24 Q2 O&M Variance and 2023-24 Capital Budget Status Report with adjustments.
- Approved the 2024-25 Capital Estimates.
- Approved the 2024-2025 Main Estimates.
- Approved proceeding with the launch of the Nunavut Pathway to Homeownership (NPHO) Pilot project and the execution of a Memorandum of Understanding with the Kitikmeot Inuit Association and Kitikmeot Corporation to leverage training and development resources for this project.
- Approved the 2023-24 Q3 O&M Variance and 2023-24 Capital Budget Status Report.

# 2023-2024 Year In Review

## Igluliuqatigiingniq: Building Houses Together

*In October 2022, NHC announced a new plan for action to help address the territory's **housing challenge** and address the growing needs of Nunavummiut. *Igluliuqatigiingniq: Building Houses Together*, also referred to as Nunavut 3000, is NHC's vision to support the development of 3,000 new housing units across Nunavut by 2030.*



The plan is ambitious and recognizes that no one group can solve Nunavut's housing challenge alone. NHC is delivering *Igluliuqatigiingniq* by building enduring partnerships with Inuit organizations and working with other stakeholders. This includes a foundational partnership with NCCD to build up to two-thirds of NHC's planned public housing. Nunavut 3000 is a new approach to housing development in the territory that will build a foundation for healthy and resilient communities for generations to come.

The vision for all Nunavummiut to live in adequate, safe, and healthy homes will be achieved by:

- expanding the housing continuum and increasing the range of housing options available to Nunavummiut;
- reducing the social and economic costs of inadequate and unaffordable housing;
- mitigating the factors that contribute to the high cost of housing construction so that more units can be delivered for the same investment;
- increasing the proportion of Nunavut's housing stock that meets modern building codes and performance standards, including energy efficiency and climate resiliency;
- supporting the development of a stronger Nunavut-based housing supply chain; and
- developing building and construction trades workers among Nunavut Inuit.

Nunavut 3000 is about collaboration and strategic partnerships. It is about leveraging resources and saving costs, making key decisions and adapting to changing environments, all with the aim of providing more homes for Nunavummiut.

One of the most significant pillars of Nunavut 3000 is the Partnership Agreement between NHC and NCCD for the delivery of up to 2,000 units over ten years. NCCD is a large developer of commercial and residential properties and is 100% owned by Inuit, via three Regional Inuit Associations (RIAs) development corporations, along with Nunasi Corporation.

The Partnership Agreement provides certainty in pursuing larger volumes, integrating resources, and applying best practices.

## Building Momentum

***Nunavut 3000 is building momentum and forging a pathway for Nunavummiut and their families,***

organizations, and businesses to take a leading role in the future of housing in Nunavut.

Through ongoing collaboration, strategic responses to changing market conditions, and stacking strategies with partnerships, NHC has worked diligently over the past year to increase housing options across the territory.

As an example, in 2023 and 2024, NHC signed contracts with NCCD and Birchcliff Development to build 320 public housing units across Nunavut. Earliest occupancy is planned for August 2024 with latest occupancy in October 2025.

In 2024, for the first time in Nunavut's history, NHC will be constructing homes in all 25 communities across Nunavut.

## Reaching Out: Wisdom, Knowledge, Experience

NHC is committed to working collaboratively to achieve tangible outcomes. Consultation and collaboration harness the collective wisdom, knowledge, and experience of individuals, leading to richer insights and more effective solutions.

In June 2023, NHC hosted the Nunavut 3000 Housing Forum in Iqaluit. The Forum brought together over 200 key stakeholders to explore strategies to improve housing conditions in all communities. The Forum provided an opportunity for broad consultation with Nunavut housing representatives regarding policy and program design.

The Nunavut Housing Supply Challenge is a means for interested individuals and organizations to submit housing ideas, proposals, projects, or concepts and have them considered by NHC. The 2023 Challenge opened in November 2023 and closed in January 2024. NHC received 25 submissions through the Nunavut Tenders website.

Expanding the number of homes across Nunavut requires a coordinated effort between the communities receiving the housing and those building the homes. Planning for growth requires input from community members, to ensure not only that homes are built, but that communities are supported in their development. NHC representatives with land planning expertise and NCCD construction survey specialists, architects, and data analysts visited 17 communities in 2023 to engage with LHOs and hamlets to identify the best locations to build homes and identify potential barriers and opportunities to achieve Nunavut 3000 goals. An expanded team consisting of NHC specialists, NCCD construction experts, and community development specialists from the Department of Community and Government Services as well as the Northern Association of Municipalities (NAM) will visit 11 communities in 2024 to continue community consultations and better understand each community's readiness for housing development in preparation for public housing builds.





## Responding

NHC takes deliberate action to respond to changes in the housing market, including the ongoing challenge of rising costs.

In the past year, building on feedback received through consultations, NHC completed a comprehensive review of NHC homeownership policies and programs with a goal to increase program effectiveness and ensure the program reflects the current needs of Nunavummiut. Results from this review informed the design and redesign of the suite of homeownership programs launching in April 2024.

The Nunavut 3000 approach takes advantage of cost saving opportunities by using an annual negotiated agreement with NCCD, an annual RFP process, and an annual request for expressions of interest.

In response to changing costs, NHC extended the planning cycle to 3 years. This will mitigate risks to the procurement and construction cycle and allow the corporation to better plan where to build and redevelop housing across the territory.

## Stacking Strategies and Partnerships

Partnerships, shared investment, and collective responsibility are key to meeting the housing needs of Nunavummiut. NHC continues to stack strategies and partnerships, working collaboratively with Inuit organizations, industry stakeholders, and other levels of government to achieve Nunavut 3000's vision.

Through the Canada Mortgage and Housing Corporation (CMHC) and Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC), the Government of Canada provides funding to support short-term housing and infrastructure needs in the territory. NHC receives funds from CMHC directly under various streams of the National Housing Strategy.

A key goal of Nunavut 3000 is providing employment readiness and construction trades training in communities to help develop local labour capacity and build a sustainable housing construction labour force.

Trades training is a significant element of the 2022 Partnership Agreement between NHC and NCCD. NCCD training will be delivered each year in the communities in which NCCD is building housing. NCCD provided 40 training opportunities for Inuit in 2023. In Nov 2023, NCCD hosted a 2nd round of recruitment for trades students in several communities.

- In 2024, NHC plans to deliver 166 units in 17 communities through the Partnership Agreement, training more students along the way.

Modular homes have been used successfully in communities across Nunavut to meet housing needs. NHC is leveraging modular units to first house construction workers in communities that are ready for construction, then will convert those modulars to homeownership units or supported housing for critical services. In 2023, 22 modulars were secured through partnerships and most will be used as temporary housing for construction workers. In 2024, 30 of 34 modulars secured will be used to house construction workers.

The Nunavut Arctic College (NAC), the Department of Family Services, and NHC continue to work together to develop pathways for trades training, providing educational opportunities for construction trades apprentices, and strengthening community capacity to build and maintain housing. This aligns with Katujjiluta mandate commitments to increase employment and training opportunities and to build a sustainable housing sector in the territory.

NHC is committed to supporting all aspects of the housing sector in Nunavut. In April 2023, NHC and the Community Housing Transformation Centre (CHTC) signed a partnership agreement to support the growth of the community housing sector. Central to the partnership is the establishment of the Nunalingni Piruqpaalirut (Growth in Our Land) Fund, which launched in February 2024. The fund is designed to support entities with an affordable housing idea, project or initiative, enabling them to move to the next stage and bring the project to fruition. Eligible projects can receive up to \$50,000 to support capacity building, pre-development planning, and \$10,000 for research and innovation.

To support the Nunalingni Piruqpaalirut (Growth in Our Land) Fund, CHTC committed to providing an internship at the Centre for an Inuk youth interested in housing as a career. NHC's CHTC intern is currently filling a 9-month internship and is eager to contribute to meaningful initiatives within the housing sector.

## Delivery Across the Continuum

NHC is committed to supporting the development of transitional housing and emergency shelters, public housing, affordable housing, and market housing. NHC is well-positioned to partner with non-profit organizations, Hamlets, Regional Inuit Associations, the private sector, and others to develop housing along the continuum.

In addition to the delivery of public and staff housing units, NHC continues to work with other GN departments and organizations to support the construction of transitional housing and emergency shelters across the territory. As an example, along with the Department of Family Services, NHC co-chairs the Supported Housing Working Group, which collaborates on supportive housing initiatives and includes representatives from the Department of Health and the Department of Justice.

The suite of homeownership programs launching in April 2024, which includes both new and redesigned programs, will support affordable and market homeownership for Nunavummiut.



The Nunavut Affordable Housing Supply Incentive (NAHSI) program will provide incentives to developers to build affordable rental and homeownership units. Eligible applicants include Inuit organizations, private housing developers, individuals, and non-profit organizations. NAHSI will provide a 10-year forgivable loan of \$150,000 per unit constructed.

Further along the continuum is market housing. The Nunavut Homeownership Assistance Program (NHAP) will provide \$250,000 toward the cost of materials to build a home and the Nunavut Down Payment Assistance Program (NDAP) will provide up to \$80,000 toward the cost to build or purchase a home, an increase of \$50,000 over the former down payment program.

For existing homeowners, the Home Renovation Program (HRP) will provide up to \$100,000 for major repairs or renovations and the Emergency Repair Program (ERP) will provide up to \$15,000 for urgent repairs.

The Elders Housing Program (EHP) will support Elders and persons with disabilities to maintain their homes through an annual preventative maintenance grant of \$5,000 or through a one-time repair grant of up to \$30,000. Elders and persons with disabilities who own their own homes may also receive counselling through EHP to make decisions about alternative housing options if needed

# NU3000 Funding Summary

**Nunavut 3000 is a collaborative strategy led by NHC to expand the territory’s housing continuum.** The goal of the strategy is to leverage the capacity of NHC and other housing sector stakeholders to deliver 3,000 new units across the housing continuum in Nunavut by 2030.

The expanded housing continuum will include housing of all types, as shown here:



The proposed allocation across the envisioned continuum includes 300 supported housing units/ beds, 1,400 public housing units, 900 affordable housing units, and 400 market housing units. All newly constructed housing in the territory will count toward the 3,000 unit goal, regardless of who is responsible for the construction.

The mandate for an expanded housing continuum comes from the Government of Nunavut’s 6th Assembly Katujjiluta Mandate and the resulting Nunavut 3000 Strategy developed by NHC and approved by Cabinet on September 22, 2022.

In 2022, NHC estimated Igluliuqatigiingniq would cost approximately \$2.57 billion over eight years, with \$890 million targeted investment from the private sector and \$1.68 billion targeted investment from the public sector, including land claim groups.

The Nunavut 3000 funding model developed in 2022 is summarized in the following table.



Nunavut 3000 – Total Estimated Investment Breakdown			
Housing Category	Public Sector Funds	Private Sector Funds	Total Funding
300 Supported Housing Units	75,000,000	-	75,000,000
1,400 Public Housing Units	1,225,000,000	-	1,225,000,000
900 Affordable Housing Units	338,000,000	506,000,000	844,000,000
400 Market Housing Units	42,000,000	383,000,000	425,000,000
<b>TOTAL:</b>	<b>\$1,680,000,000</b>	<b>\$890,000,000</b>	<b>\$2,570,000,000</b>

The funding model supporting Nunavut 3000 is designed to pool resources from a wide number of contributors, including all levels of government, developers, local industries, community organizations, private individuals, and strategic partners. This model aims to maximize the impact of combined investments, ensuring a long-term sustainable and comprehensive approach to housing development in Nunavut.

The success of the Nunavut 3000 initiative depends on the active participation and financial contributions of stakeholders in this strategy. Throughout 2023-2024 NHC has established partnerships with Inuit and private sector organizations, Infrastructure Canada, Canada Mortgage and Housing Corporation (CMHC) as well as local community organizations. NHC remains committed to exploring innovative funding strategies and partnerships to meet the projected financial needs of this ambitious housing strategy.



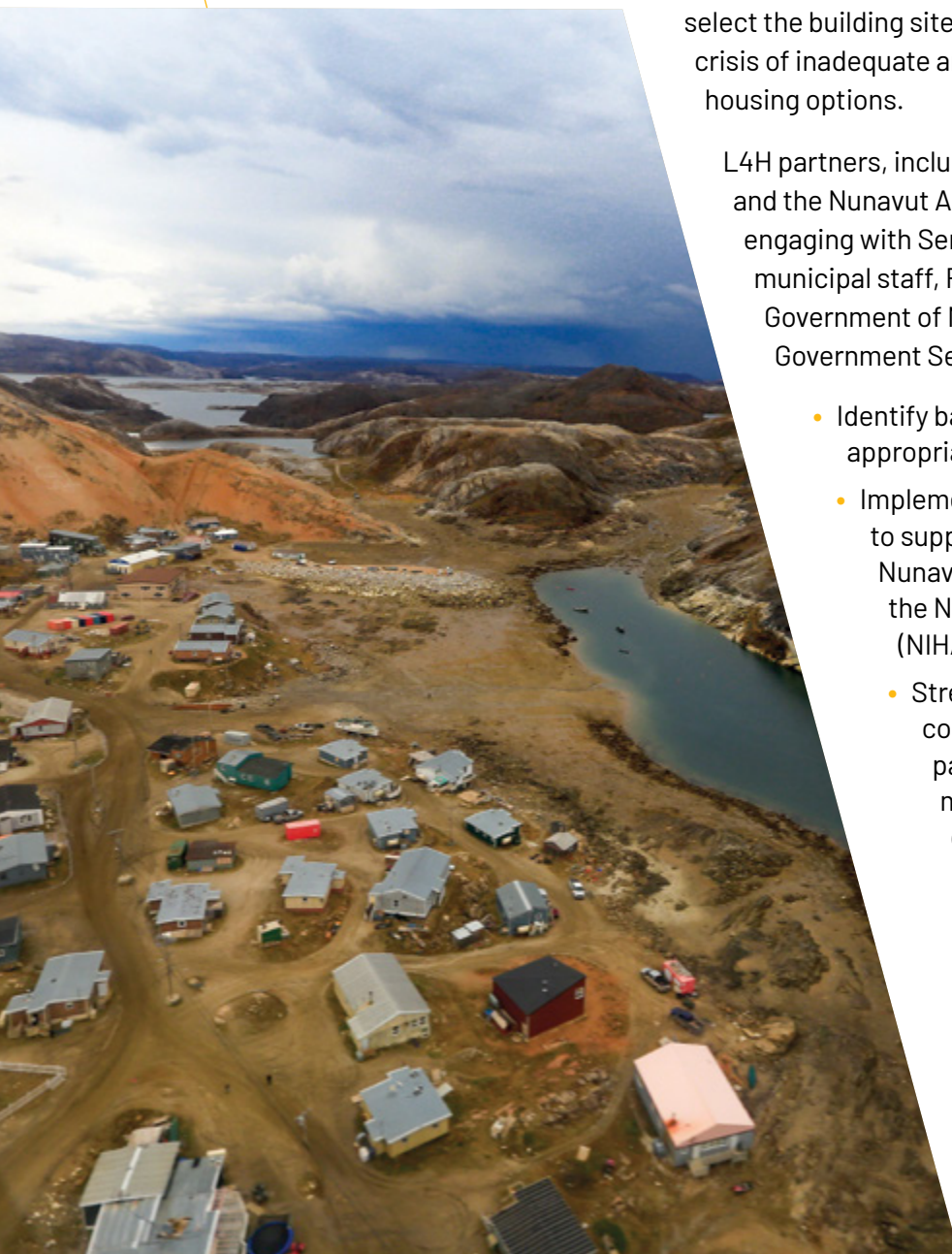
# Land & Community

**The Land for Homes (L4H) partnership initiative launched in the fall of 2022**, after the NHC proposal “*REMOVING BARRIERS: Ensuring access to appropriate land for accelerated housing supply in Nunavut*” received funding under CMHC’s Housing Supply Challenge Northern Access Round. The goal of CMHC’s Housing Supply Challenge is to identify solutions to supply chain barriers that impact housing supply in northern and remote areas.

L4H will support all housing partners as they plan, prepare and select the building sites that are needed to address the ongoing crisis of inadequate and overcrowded housing and a lack of housing options.

L4H partners, including NHC, Nunavut Tunngavik Inc. (NTI), and the Nunavut Association of Municipalities (NAM), are engaging with Senior/Chief Administrative Officers and municipal staff, Regional Inuit Associations (RIAs), the Government of Nunavut’s Department of Community and Government Services (CGS), and other stakeholders to:

- Identify barriers that may prevent timely access to appropriate land for housing.
- Implement both short and long-term solutions to support the goals of Igluliuqatigiingniq – Nunavut 3000 and NTI’s Angirratsaliulauqta – the Nunavut Inuit Housing Action Plan (NIHAP).
- Strengthen collaboration and communications between housing partners including developers, municipalities, territorial government departments, agencies and utilities, and others involved in supplying land and infrastructure to support housing.
- Facilitate ongoing discussion and information sharing in support of healthy and sustainable communities.



**The L4H initiative consists of two phases:**

- **PHASE 1** – completed in October 2023 – identified territory wide and community-by-community land-related risks that could impact the accelerated supply of new housing in Nunavut.
- **PHASE 2** – to be completed by March 2025 – focusses on reducing land supply risks through collaboration and by ensuring access to the essential data and knowledge required to plan, develop, manage, and select appropriate land for homes.

**Phase 1 of the L4H initiative produced a Housing Development Readiness Review (HDRR) report that included:**

- A community-by-community land supply gap assessment overview.
- A community-by-community infrastructure gap assessment overview.
- An overview of community planning, land planning and raw land development capacity based upon input from municipalities.
- An overview of local service capacity based upon input from municipalities that included water, wastewater, solid waste management, firefighting, and granular supply.

Phase 2, which began in January 2024, builds on the Phase 1 work and will identify and implement solutions to some of the key land-related risks that present challenges to Nunavut 3000 and NIHAP goals.

The L4H initiative takes a partnership approach inclusive of those who deliver housing, those who plan, develop, regulate or administer land, and those who supply, operate and maintain infrastructure or deliver related services that are necessary to support new housing supply.

**L4H Phase 2 direct and indirect outcomes will include:**

- A better understanding of current and emerging housing typologies and the impact on land planning, land bylaws and lot selection.
- An enhanced community by community land supply gap assessment.
- An enhanced community by community infrastructure gap assessment, including granular supply risks.
- Enhanced understanding of redevelopment and intensification potential especially in land-constrained communities.
- Focussed action plans for partners to collaboratively address land-related risks to the housing supply.
- Data collection tools that support developers as they assess development sites.
- Tools and data that support municipalities in their land administration roles.
- A library of site-specific Housing Development Readiness Assessments to support more efficient and reduced-risk land selection processes.
- Enhancements to existing land-related databases and tools such as the CGS Planning and Lands (PALS) system.
- Data storage and data access tools that provide a long-term source of shared knowledge to support future land planning, administration, assessment and selection processes.
- Accelerated community drone surveys.
- More coordination between housing partners as they identify and acquire development lots.



## Tenant Education Program

***Atuqtuatsiarniq Iglulirijikkutnit, the Tenant Education Program, is a workshop program for current and potential public housing tenants in Nunavut.*** The aim of the program is to increase successful tenancies and prevent rental arrears and homelessness in Nunavut communities.

The workshop was developed by Illitaqsiniq and Rent Smart Education and Support Society under the direction of NHC, the Regional Inuit Associations, Qikiqtani Inuit Association, Kitikmeot Inuit Association, Kivalliq Inuit Association, Nunavut Tunngavik Incorporated (NTI), YWCA Agvik, and the Department of Family Services.

The Tenant Education Program (TEP) is grounded in Inuit Qaujimajatuqangit. TEP embraces storytelling and Elders' knowledge, skills development through observation and practice, and working together toward common goals. The main objectives of the workshop are:

- To identify the roles and responsibilities of tenants, LHOs and the NHC.
- To provide an understanding and history of public housing in Nunavut.
- To connect the well-being of public housing to the well-being of families and communities, especially future generations within the context of Inuit Qaujimajatuqangit.

- To determine successful communication processes and strategies for resolving common issues of conflict among tenants and LHOs/TROs and the NHC.
- To examine ways to prevent/address repairs and maintenance in a timely manner.
- To share strategies for paying rent and submitting it on time.

The program has unfolded in multiple phases. During Phase 1, from 2021 to 2023, Illitaqsiniq held community consultations and piloted the Public Tenant Education Workshops and the Train the Trainer Workshop.

Phase II, which began in August of 2022, will end in April 2024.

The Tenant Education Program has received overwhelmingly positive reviews.

Moving forward, Illitaqsiniq will implement Phase 3 workshops in 2024-2025. During Phase 3, Illitaqsiniq will support trained Community Facilitators to deliver workshops across the territory. Overall, this project will build the skills, knowledge, and confidence of current and prospective public housing tenants and LHOs to support successful tenancies.



*Participants in action at workshops held in Rankin Inlet in October 2022*



*Participants in action at workshops held in Rankin Inlet in October 2023*



## Highlights of Phase II include:

- **Delivery of 3 Pilot Tenant workshops in the 3 regions**
  - Rankin Inlet, Oct. 2022
  - Iqaluit, March 2023
  - Cambridge Bay, Feb. 2024
- Development and design of the Train the Trainer Curriculum
- Development and design of the Train the Trainer Participant Manual
- Development and design of the Train the Trainer Facilitator Guide
- Development and design of learning tools for delivery of the Train the Trainer workshop
- **Delivery of a Train the Trainer Pilot**
  - Rankin Inlet Oct/Nov. 2023
- Coordination and Facilitation of the Advisory Committee
- Ongoing project management and liaison with NHC
- Presentations to NHC staff, LHOs, communities as requested and at the Nunavut 3000 forum

## Non-Emergency Housing Contact Line

***In March 2024, the Non-Emergency Housing Contact Line launched. The contact line is for non-emergency enquiries only.***

Nunavummiut can call the toll-free number at 1-844-413-9355 and receive service in Inuktitut or English.

NHC phone operators will assist callers in finding the right person to help with housing-related questions. For example, the contact line can be used to get contact details for local Housing Organizations or local providers, to follow up on existing work orders, to check on the status of an application, or to learn more about NHC's programs and services.

NHC vendors can also use the number to contact NHC about their account status.



# Management Discussion and Analysis

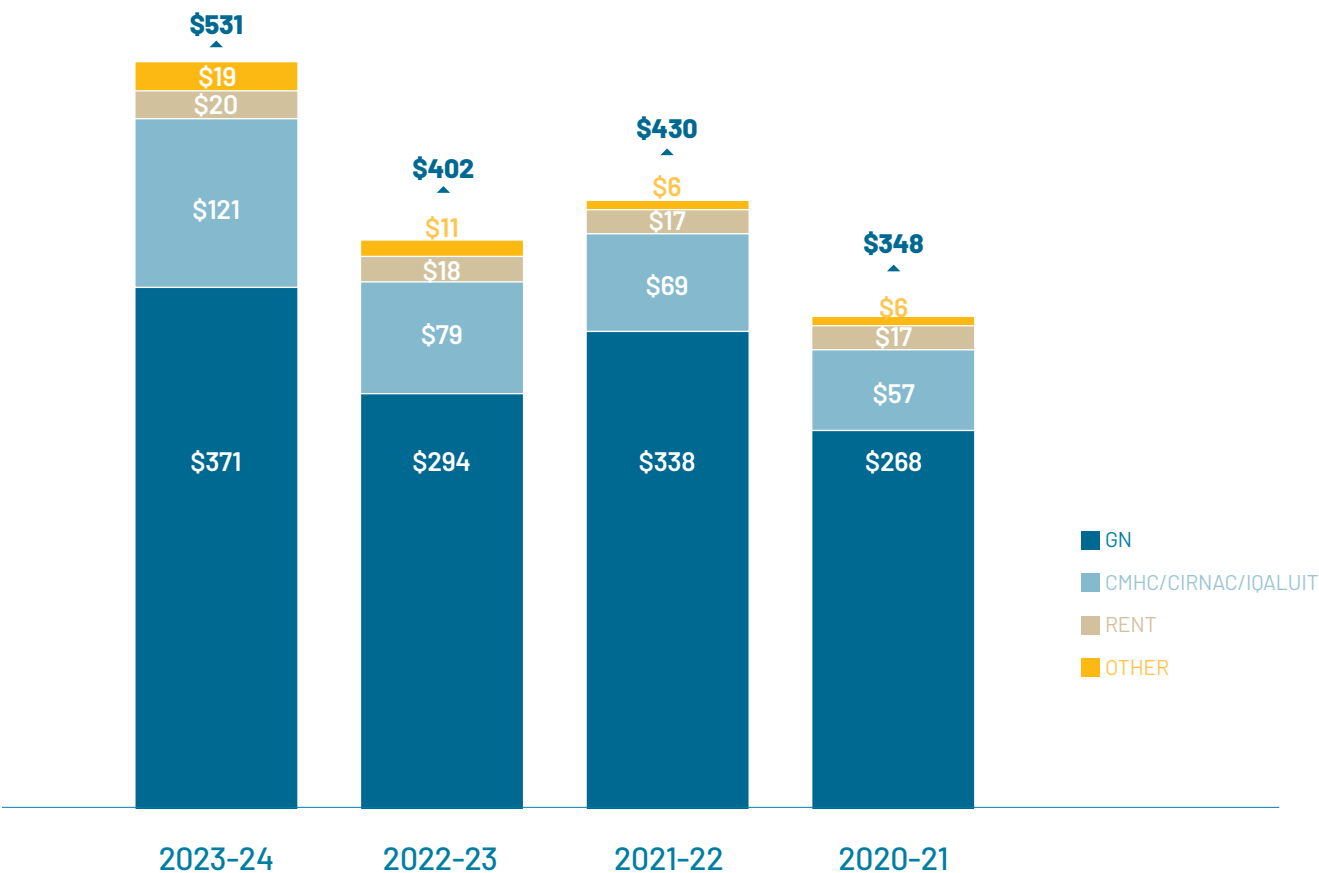




# Total Revenue and Government Funding

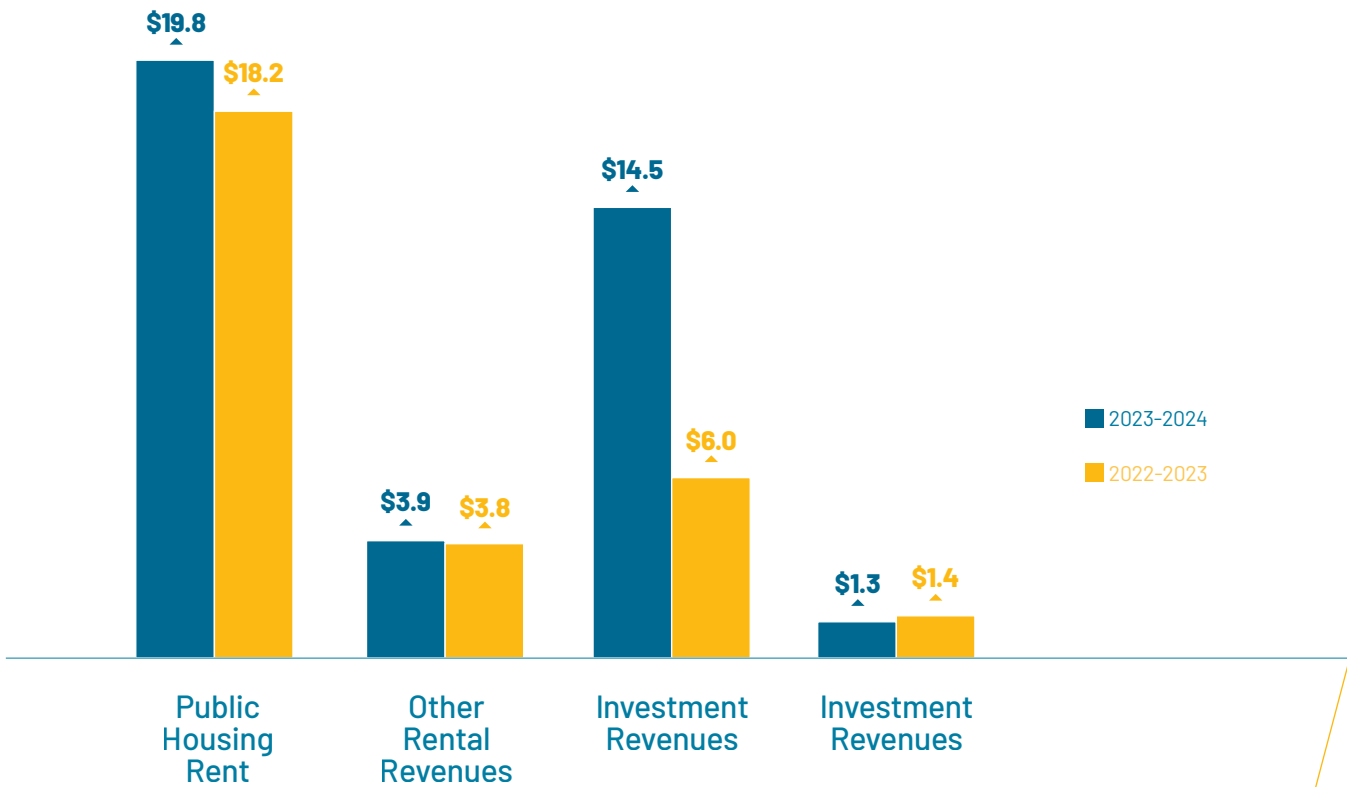
**Total revenues increased to \$531 million from \$402 million from prior fiscal.** At \$492 million, transfers from the Government of Nunavut, Government of Canada and City of Iqaluit constitute 93 per cent of the Corporation's total revenues. Government of Canada transfers are fundings from CMHC and CIRNAC. CMHC revenues are in respect of capital contributions as well as operating revenues through the Social Housing Agreement. CIRNAC revenues are in respect to infrastructure fundings. City of Iqaluit contribution represents fair value of housing units transferred to the corporation. GN contributions have increased by 42 percent in five years and in 2023-24 constituted 70 per cent of the Corporation's revenues.

## Revenue Sources (\$ Millions)





## Non-Government Revenues (\$ Millions)



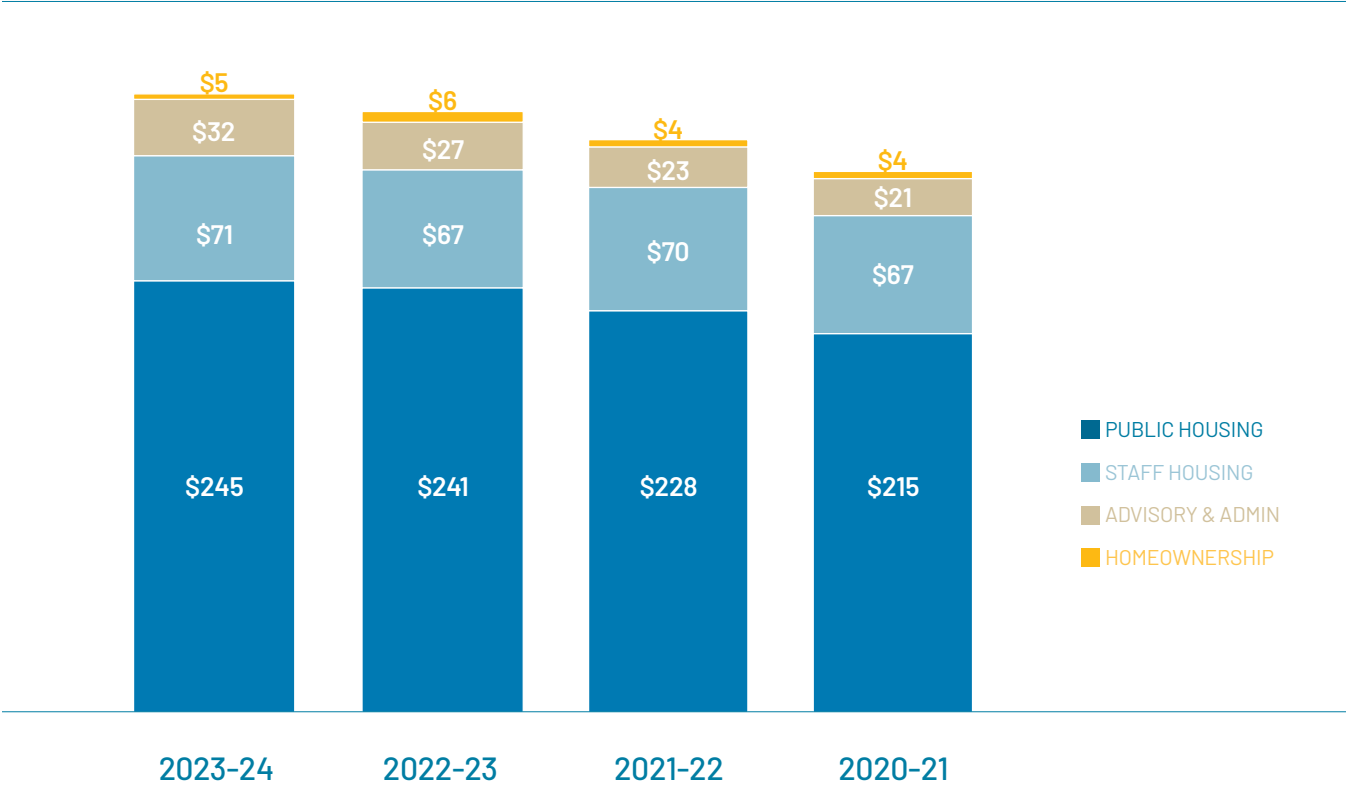
**Generated revenues increased to \$39.5 million from \$29.4 million from prior fiscal.** Increase is due to a \$1.6 million addition in public housing rent assessments and a \$0.1 million increase in other rental revenues. Investment revenue increased by \$8.5 million due to an increase in interest income realised by the corporation from its cash accounts and portfolio investments .



# Total Expenses

**Total expenses increased to \$353 million from \$341 million from the prior fiscal year.** At \$316 million, expenses to support public and staff housing programs constitute 90 per cent of the Corporation's total expenses. Public and staff housing program expense increased by \$42 million five year representing a 15% increase.

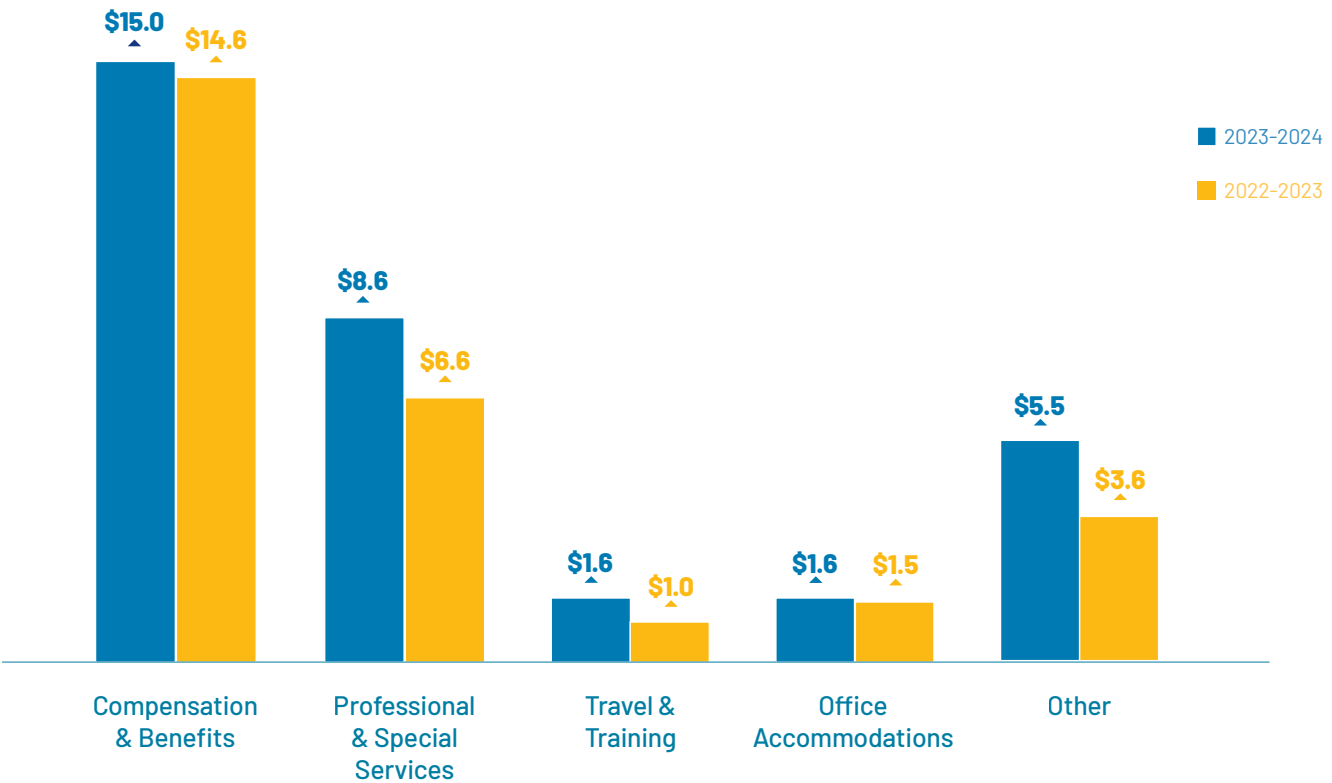
## Expenses (\$ Millions)



# Advisory and Administration

**Advisory and Administration costs (not including administration related to staff housing) increased to \$32.3 million from \$27.3 million.** Professional and special services expenses increased by \$2.0 million as compared to the prior year to support the Nunavut 3000 project. Computer expenses increased \$1.1 million as compared to prior fiscal. The Corporation implemented a new asset management system, updated some LHOs' network cabling, internet service system, and started a hardware equipment replacement project.

## Advisory and Administration Costs (\$ Millions)



## Public Housing

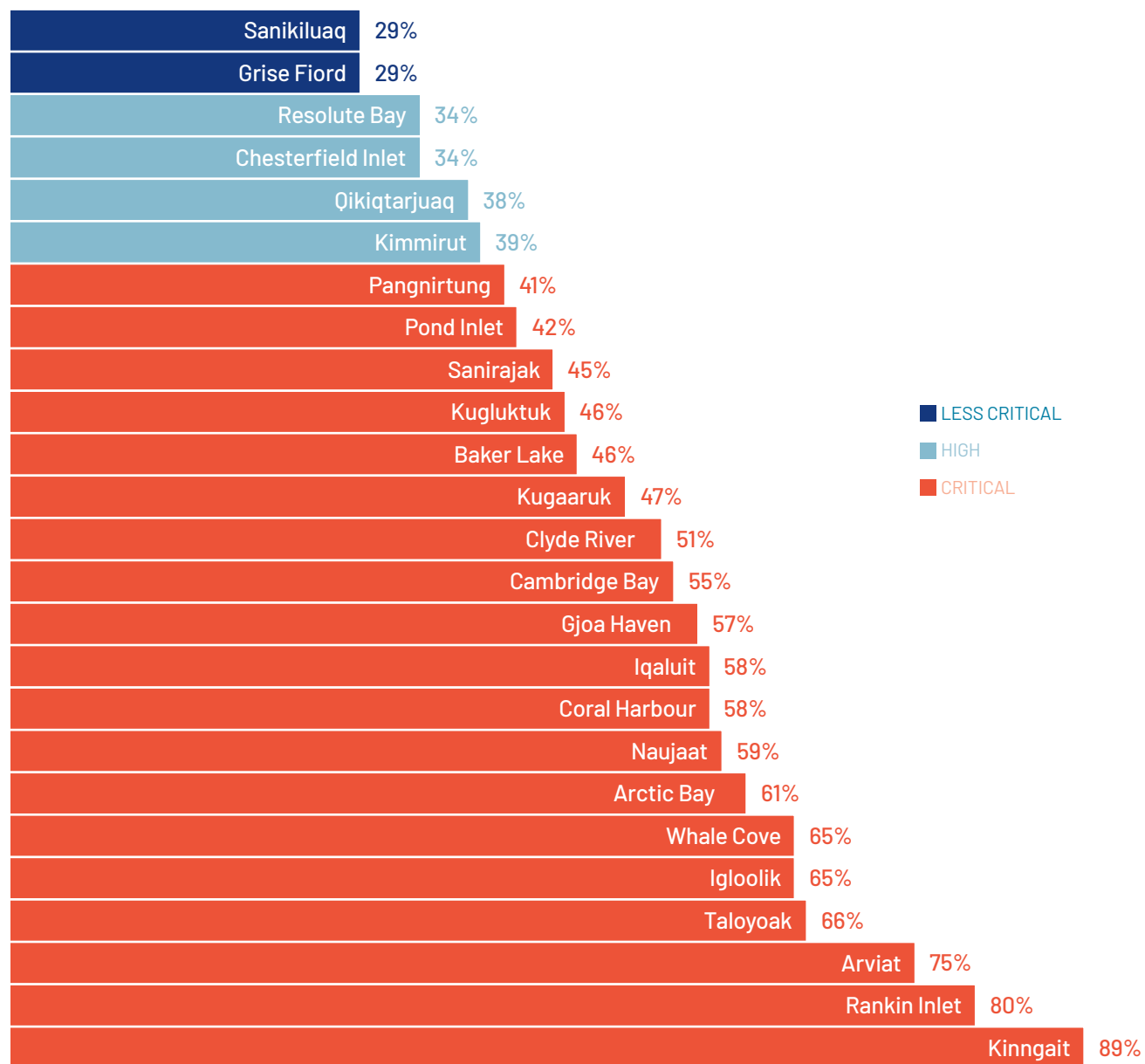
### *NHC continues to address the dire need for housing in Nunavut.*

The chart below shows each community's housing need, measured using each community's public housing need as a percentage of its existing public housing stock. For example, if a community with a public housing waiting list of 1,000 units currently has a stock of 2,500 units, its housing need as a percentage of stock is 40 per cent ( $1,000/2,500$ ).

In the following chart, communities with a relative housing need above 40 per cent have the most critical need for public housing, while those below 30 per cent have a comparatively less severe need. Please note that these figures exclusively consider public housing and do not include staff housing, private rentals, and other housing stock within each community.



## Housing Need as a Percentage of Stock



NHC uses housing need as a percentage of stock as a tool to help prioritize new construction. Funding for these projects is provided by the Government of Nunavut (GN) through the capital budget as well as the federal government through the National Housing Strategy. It is expected that, over time, continued use of relative need as a construction allocation methodology will narrow the needs gap across all communities.



# Rent Scale in Public Housing

**NHC wants to charge public housing tenants an affordable rent.**

- The Canada Mortgage and Housing Corporation defines an affordable rent as being less than 30 per cent of a gross household income.
- Not a single public housing household exceeds this limit.
- Most households living in public housing (61%) are charged less than 5% of their household income.

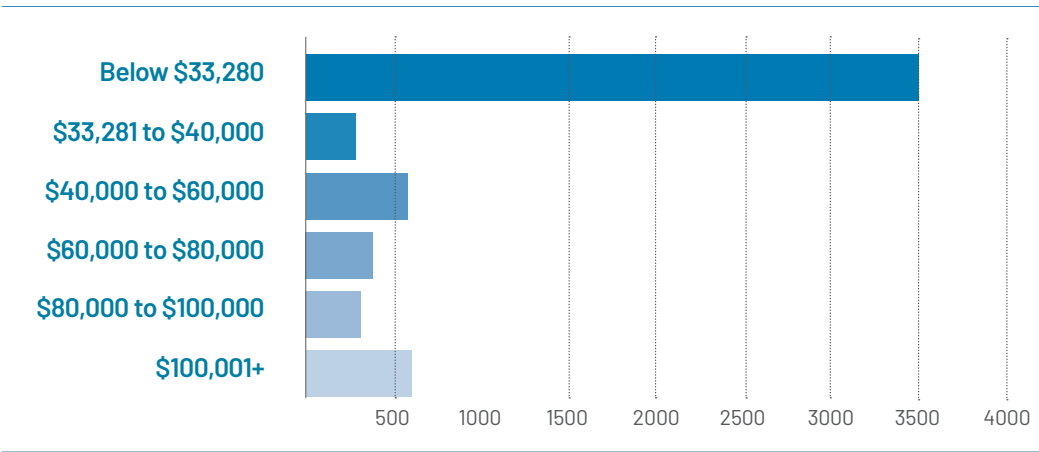
# Rent Geared to Income

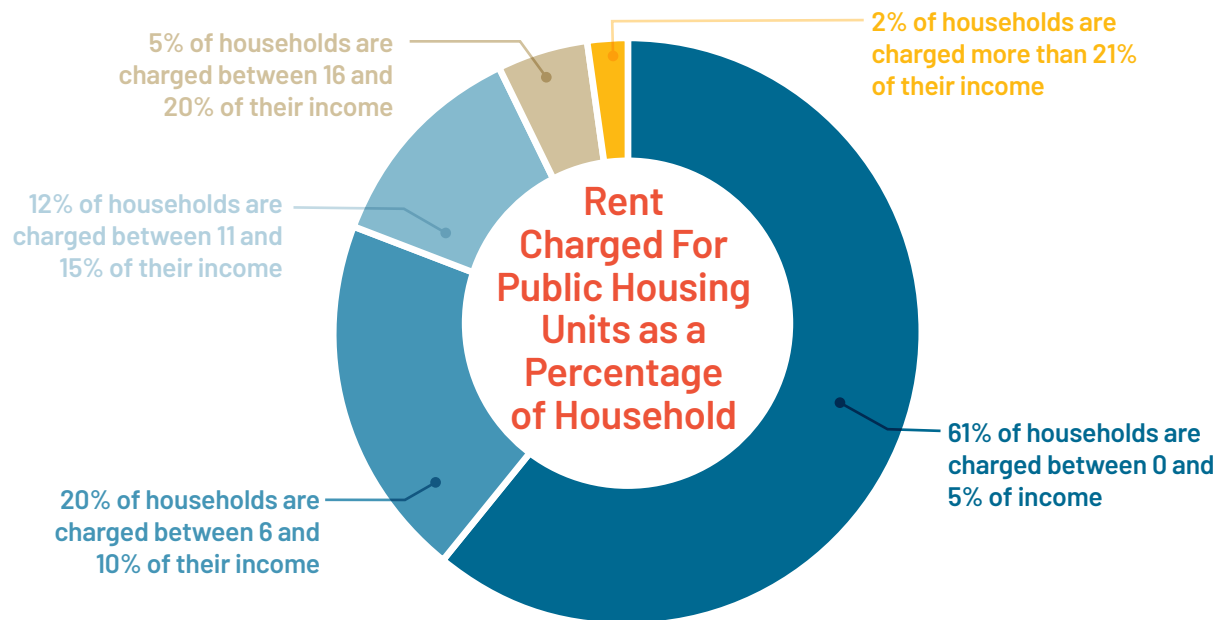
**Public housing rent assessments are geared to a tenant’s income, meaning the more income a tenant makes, the more rent they are likely to pay.** The public housing rent scale assesses the income of the two primary tenants in each unit based on the following annual income brackets:

- Below \$33,280: Up to \$60 a month
- \$33,280 to \$40,000: 20% of annual income
- \$40,000 to \$80,000: 25% of annual income
- \$80,000 and above: 30% of annual income

With 62 per cent of public housing tenants earning less than \$33,280 per year, the LHOs’ ability to generate revenues from rent is severely limited.

# Income Distribution Among Tenants





# Summary of Collections Activity

*Throughout the year, staff continued to work diligently with clients and tenants to develop payment plans that are affordable and reasonably adjusted to individual circumstances, while ensuring action is taken towards reducing arrears.* This includes providing support and resources to each Local Housing Organization (LHO) to ensure improved collections outcomes.

These efforts have resulted in collections rates improving in some communities, however the challenge remains significant and rates have seen an overall decline in 2023-24.

To maximize its limited resources and maintain the quality of its programs and services, NHC is taking a proactive stance on collecting arrears. This includes working closely with the Department of Justice to improve collection outcomes through Rental Officer hearings, small claims court, garnishment of wages, and third-party collections. Additionally, NHC continues to provide specialized administrative supports to LHOs who are not meeting collection targets.

In 2023, as part of a commitment to constant improvement, NHC hired a consultant firm to undertake a review of the current Collection Policy and to provide recommendations for updates and improvements. This review includes interviews with LHOs and NHC staff to capture information about current procedures and what improvements could be made. In 2024, NHC will continue emphasis on repayments and arrears prevention solutions. Policy updates will be aimed at supporting public housing tenants and homeowners to work more collaboratively with NHC to collect existing arrears and prevent further accumulation.

## Public Housing Rent Collection Rates

	Rent Receivable	Number of Months Outstanding	2023 - 2024	2022-2023	2021-2022
	(\$'000)		(%)	(%)	(%)
Arctic Bay	\$ 2,836	68	61	43	70
Clyde River	\$ 5,786	85	61	51	52
Grise Fiord	\$ 378	38	53	58	82
Igloolik	\$ 4,099	44	40	52	66
Iqaluit	\$ 3,341	31	61	64	70
Kimmirut	\$ 1,019	27	69	75	74
Kinngait	\$ 1,825	34	101	103	95
Pangnirtung	\$ 2,855	37	71	73	79
Pond Inlet	\$ 4,561	44	63	67	89
Qikiqtarjuaq	\$ 1,411	49	58	70	80
Resolute Bay	\$ 334	22	102	95	87
Sanikiluaq	\$ 1,803	39	57	58	74
Sanirajak	\$ 3,924	70	74	69	80
<b>Qikiqtaaluk Total</b>	<b>\$ 34,172</b>	<b>46</b>	<b>64</b>	<b>67</b>	<b>77</b>
Arviat	\$ 2,640	24	91	101	99
Baker Lake	\$ 1,932	16	103	102	108
Chesterfield Inlet	\$ 651	19	75	68	83
Coral Harbour	\$ 455	9	86	84	105
Repulse Bay	\$ 685	11	86	95	95
Rankin Inlet	\$ 1,982	15	107	98	106
Whale Cove	\$ 152	7	80	83	101
<b>Kivalliq Total</b>	<b>\$ 8,497</b>	<b>16</b>	<b>95</b>	<b>93</b>	<b>100</b>
Cambridge Bay	\$ 2,851	49	85	98	72
Gjoa Haven	\$ 2,174	34	77	87	104
Kugaaruk	\$ 1,066	20	80	90	94
Kugluktuk	\$ 1,961	35	71	82	91
Taloyoak	\$ 1,439	29	96	91	106
<b>Kitikmeot Total</b>	<b>\$ 9,491</b>	<b>34</b>	<b>81</b>	<b>87</b>	<b>93</b>
<b>Total Nunavut</b>	<b>\$ 52,160</b>	<b>34</b>	<b>78</b>	<b>80</b>	<b>90</b>

In 2023-24, Local Housing Organizations (LHOs) assessed \$19.8 million in public housing rent. This amounts to only **eight per cent** of the cost of providing public housing. The Government of Nunavut (GN) and the Canada Mortgage and Housing Corporation (CMHC) provide the bulk of the funds needed to run a viable public housing program. The GN's contribution will continue to grow as more and more housing units are added to the stock.

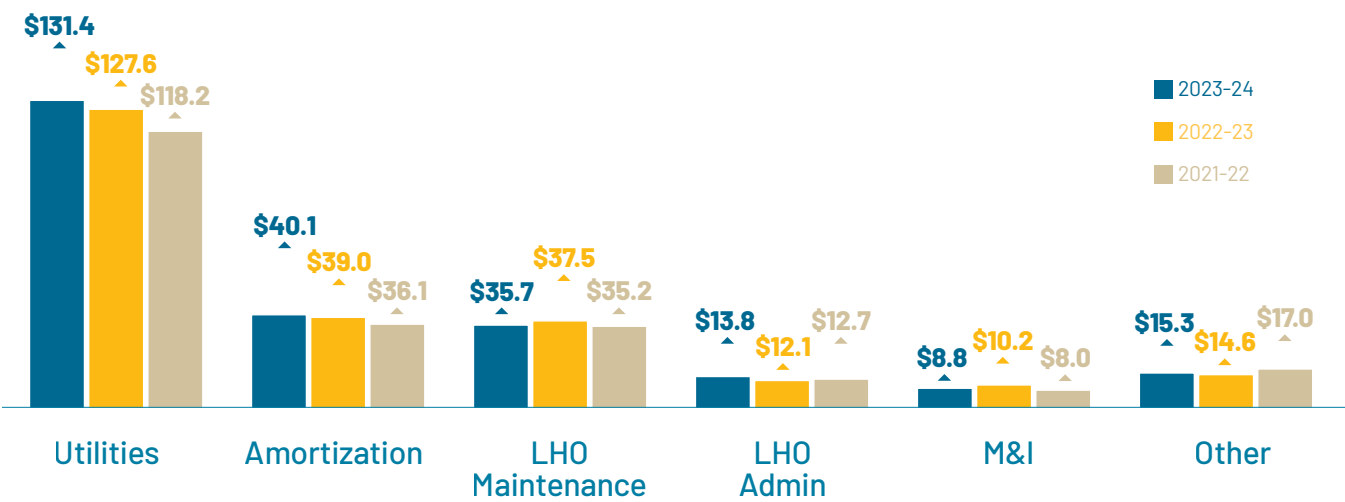
Public Housing Costs and Rent Collected



Operation and Maintenance Costs for Public Housing

The Public Housing Program expenses are listed of a single line on the Consolidated Statement of Operations with the details outlined in graph below. In 2023-24, NHC saw the Public Housing Program increase by \$4.2 million to \$245.1 million, primarily due to the addition of new public housing units, resulting in increases in utilities, and LHO administration and maintenance costs. The NHC continuous to work with our partners to explore ways to reduce the cost of delivering housing.

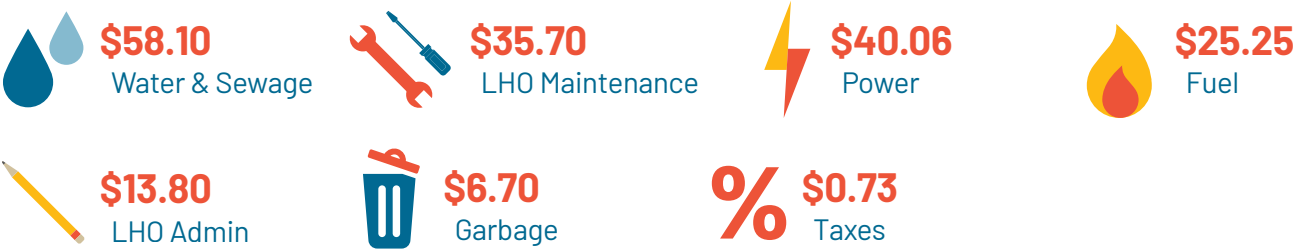
Operation and Maintenance Costs for Public Housing (\$ Millions)





### Operating Costs Break Down (\$ Millions)

**Water and sewage cost are the largest single expense for public housing.** They are greater than cost of LHO administration and maintenance combined.



Average Operating Costs Per Unit (\$ Thousands)				
Water & Sewage	\$9.7	LHO Maintenance	\$6.0	
Power	\$6.7	LHO Admin	\$2.3	
Fuel	\$4.2			
Garbage	\$1.1			
Taxes	\$0.1			
Subtotal for Utilities:	\$21.8	Subtotal for LHO:	\$8.3	Total LHO + Utilities: \$30.1

### Modernization and Improvement

**NHC is responsible for 5,964 units in the public housing portfolio.** The Modernization and Improvement Program ensures the health, safety and suitability of these units. In 2023-24, \$8.8 million, (2022-23 – \$10.2 million) were spent on modernization and improvements. Funding for the program came from the GN and the CMHC.

### Modernization And Improvement Funding (\$ Millions)

Funding Source	2023-24	2022-23
GN	2.2	5.5
CMHC	6.6	4.7
Total	8.8	10.2

# Staff Housing

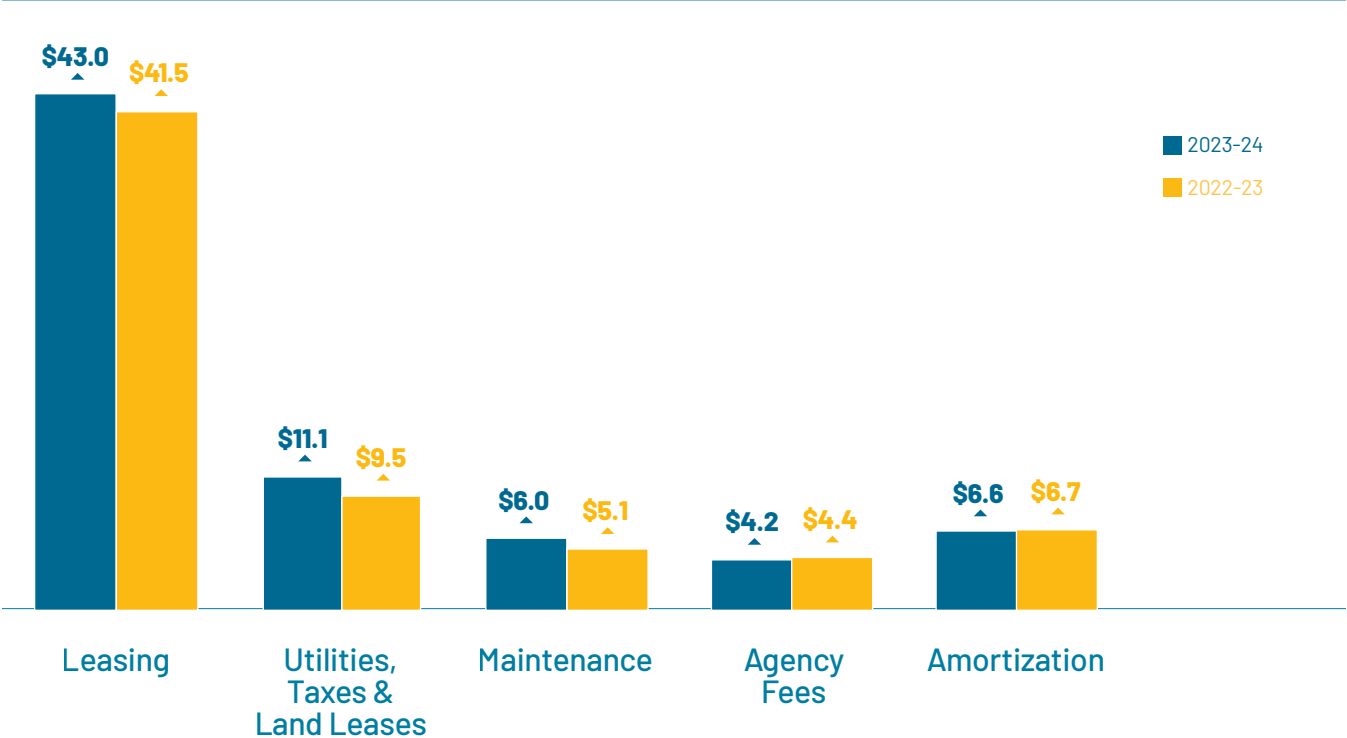
**The inventory of 1,727 staff housing units is administered by the Corporation.** Of these, 588 are owned by the Corporation while 1,139 units are leased (66 per cent of the staff housing portfolio). Steps are being taken to increase the range of housing options available to Government of Nunavut staff.

Staff housing program costs increased to \$70.9 million from \$67.2 million, an increase of \$3.7 million. This was largely driven by a \$1.5 million increase in leasing cost and a \$1.6 million increase in utilities expenses.

“Steps are being taken to increase the range of housing options available to Government of Nunavut staff.”

Revenues for staff housing rents are collected and retained by the Government of Nunavut Department of Finance.

## Staff Housing Operations and Maintenance Costs (\$ Millions)



## Homeownership Programs

**Nunavut Housing Corporation (NHC) offers two types of homeownership programs:** home purchase assistance programs, and home renovation and repair programs. NHC's homeownership programs provide support to Nunavummiut to purchase and maintain their homes.

### Active Home Purchase Programs Currently Offered:

- Nunavut Downpayment Assistance Program (NDAP)
- Interim Financing Program (IFP)
- Tenant to Owner Program (TOP)
- Seniors and Persons with Disabilities Home Options Program (SPDHOP)

### Active Home Renovation And Repair Programs Currently Offered:

- Home Renovation Program (HRP)
- Emergency Repair Program (ERP)
- Senior Citizens Home Repair Program (SCHRP)
- Heating Oil Tank Replacement Program (HOTRP)
- Seniors and Persons with Disabilities Preventative Maintenance Program (SPDPMP)
- Renewable Energy Homeowner Grant Program (REHGP)



*In 2023-24, \$3.06 million was spent on homeownership programs. Funding for these programs came entirely from the Government of Nunavut's capital budget.*



## Homeownership Spending Per Program

Program	Location			
	Qikiqtaaluk	Kitikmeot	Kivalliq	Total Nunavut
ERP	\$ 405,909	\$ 155,607	\$ 613,238	\$ 1,174,754
HRP	620,916	179,318	364,260	1,164,494
HOTRP	93,357	5,995	87,564	186,916
NDAP	150,000	24,375	111,154	285,529
SCHRP	98,104	20,126	93,485	211,715
SPDPMP	2,810	2,479	26,555	31,844
REHGP	21,688			
<b>Total</b>	<b>\$ 1,392,784</b>	<b>\$ 387,900</b>	<b>\$ 1,296,256</b>	<b>\$3,055,252</b>

The Nunavut Downpayment Assistance Program, the Home Repair Program and the Emergency Repair Program were the most active, accounting for 85.9 per cent of expenditures and 78 per cent of approved applications.





## Homeownership Program Applications Per Community

	Homeownership Program							
Community	ERP	HRP	HOTRP	NDAP	SCHRP	SDPPMP	REHGP	TOTAL
Arctic Bay	5	2		-	1	-	-	8
Clyde River		1		-	-	-	-	1
Grise Fiord	2	1	1	-	-	-	-	4
Igloolik	2		1			-	-	3
Iqaluit	26	7	15	6	2	-	1	57
Kimmirut							-	-
Kinngait	14	3			4		-	21
Pangnirtung	6	2		1	2		-	11
Pond Inlet	19	4	5	-	1	2	-	31
Qikiqtarjuaq	8	1		-	1		-	10
Resolute Bay				-			-	-
Sanikiluaq	3			-		-	-	3
Sanirajak	1		-	-		-	-	1
<b>Qikiqtaaluk Totals</b>	<b>86</b>	<b>21</b>	<b>22</b>	<b>7</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>150</b>
Cambridge Bay	18	4	2	1	4	4		33
Gjoa Haven	2	-			-		-	2
Kugaaruk	1	1		-	1	-	-	3
Kugluktuk	2	-	-	-	-	1	-	3
Taloyoak	2		-	-	2		-	4
<b>Kitikmeot Totals</b>	<b>25</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>7</b>	<b>5</b>	<b>-</b>	<b>45</b>
Arviat	35	7	1	2	6	8	-	59
Baker Lake	20	3	3		1	4	-	31
Chesterfield Inlet	1	-	-		-	-	-	1
Coral Harbour	11	-	1	-	1	1	-	14
Nauyasat	2	2	-			-	-	4
Rankin Inlet	30	5	5	3	3	1	-	47
Whale Cove				-	-	-	-	-
<b>Kivalliq Totals</b>	<b>99</b>	<b>17</b>	<b>10</b>	<b>5</b>	<b>11</b>	<b>14</b>	<b>-</b>	<b>156</b>
<b>Nunavut Totals</b>	<b>210</b>	<b>43</b>	<b>34</b>	<b>13</b>	<b>29</b>	<b>21</b>	<b>1</b>	<b>351</b>

## Breakdown of Applications Per Program

	Pending & WL Mar. 31, 2023	New Applications	Approved Applications	Declined Applications	Incomplete Applications	Pending & WL Mar. 31, 2024
ERP	83	241	210	29	11	74
HRP	50	78	43	14	9	62
HOTRP	20	41	34	11	2	14
NDAP	7	22	13	2	5	9
SCHRP	23	37	29	2	2	27
SPDPMP	14	10	21	1	2	-
TOP	-	-	-	-	-	-
IFP	-	-	-	-	-	-
SPDHOP	-	-	-	-	-	-
REHGP	-	1	1			-
<b>TOTALS</b>	<b>197</b>	<b>430</b>	<b>351</b>	<b>59</b>	<b>31</b>	<b>186</b>

## Homeownership Program Eligibility

**Eligibility criteria for the homeownership programs includes income testing.** Verification of Income (VOI) guidelines permit adjustments to gross income, including the exclusion of Vacation Travel Allowance (VTA) and other Northern costs of living allowances provided by employers in Nunavut. The adjusted household income is measured relative to a community-specific Homeownership Program Income Eligibility limit (HPIE). HPIE limits are derived from Canada Mortgage and Housing Corporation's (CMHC) Housing Income Limits (HILs). For the NHC's homeownership programs, the CMHC HILs were modified to reflect actual homeownership costs across the territory. Maximum contribution amounts for HRP are set relative to household income as a percentage of the HPIE limit.

Income as % of the community HPIE limit	Maximum Contribution Amount
0% up to 80% of HPIE	100% of funding limit
Between 80% and 85% of HPIE	80% of funding limit
Between 85% and 90% of HPIE	60% of funding limit
Between 90% and 95% of HPIE	40% of funding limit
Between 95% and 100% of HPIE	20% of funding limit
Greater than 100% of HPIE	0% of funding limit

In some communities, the lack of available local contractors has limited the NHC’s ability to deliver its homeownership programs. Most of the homeownership program construction projects require specific skilled labour. The expense of flying in contractors to do renovation and repair work significantly adds to the overall cost of each project.

For this reason, a clause was added to the home repair and maintenance program guidelines in 2014, allowing an additional allocation to cover a portion of a contractor’s mobilization costs. Funding for contractor travel is available for the HRP, ERP, SCHRP and HOTRP programs.

## Construction Program

*During the fiscal year 2023-24, the Corporation made a total of 38 public housing units available.* As of March 31, 2024, 162 units are still in progress.

These projects were funded from the Government of Nunavut’s capital budget and CMHC’s National Housing Strategy funding.

There was no new staff housing construction during the fiscal year 2023-2024.

### Housing Units Made Available in 2023-24

Housing Construction in Progress in 2023-24		
Community	Building Type	# of Units
Arctic Bay	Duplex - Modular	2
Arviat	Duplex - Modular	2
Bake Lake	Duplex - Modular	2
Cambridge Bay	Duplex - Modular	2
Iqaluit	Multi Plex	18
Rankin Inlet	Multi Plex	5
Rankin Inlet	Multi Plex	5
Rankin Inlet	Duplex - Modular	2
Total Units		38

## Housing Construction in Progress in 2023-24

Housing Construction in Progress in 2023-24		
Community	Building Type	# of Units
Arctic Bay	Multi Plex	8
Arctic Bay	Multi Plex	12
Arviat	Multi Plex	8
Arviat	Multi Plex	12
Bake Lake	Multi Plex	8
Bake Lake	Multi Plex	12
Cambridge Bay	Multi Plex	12
Iqaluit	Multi Plex	18
Gjoa Haven	SFD - Modular	2
Gjoa Haven	Multi Plex	8
Gjoa Haven	Multi Plex	12
Kinngait	SFD - Modular	2
Pangnirtung	SFD - Modular	2
Rankin Inlet	Multi Plex	8
Rankin Inlet	Multi Plex	12
Sanikiluaq	SFD - Modular	2
Sanirajak	SFD - Modular	2
Taloyoak	SFD - Modular	2
Taloyoak	Multi Plex	8
Taloyoak	Multi Plex	12
<b>Total Units</b>		<b>162</b>



## Adoption of New Accounting Standards

**On April 1, 2023, NHC adopted Canadian Public Sector Accounting Standard PS 3400 Revenue (PS 3400).** The new standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement, presentation and disclosure of revenue transactions.

Management has assessed that the implementation of PS 3400 and determined that the adoption of the standard did not have an impact on the amounts on the consolidated financial statements.

The standard was adopted by NHC retroactively from the date of adoption.

## Write Off/Write Down of Tangible Capital Assets

**Section 84 of the Financial Administration Act requires public agencies to include in the annual report any asset, debt, or obligation exceeding \$500 that was written-off during the financial year.**

Nunavut Housing Corporation (NHC) is required to remove the cost from public accounts for any asset that no longer can provide any economic benefit to the Government.

Under section 82 of the *Financial Administration Act*, a public agency such as the NHC has the authority write-off/write down the value of assets up to \$20,000. Any write-off/write down request above \$20,000 require the express authority of an Act through the Legislative Assembly.

During 2023-24 with the approval the Legislative Assembly, the corporation wrote-off/wrote down tangible capital assets with a net book value of \$695 thousand.

Number of Public Housing Units	Reason for write-off/write down	Amount (\$'000s)
2	Deemed beyond repair and demolished	11
1	Burnt and demolished	16
12	Burnt and requires repair	77
57	Mould damaged and requires remediation	591
<b>Total</b>		<b>695</b>

NUNAVUT HOUSING CORPORATION

# Consolidated Financial Statements

March 31, 2024



# Nunavut Housing Corporation

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March 31, 2024

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## INDEPENDENT AUDITOR'S REPORT

To the Minister responsible for the Nunavut Housing Corporation

### Report on the Audit of the Consolidated Financial Statements

#### *Opinion*

We have audited the consolidated financial statements of the Nunavut Housing Corporation and its controlled entities (the Group), which comprise the consolidated statement of financial position as at 31 March 2024, and the consolidated statement of operations and accumulated surplus, consolidated statement of changes in net financial assets and consolidated statement of cash flow for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at 31 March 2024, and the consolidated results of its operations, consolidated changes in its net financial assets, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

#### *Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### *Other Information*

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### *Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

#### *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements*

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision, and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

## **Report on Compliance with Specified Authorities**

### *Opinion*

In conjunction with the audit of the consolidated financial statements, we have audited transactions of the Nunavut Housing Corporation coming to our notice for compliance with specified authorities. The specified authorities against which compliance was audited are Part IX of the *Financial Administration Act* of Nunavut and regulations, the *Nunavut Housing Corporation Act* and regulations, and the by-laws of the Nunavut Housing Corporation.

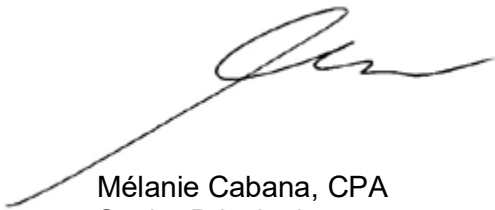
In our opinion, the transactions of the Nunavut Housing Corporation that came to our notice during the audit of the consolidated financial statements have complied, in all material respects, with the specified authorities referred to above. Further, as required by the *Financial Administration Act* of Nunavut, we report that, in our opinion, the accounting principles in Canadian public sector accounting standards have been applied on a basis consistent with that of the preceding year. In addition, in our opinion, proper books of account have been kept by the Nunavut Housing Corporation and the consolidated financial statements are in agreement therewith.

*Responsibilities of Management for Compliance with Specified Authorities*

Management is responsible for the Nunavut Housing Corporation's compliance with the specified authorities named above, and for such internal control as management determines is necessary to enable the Nunavut Housing Corporation to comply with the specified authorities.

*Auditor's Responsibilities for the Audit of Compliance with Specified Authorities*

Our audit responsibilities include planning and performing procedures to provide an audit opinion and reporting on whether the transactions coming to our notice during the audit of the consolidated financial statements are in compliance with the specified authorities referred to above.

A handwritten signature in black ink, appearing to read 'M. Cabana', with a long horizontal line extending to the left.

Mélanie Cabana, CPA  
Senior Principal  
for the Auditor General of Canada

Ottawa, Canada  
27 August 2024

**NUNAVUT HOUSING CORPORATION**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
AS AT MARCH 31, 2024  
(in thousands of dollars)

	<u>2024</u>	<u>2023</u>
<b>Financial assets</b>		
Cash	\$ 227,453	\$ 192,828
Accounts receivable (Note 4)	45,673	14,204
Condominiums held for resale (Note 5)	-	1,052
Portfolio investments (Note 6)	50,198	80,021
Mortgages receivable	<u>1,125</u>	<u>1,235</u>
<b>Total financial assets</b>	<u>324,449</u>	<u>289,340</u>
<b>Liabilities</b>		
Accounts payable and accrued liabilities (Note 7)	60,456	80,162
Deferred revenue (Note 8)	7,035	38,686
CMHC long-term debt (Note 9)	4,595	5,412
Capital lease obligations	171	326
Liability for contaminated sites	436	104
Asset retirement obligations (Note 10)	83,965	86,794
Employee future benefits	<u>1,929</u>	<u>1,949</u>
<b>Total liabilities</b>	<u>158,587</u>	<u>213,433</u>
<b>Net financial assets</b>	<u>165,862</u>	<u>75,907</u>
<b>Non-financial assets</b>		
Tangible capital assets (Schedule A)	966,667	890,515
Advance on contract (Note 11)	20,209	-
Condominiums held for resale (Note 5)	2,489	10,903
Inventory for use	9,363	9,110
Prepaid expenses	<u>266</u>	<u>219</u>
<b>Total non-financial assets</b>	<u>998,994</u>	<u>910,747</u>
<b>Accumulated surplus</b>	<u>\$ 1,164,856</u>	<u>\$ 986,654</u>

Contractual obligations (Note 12)

Contractual rights (Note 13)



John Apt, CPA, CA  
Chairperson



Eiryn Devereaux  
President & Chief Executive Officer

The accompanying notes and schedules are an integral part of these consolidated financial statements.



**NUNAVUT HOUSING CORPORATION**  
**CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS**  
**FOR THE YEAR ENDED MARCH 31, 2024**  
(in thousands of dollars)

	Budget 2024	Actual 2024	Actual 2023
<b>Revenues</b>			
Public housing rental revenue	\$ 18,140	\$ 19,840	\$ 18,166
Portfolio investment and interest income	2,415	14,535	5,953
Other rental revenue	3,277	3,936	3,766
Other revenue and recoveries	1,165	1,204	1,471
<b>Total revenues before government funding</b>	<u>24,997</u>	<u>39,515</u>	<u>29,356</u>
<b>Expenses</b>			
Public housing program	253,076	245,067	240,906
Staff housing program	79,627	70,916	67,197
Corporate administration	24,558	32,332	27,257
Homeownership grants and contributions	4,620	4,556	5,684
<b>Total expenses (Schedule B)</b>	<u>361,881</u>	<u>352,871</u>	<u>341,044</u>
<b>Net results of operations before government funding</b>	<u>(336,884)</u>	<u>(313,356)</u>	<u>(311,688)</u>
<b>Government funding - operations</b>			
Government of Canada (Note 14)	14,543	20,648	15,774
Government of Nunavut (Note 15)	273,544	266,952	252,272
<b>Total government funding - operations</b>	<u>288,087</u>	<u>287,600</u>	<u>268,046</u>
<b>Net results of operations before government funding - capital</b>	<u>(48,797)</u>	<u>(25,756)</u>	<u>(43,642)</u>
<b>Government funding - capital</b>			
Government of Canada (Note 14)	58,458	88,863	63,240
Government of Nunavut (Note 15)	96,110	104,047	41,229
City of Iqaluit (Note 16)	-	11,048	-
<b>Total government funding - capital</b>	<u>154,568</u>	<u>203,958</u>	<u>104,469</u>
<b>Surplus for the year</b>	105,771	178,202	60,827
<b>Accumulated surplus, opening</b>	<u>986,654</u>	<u>986,654</u>	<u>925,827</u>
<b>Accumulated surplus, closing</b>	<u><u>\$ 1,092,425</u></u>	<u><u>\$ 1,164,856</u></u>	<u><u>\$ 986,654</u></u>

The accompanying notes and schedules are an integral part of these consolidated financial statements.

**NUNAVUT HOUSING CORPORATION**  
**CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS**  
**FOR THE YEAR ENDED MARCH 31, 2024**  
(in thousands of dollars)

	Budget 2024	Actual 2024	Actual 2023
<b>Surplus for the year</b>	\$ 105,771	\$ 178,202	\$ 60,827
Tangible capital assets (Schedule A)			
Additions	(154,568)	(116,753)	(64,049)
Amortization	51,554	46,660	45,612
Write-downs and disposals	<u>-</u>	<u>3,407</u>	<u>6,220</u>
	2,757	111,516	48,610
Consumption of inventory for use	6,628	7,557	7,221
Purchases of inventory for use	(6,628)	(7,810)	(7,337)
Condominiums for resale - Reclassified as non-financial assets	-	(1,052)	(2,995)
Net addition to advances on contracts	-	(20,209)	-
Net addition to prepaid expenses	<u>-</u>	<u>(47)</u>	<u>(130)</u>
<b>Change in net financial assets</b>	2,757	89,955	45,369
<b>Net financial assets, opening</b>	<u>75,907</u>	<u>75,907</u>	<u>30,538</u>
<b>Net financial assets, closing</b>	<u><u>\$ 78,664</u></u>	<u><u>\$ 165,862</u></u>	<u><u>\$ 75,907</u></u>

The accompanying notes and schedules are an integral part of these consolidated financial statements.

**NUNAVUT HOUSING CORPORATION**  
**CONSOLIDATED STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED MARCH 31, 2024**  
(in thousands of dollars)

	<u>2024</u>	<u>2023</u>
<b>Cash provided by / (used for) operations</b>		
Cash received from:		
Transfers from Government of Nunavut	\$ 266,974	\$ 249,403
Transfers from Government of Canada	15,520	12,677
Rent collections from public housing	14,799	14,323
Miscellaneous revenues and recoveries	22,303	10,791
Cash paid for:		
Homeownership grants and contributions	(3,629)	(5,431)
Administration	(30,564)	(25,596)
Staff housing	(64,995)	(60,258)
Public housing	<u>(223,698)</u>	<u>(189,679)</u>
<b>Cash provided by / (used for) operations</b>	<u>(3,290)</u>	<u>6,230</u>
<b>Cash provided by / (used for) capital activities</b>		
Transfers from Government of Nunavut	104,047	66,229
Transfers from Government of Canada	30,000	90,755
Proceeds from disposals of tangible capital assets	1	15
Advances on contracts	(20,209)	-
Tangible capital asset acquisitions	<u>(105,140)</u>	<u>(63,834)</u>
<b>Cash provided by capital activities</b>	<u>8,699</u>	<u>93,165</u>
<b>Cash used for financing activities</b>		
Principal payments on capital lease	(155)	(387)
Principal payments on long-term debt	<u>(816)</u>	<u>(762)</u>
<b>Cash used for financing activities</b>	<u>(971)</u>	<u>(1,149)</u>
<b>Cash provided by / (used for) investing activities</b>		
Portfolio investments redeemed	30,001	-
Portfolio investments acquired	-	(35,000)
Mortgage payments received	<u>186</u>	<u>191</u>
<b>Cash provided by / (used for) investing activities</b>	<u>30,187</u>	<u>(34,809)</u>
<b>Increase in cash</b>	34,625	63,437
<b>Cash, opening</b>	<u>192,828</u>	<u>129,391</u>
<b>Cash, closing</b>	<u><u>\$ 227,453</u></u>	<u><u>\$ 192,828</u></u>

The accompanying notes and schedules are an integral part of these consolidated financial statements.

**NUNAVUT HOUSING CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
MARCH 31, 2024  
(in thousands of dollars)

**1. PURPOSE OF THE ORGANIZATION**

The Nunavut Housing Corporation (the Corporation), established under the *Nunavut Housing Corporation Act* (the Act), is a territorial corporation as defined under the *Financial Administration Act* of Nunavut. The Corporation is exempt from the *Income Tax Act* (Canada).

The Corporation is committed to working in partnership with other Government of Nunavut (GN) departments, municipalities, and Inuit organizations to provide opportunities for communities to become accountable for their own choices and delivery of housing programs. Through this partnership, opportunities are provided to community residents to have homes that support a healthy, secure, independent and dignified lifestyle. The Corporation's principal objective is to develop, maintain and manage public and staff housing programs in the Nunavut Territory.

Pursuant to provisions in the Act, the Corporation is dependent upon the GN for the funds required to finance the net cost of its operations and for capital projects.

**2. SIGNIFICANT ACCOUNTING POLICIES**

The Corporation's consolidated financial statements are prepared in accordance with Canadian Public Sector Accounting Standards (PSAS) as issued by the Public Sector Accounting Board (PSAB). The following is a summary of the significant accounting policies.

**(a) Principles of consolidation**

These consolidated financial statements include the accounts of the Corporation and the accounts of 25 controlled Local Housing Organizations (LHOs). These can be in the form of Housing Associations or Housing Authorities.

The following LHOs comprise the reporting entity represented by these consolidated financial statements. All of the organizations have March 31 year ends.

Arctic Bay Housing Association	Qikiqtarjuaq Housing Association
Arviat Housing Association	Rankin Inlet Housing Association
Cambridge Bay Housing Association	Repulse Bay Housing Association
Chesterfield Inlet Housing Association	Resolute Bay Housing Association
Clyde River Housing Association	Sanirajak Housing Association
Grise Fiord Housing Association	Tasiurqtit (Whale Cove) Housing Association
Igloolik Housing Association	
Kikitak (Gjoa Haven) Housing Association	Baker Lake Housing Authority
Kimmirut Housing Association	Cape Dorset Housing Authority
Kugluktuk Housing Association	Coral Harbour Housing Authority
Pangnirtung Housing Association	Iqaluit Housing Authority
Pond Inlet Housing Association	Kugaaruk Housing Authority
Qammaq (Sanikiluaq) Housing Association	Taloyoak Housing Authority

All entities included in the reporting entity are fully consolidated on a line-by-line basis. Significant transactions and balances between consolidated entities are eliminated.

**NUNAVUT HOUSING CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
MARCH 31, 2024  
(in thousands of dollars)

**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(a) Principles of consolidation (continued)**

The Corporation has financial control over the LHOs and partners with these entities to deliver public housing, as provided under individual management agreements. The LHOs complete modernization and improvement projects on various public housing units, as approved by the Corporation.

**(b) Financial instruments**

The Corporation's financial instruments and their related measurement bases are as follows:

<b>Financial Assets</b>	<b>Measurement Basis</b>
Cash	Cost
Accounts receivable	Cost
Portfolio investments	Amortized cost
Mortgages receivable	Amortized cost
<b>Financial Liabilities</b>	<b>Measurement Basis</b>
Accounts payable and accrued liabilities	Cost
CMHC long-term debt	Amortized cost

As all financial instruments are measured at cost or amortized cost, there have been no remeasurement gains or losses. Therefore, the Consolidated Statement of Remeasurement Gains and Losses has been excluded.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the Consolidated Statement of Operations and Accumulated Surplus.

**(c) Cash**

Cash is comprised of bank account balances, net of outstanding cheques.

**(d) Accounts receivable**

Accounts receivable are valued at cost. Valuation allowances, when necessary, are recorded based on all circumstances known at the date the consolidated financial statements are prepared including past events and current conditions.

The Corporation establishes an allowance for doubtful accounts that reflects the estimated impairment of accounts receivable. The allowance is based on specific accounts and is determined by considering the Corporation's knowledge of the financial condition of customers, the aging of accounts receivable, current business conditions and historical experience. For tenant accounts receivable, any invoices 90 days past due are fully impaired unless other indicators show likeliness of recovery.



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**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(d) Accounts receivable (continued)**

When an account receivable is uncollectible, it is written off against the allowance account. Write-offs of accounts receivable are approved by the Corporation's Board of Directors if the amount is less than \$20,000, and, if the account exceeds \$20,000 by an act of the Legislative Assembly of Nunavut. Subsequent recoveries of amounts previously allowed for or written off are recognized as other revenue and recoveries in the Consolidated Statement of Operations and Accumulated Surplus.

**(e) Condominiums held for resale**

Condominiums held for resale are valued at cost less any valuation allowance to reflect its net recoverable value and are not amortized. Cost includes amounts for improvements to prepare the assets for sale.

A condominium held for sale is recognized as a non-financial asset until all of the following criteria are met:

- i) prior to the date of the consolidated financial statements the Corporation has signed a purchase and sale agreement;
- ii) the asset is in a condition to be sold and
- iii) the Corporation reasonably anticipates sale of the asset to an external purchaser within one year of the consolidated financial statement date.

**(f) Portfolio investments**

Portfolio investments are accounted for at cost and classified at level 1. Where there has been a loss in value of a portfolio investment that is other than a temporary decline, the investment is written down to recognize the loss.

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**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(g) Asset retirement obligations**

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- ii) The past transaction or event giving rise to the liability has occurred;
- iii) It is expected that future economic benefits will be given up; and
- iv) A reasonable estimate of the amount can be made.

The estimated amount to retire an asset is normally capitalized to the related tangible capital asset and amortized over the estimated remaining useful life. An asset retirement obligation may arise in connection with a tangible capital asset that is no longer in productive use. In this case, the asset retirement cost would be expensed. The measurement of the liability is the Corporation's best estimate of the amount required to retire a tangible capital asset at the consolidated financial statement date.

When the future cash flows required to settle or otherwise extinguish a liability are estimable, predictable and expected to occur over extended future periods, a present value technique is used. The discount rate used reflects the Corporation's estimated cost of borrowing, associated with the estimated number of years to complete the retirement or remediation.

The recorded liabilities are adjusted each year, as required, for the passage of time as an accretion expense, present value adjustments, inflation, new obligations, and changes in management estimates and actual costs incurred.

**(h) Employee future benefits**

Employee future benefits are comprised of severance benefits for retirement or resignation of eligible employees, as well as accumulated sick leave entitlements which are expected to be used in future years.

Employee benefits for employees of the Corporation are based on an actuarial valuation of the cost of these benefits using data provided by the Government of Nunavut and assumptions based on management's best estimates using the projected benefits method prorated on services rendered.

Employee future benefits for employees of LHOs are valued based on management estimates and have not been actuarially valued.

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**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(i) Tangible capital and leased assets**

Tangible capital assets are recorded at cost less accumulated amortization. Land is recorded at cost. Amortization begins in the year the asset is available for service and is taken for the full year at the following methods and annual rates:

Office furniture, equipment and mobile equipment	Declining balance 20%
Warehouses and office buildings	Declining balance 5%
Public housing, staff housing and lease to purchase housing	Declining balance 5%
Equity land leases and capital leases	Straight-line basis over lease term
Leasehold improvements	Straight-line basis over the lesser of the lease term or useful life

Equity land leases are land that is owned by the municipalities which the Corporation leases the right to use for a period of 30 years. Owned land is included in equity land leases and is not amortized.

Tangible capital assets transferred to the Corporation from other organizations are initially recognized at fair value. Construction in progress includes amounts, such as building materials, and are carried at cost.

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to provide services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are recorded as a write-downs of tangible capital assets expense in the Consolidated Statement of Operations and Accumulated Surplus. Write-downs are not reversed following a subsequent increase in the asset's estimated value.

**(j) Inventory for use**

Inventory for use consists mainly of materials required to maintain housing units. The inventory is valued using the first in, first out method at cost. Impairments arise as a result of obsolescence or unusability, and when recognized, result in a write-down to net realizable value and are recorded as an expense within the Consolidated Statement of Operations and Accumulated Surplus.

**(k) Budget figures**

Budgeted figures presented are based upon the budget approved by the Board of Directors.

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**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(l) Revenue recognition**

Government transfers (government funding) are recognized as revenue when the funding is authorized and all eligibility criteria are met, except to the extent that funding stipulations give rise to an obligation that meets the definition of a liability, in which case the transfers are recorded as deferred revenue. The funding used is reported in the Consolidated Statement of Operations and Accumulated Surplus as government funding.

The Corporation records transfers of tangible capital assets to the Corporation from other government organizations, at the fair value of the asset. The Corporation records the asset when the Corporation has gained control of the asset as a result of a past event and expects to receive future economic benefits from the asset.

Portfolio investment and interest income are recognized on an accrual basis using the effective interest method.

Revenues from public housing rental revenue, other rental revenue, and other revenue and recoveries are recognized on an accrual basis as the Corporation fulfills its performance obligation by providing the promised goods or services to the payor over time, and future economic benefits are measurable and expected to be obtained. An allowance is established for any amounts deemed not recoverable through bad debt expense. Public housing leases are on a month-to-month basis.

The Corporation maintains staff housing infrastructure. However, rental revenues associated with the underlying leases are not recognized by the Corporation as they are received and recognized by the GN.

**(m) Homeownership grants and contributions**

The Corporation makes homeownership assistance grants in the form of a conditional grant to eligible homeowners on terms and conditions be imposed by the Corporation. Grants are only expected to be repaid if certain conditions are not met. Grant contributions are expensed in the year the grants are both authorized and the recipient has met all eligibility criteria. Subsequent recoveries are recognized in the year the amount is recovered in the Consolidated Statement of Operations and Accumulated Surplus as other revenue and recoveries.

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**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(n) Measurement uncertainty**

The preparation of consolidated financial statements requires the Corporation to make estimates and assumptions that affect the amounts of assets, liabilities, revenues and expenses reported in the consolidated financial statements and accompanying notes. By their nature, these estimates and assumptions are subject to measurement uncertainty. The effect on the consolidated financial statements of changes to such estimates and assumptions in future periods could be significant, although, at the time of preparation of these consolidated financial statements, the Corporation believes the estimates and assumptions to be reasonable.

Where actual results differ from these estimates and assumptions, the impact will be recorded in periods in which the actual results become known. Measurement uncertainty that is material exists when it is reasonably possible that a material variance could occur in the reported or disclosed amount in the period of time not to exceed one year from March 31.

Measurement uncertainty exists with respect to the reported amounts for:

- i. Accounts receivable: due to the estimation of the valuation of allowance for doubtful accounts.
- ii. Tangible capital assets: due to the estimation of the expected useful lives of the assets. In determining the expected useful lives, factors taken into account include experience, industry trends, changing technologies and expectations for the in-service period of these assets.
- iii. Asset retirement obligations: as asset retirement costs are typically based on long term estimates. These estimates rely on assumptions about the timing and cost of future retirement activities and other elements such as inflation and interest rates. The Corporation utilizes various techniques, including models, historical cost analysis and expert opinions to make these estimates. Changes in these techniques or assumptions could result in a significant impact to the liabilities recorded.



**NUNAVUT HOUSING CORPORATION**  
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**2. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**(o) Pension plans**

**(i) Public Service Pension Plan**

Eligible employees of the Corporation are covered by the Public Service Pension Plan (the “Plan”), a defined benefit plan established through legislation and sponsored by the Government of Canada. Contributions are required by both the employees and the Corporation to cover current service costs. Pursuant to legislation currently in place, the Corporation has no legal or constructive obligation to pay further contributions with respect to any past service or funding deficiencies of the Plan. Consequently, the Corporation's contributions are recognized as an expense in the year when employees have rendered service and represent the total pension obligation of the Corporation.

**(ii) Northern Employee Benefits Services pension plan**

Eligible employees of the LHOs are covered by the Northern Employee Benefits Services Pension Plan (NEBS), a multi-employer contributory defined benefit plan.

NEBS establishes contribution rates for participating employers/employees, and contributions are remitted to NEBS on a regular basis throughout the year. Contributions are recorded as an expense in the year the employees render service.

**(p) Contingencies**

Contingencies are potential liabilities which may become actual liabilities when one or more future events occur or fail to occur. If the future event is likely to occur, or fail to occur, and the costs can be reasonably estimated, an estimated liability is accrued. If the likelihood of a future event that would confirm the Corporation's responsibility is not determinable, or if it is not determinable if future economic benefits will be given up, or if an amount cannot be reasonably estimated, then a contingent liability is disclosed in the notes to the consolidated financial statements and no liability is accrued. Contingent liabilities may result from financial guarantees, contaminated sites and pending lawsuits.

**NUNAVUT HOUSING CORPORATION**  
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**3. ADOPTION OF NEW ACCOUNTING STANDARD**

On April 1, 2023, the Corporation adopted Canadian Public Sector Accounting Standard 3400 Revenue (PS 3400). The standard was adopted retroactively from date of adoption. The new standard establishes a single framework to categorize revenue to enhance the consistency of revenue recognition and its measurement, presentation and disclosure.

Management has assessed the implementation of PS 3400 and determined that the adoption of the standard had no impact on the consolidated financial statements, other than enhanced policy disclosure in Note 2 (l).

**4. ACCOUNTS RECEIVABLE**

	<u>2024</u>	<u>2023</u>
<b>Related party accounts receivable</b>		
Government of Nunavut departments	\$ 2,327	\$ 5,074
Qulliq Energy Corporation	166	31
Petroleum Products Revolving Fund	<u>1</u>	<u>1</u>
	2,494	5,106
<b>Other</b>		
Tenants	52,160	47,692
CMHC	32,359	20
Trade and other	<u>12,851</u>	<u>10,138</u>
	99,864	62,956
Less: Allowance for doubtful accounts (Note 17(a))	<u>(54,191)</u>	<u>(48,752)</u>
	<u><u>\$ 45,673</u></u>	<u><u>\$ 14,204</u></u>

There were no write-offs of accounts receivable or mortgages receivable during the year (2023 - \$Nil)

**5. CONDOMINIUMS HELD FOR RESALE**

In 2016-17 the Corporation acquired 62 residential units in Iqaluit with the intention of selling units to GN staff through the Staff Condominium program. In 2017-18 two units were transferred to the staff housing portfolio and thirteen units were sold prior to fiscal 2023. During the year, all 36 units in building 4096 were transferred to the staff housing portfolio and subsequent to year end, the condo corporation was dissolved for this building. Eligibility criteria for purchasing units in the remaining buildings 5196 and 5198 were updated to both GN staff and non-GN staff subsequent to year end .

There are no signed purchase and sale agreements for any units (2023 - 4) and therefore no units have been classified as a financial assets (2023 - 4). The value of the remaining 11 units (2023 - 43) have been classified as non-financial assets as it is uncertain when these sales will be completed.

**NUNAVUT HOUSING CORPORATION**  
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**6. PORTFOLIO INVESTMENTS**

	2024	2023
Marketable securities, market value \$48,922 (2023 - \$77,942)	<u>\$ 50,198</u>	<u>\$ 80,021</u>

**7. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES**

	2024	2023
<b>Related party accounts payable and accrued liabilities</b>		
Petroleum Products Revolving Fund	\$ 4,575	\$ 12,273
Qulliq Energy Corporation	4,818	10,482
Government of Nunavut departments	<u>10,014</u>	<u>6,776</u>
	19,407	29,531
<b>Other</b>		
Trade payable and accrued liabilities	28,131	41,857
Contractor holdbacks	7,741	3,628
Accrued wages and employee benefits	3,839	3,884
Security deposits	<u>1,338</u>	<u>1,262</u>
	<u>\$ 60,456</u>	<u>\$ 80,162</u>

**8. DEFERRED REVENUE**

In 2019, the Corporation entered into a Bilateral Agreement under the 2017 National Housing Strategy (NHS) with CMHC for additional funding of \$265,618 over ten years (Note 13). Funding is targeted to increase the supply of public housing, preserve existing public housing through repairs and renovations, and support affordability of housing.

In 2021, the Corporation entered into a Rapid Housing Initiative (RHI 1.0) Agreement with CMHC for one year funding of \$4,902. In 2022, the Corporation entered into a second Rapid Housing Initiative (RHI 2.0) Agreement with CMHC for funding of \$44,907. Funding is targeted to rapidly house vulnerable Canadians.

Revenue recognized for eligible expenditures and the remaining obligation for committed expenditures are as follows:

	2024					2023
	CMHC NHS	CMHC RHI 1.0	CMHC RHI 2.0	CMHC Other	Total	Total
Opening balance	\$ 32,593	\$ 158	\$ 5,831	\$ 104	\$ 38,686	\$ 43,281
Funding received / receivable	29,259	-	-	200	29,459	29,844
Eligible expenditures	<u>(55,175)</u>	<u>-</u>	<u>(5,831)</u>	<u>(104)</u>	<u>(61,110)</u>	<u>(34,439)</u>
Closing balance	<u>\$ 6,677</u>	<u>\$ 158</u>	<u>\$ -</u>	<u>\$ 200</u>	<u>\$ 7,035</u>	<u>\$ 38,686</u>

**NUNAVUT HOUSING CORPORATION**  
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**9. LONG-TERM DEBT WITH CMHC**

Under the terms of the 1999 Social Housing Agreement (SHA), CMHC originally provided funding to the Corporation to build public housing through long-term loans payable to CMHC (referred to as *National Housing Act* section 79 debt under the SHA) and loans payable to CMHC (referred to as NHA section 82 debt under the SHA). Under the SHA, part of the funding provided to the Corporation is used to reduce 100% of the NHA section 79 debt repayment and interest and reduce by 5/9th of the NHA section 82 debt repayment, and to fund the related interest repayments that the Corporation would make each year to CMHC. NHA section 82 debt is guaranteed by the GN.

This funding receivable from CMHC and the related payments due by the Corporation each year on the long term debt payable to CMHC are legally offset, resulting in no exchange of cash between the Corporation and CMHC. Therefore, they have not been recorded in the Consolidated Statement of Cash Flow.

	<u>Debt balance</u>	<u>CMHC Funded Portion</u>	<u>2024 Net debt balance</u>	<u>2023 Net debt balance</u>
Loans payable to CMHC (NHA section 79 debt), repayable in monthly or quarterly installments, maturing from 2029 to 2037, bearing annual interest rates from 9.5% to 19.75% (2023 - 9.5% to 19.75%).	\$ 44,869	\$ (44,869)	\$ -	\$ -
Loans payable to CMHC (NHA section 82 debt), repayable in annual installments until 2032, bearing annual interest of 6.97% (2023 - 6.97%).	10,132	(5,629)	4,503	5,302
Loans payable to CMHC, assumed from Inuit Non-Profit Housing Corporation, repayable in monthly installments, maturing in 2028 bearing annual interest of 10.375% (2023 - 10.375%).	<u>92</u>	<u>-</u>	<u>92</u>	<u>110</u>
	<u>\$ 55,093</u>	<u>\$ (50,498)</u>	<u>\$ 4,595</u>	<u>\$ 5,412</u>

The above mortgages and loans payable to CMHC are not secured by real property.

**NUNAVUT HOUSING CORPORATION**  
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**9. LONG-TERM DEBT WITH CMHC (continued)**

Principal repayments and interest requirements over the life of outstanding loans are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 875	\$ 327	\$ 1,202
2026	917	265	1,182
2027	856	199	1,055
2028	742	137	879
2029	558	85	643
2030 and beyond	647	87	734
	<u>\$ 4,595</u>	<u>\$ 1,100</u>	<u>\$ 5,695</u>

**10. ASSET RETIREMENT OBLIGATIONS**

Asset retirement obligations (ARO's) represent the estimated amount required to retire for legally obligated costs for the asset retirement activities of tangible capital assets. The Corporation has recorded ARO's for the removal of asbestos, lead, mercury and PCBs in housing and warehouses.

In addition to assumptions based on the costing and prevalence of ARO's determined using sample testing of units throughout the territory, the following is a summary of the key assumptions upon which the carrying amount of the asset retirement obligations are based:

- i) Total undiscounted asset retirement obligations are \$168,474 (2023 - \$168,629).
- ii) Expected timing of payments of the cash flow for asset remediation or removal is expected to occur between 2031 and 2054 (2023 - 2031 and 2054) with the average occurring by 2046 (2023 - 2046).
- iii) Discount rate of 3.35% (2023 - 3.04%).
- iv) The inflation rate is based on the mid-point of the Bank of Canada's targeted inflation rate of 2.00% (2023 - 2.00%).

This provision is highly sensitive to the discount rate and inflation rate used. The following summarizes the effect on the ARO if there was a change in the rate used.

	<u>2024</u>		<u>2023</u>	
	<u>Discount Rate</u>	<u>Inflation Rate</u>	<u>Discount Rate</u>	<u>Inflation Rate</u>
1% increase	\$ (15,050)	\$ 21,959	\$ (16,358)	\$ 22,790
1% decrease	18,814	(17,375)	20,664	(18,020)



**NUNAVUT HOUSING CORPORATION**  
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**10. ASSET RETIREMENT OBLIGATIONS (continued)**

	2024	2023
Opening balance	\$ 86,794	\$ 89,029
Accretion expense	2,448	2,484
Asset write-downs	(72)	-
Revisions in estimated cash flows	(5,205)	(4,719)
Closing balance	<u>\$ 83,965</u>	<u>\$ 86,794</u>

**11. ADVANCE ON CONTRACT**

During the year, the Corporation entered into a contract which required payment upon signing of \$20,209 which will be transferred to tangible capital assets in future years according to the progress of work completed.

**12. CONTRACTUAL OBLIGATIONS**

The Corporation leases staff and public housing units and is committed to basic rental payments. The leases may contain escalation clauses for operating costs and property taxes, which may cause the payments to exceed the basic rental. The basic committed rental payments are as follows:

2025	\$ 39,619
2026	21,290
2027	8,577
2028	1,440
2029	1,133
2030 and thereafter	<u>83</u>
	<u>\$ 72,142</u>

The Corporation has contracted the construction of new housing of \$186,971 with expected completion dates up to December 2025.

The Corporation has committed to provide homeownership grants with expected disbursement of \$3,156 up to March 2026.

The Corporation has signed land leases for various lots throughout Nunavut which are for 30 years with an annual commitment of \$743 in addition to the amount stated for the above housing leases.

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**13. CONTRACTUAL RIGHTS**

Contractual rights are the rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. The Corporation's contractual rights arise because of contracts entered into for government transfers, leases of residential property and interest on portfolio investments. Certain CMHC transfers can be deferred with CMHC's approval if the Corporation has not incurred eligible expenditures.

<u>Contractual Rights</u>	<u>Expiry</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030 and Thereafter</u>
CMHC SHA	2037	\$14,397	\$13,892	\$12,744	\$11,525	\$ 9,776	\$ 37,532
CMHC NHS	2028	31,139	31,632	33,237	34,506	-	-
CMHC Housing Supply Challenge	2025	2,264	-	-	-	-	-
CMHC Co-Investment Fund	2025	6,069	-	-	-	-	-
GN residential property lease payments	2027	2,000	516	163	-	-	-
Interest income	2027	<u>601</u>	<u>312</u>	<u>83</u>	<u>-</u>	<u>-</u>	<u>-</u>
		<u>\$56,470</u>	<u>\$46,352</u>	<u>\$46,227</u>	<u>\$46,031</u>	<u>\$ 9,776</u>	<u>\$ 37,532</u>

**NUNAVUT HOUSING CORPORATION**  
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**14. TRANSFERS FROM GOVERNMENT OF CANADA**

	<u>2024</u>	<u>2023</u>
<b>Government funding - Operations</b>		
CMHC		
SHA - Administration	\$ 10,223	\$ 10,279
SHA - Minor capital	4,290	4,290
NHS - Administration	2,926	800
Co-Investment Fund	1,378	-
NHS - Minor capital	920	399
Tenant Education	550	-
Housing Supply Challenge	250	-
Social Infrastructure Fund (SIF)	84	-
Investment in Affordable Housing (IAH)	21	-
Inuit Non-Profit Housing Corporation (INPHC)	6	6
	<u>\$ 20,648</u>	<u>\$ 15,774</u>
	<u>2024</u>	<u>2023</u>
<b>Government funding - Capital</b>		
CMHC		
NHS	\$ 51,329	\$ 9,931
RHI 2.0	5,831	22,990
Co-Investment Fund	1,703	-
RHI 1.0	-	319
	<u>58,863</u>	<u>33,240</u>
CIRNAC		
Infrastructure funding	<u>30,000</u>	<u>30,000</u>
	<u>\$ 88,863</u>	<u>\$ 63,240</u>

Under the terms of a SHA with CMHC, the Corporation assumed full responsibility and liability for the management of public housing programs specified in the SHA.

During 2023 and 2024, the Corporation signed annual funding agreements with CIRNAC for expenditures related to infrastructure, including housing.

**NUNAVUT HOUSING CORPORATION**  
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**15. TRANSFERS FROM GOVERNMENT OF NUNAVUT**

	<u>2024</u>	<u>2023</u>
<b>Government funding - Operations</b>		
Operating and maintenance appropriation	\$ 257,244	\$ 237,543
Capital appropriation - minor capital	6,463	10,241
Services received without charge	2,247	2,146
Low Carbon Economy Fund	855	2,269
Inuit Language Funding	121	-
Renewable Energy Homeowner Program	22	73
	<u>\$ 266,952</u>	<u>\$ 252,272</u>
	<u>2024</u>	<u>2023</u>
<b>Government funding - Capital</b>		
Capital appropriation	<u>\$ 104,047</u>	<u>\$ 41,229</u>

**16. TRANSFERS FROM CITY OF IQALUIT**

	<u>2024</u>	<u>2023</u>
<b>Government funding - Capital</b>		
18 plex transferred to the Corporation without charge. The Corporation entered into a land lease on the transfer date.	<u>\$ 11,048</u>	<u>\$ -</u>

**17. FINANCIAL RISK MANAGEMENT**

The Corporation is exposed to certain risks as a result of holding financial instruments. There has been no change to the level of risk compared to prior year and no change in the methods and practices used to manage these risks. The Corporation has exposure to the following risks from its use of financial instruments.

**(a) Credit risk**

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. The Corporation is exposed to credit risk through its financial assets and the maximum exposure to credit risk is as follows:

	<u>2024</u>	<u>2023</u>
<b>Financial Assets:</b>		
Cash	\$ 227,453	\$ 192,828
Accounts receivable (net)	45,673	14,204
Portfolio investments	50,198	80,021
Mortgages receivable	1,125	1,235
Total financial assets	<u>\$ 324,449</u>	<u>\$ 288,288</u>

The credit risk associated with cash is minimized substantially by placing these assets in senior Canadian chartered banks and the Corporation monitors these assets.

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**17. FINANCIAL RISK MANAGEMENT (continued)**

**(a) Credit risk (continued)**

Concentration of credit risk is limited to amounts due from the Government of Nunavut and CMHC, which in aggregate represent 76% (2023 - 36%) of the net balances outstanding. To mitigate credit risk related to accounts receivable, the Corporation does regular follow up on their accounts receivable.

Accounts receivable are generally due in 30 days and depending on the terms and conditions of service, interest may be charged at the rate specified thereafter. The Corporation utilizes an allowance account for potential credit losses related to accounts receivable.

The aging analysis of accounts receivable is as follows:

	Current	Past due 31 - 365 days	Past due > 1 year	Total 2024	Total 2023
Tenants	\$ 1,026	\$ 6,094	\$ 45,040	\$ 52,160	\$ 47,693
Trade and other	7,554	729	4,568	12,851	10,137
Less: Allowance	-	(4,760)	(49,431)	(54,191)	(48,752)
	<u>\$ 8,580</u>	<u>\$ 2,063</u>	<u>\$ 177</u>	<u>\$ 10,820</u>	<u>\$ 9,078</u>

The above table excludes accounts receivable from related parties and CMHC. These balances are from other levels of government are not considered at risk for impairment.

Allowance for doubtful accounts:

	Tenant	Trade & Other	Total 2024	Total 2023
Balance, beginning of the year	\$ 45,346	\$ 3,406	\$ 48,752	\$ 44,791
Increase in the allowance account	4,454	985	5,439	3,961
	<u>\$ 49,800</u>	<u>\$ 4,391</u>	<u>\$ 54,191</u>	<u>\$ 48,752</u>

With respect to accounts receivable past due but not impaired, based on credit history and credit ratings, there are no indications that customers or tenants will not be able to meet their obligations.

Credit risk on portfolio investments arises from the possibility that the counter-party to the instrument fails to meet their obligations. In order to manage this risk, the Corporation only invests in high quality fixed income investments.

Mortgages receivable credit risk arises from the possibility that clients might be unable to fulfill their obligation under their mortgage contract. As the Corporation no longer issues new mortgages, credit risk is mitigated by performing regular follow-up on past due accounts.



**NUNAVUT HOUSING CORPORATION**  
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**17. FINANCIAL RISK MANAGEMENT (continued)**

**(b) Liquidity risk**

Liquidity risk is the risk that the Corporation will not be able to meet its short term financial obligations. To manage liquidity risk, the Corporation maintains adequate cash balances.

A maturity analysis of the Corporation's financial liabilities, is as follows (the contractual cash flows reported are undiscounted and include principal payments and finance charges):

	Carrying Amount	<b>Contractual Cash Flows</b>				
		2025	2026 to 2029	2030 to 2032	Total 2024	Total 2023
Accounts payable and accrued liabilities	\$60,456	\$ 60,456	\$ -	\$ -	\$60,456	\$80,162
CMHC Long-term debt	4,595	1,202	3,759	734	5,695	6,899
Capital lease obligations	171	162	14	-	176	344
	<u>\$65,222</u>	<u>\$ 61,820</u>	<u>\$ 3,773</u>	<u>\$ 734</u>	<u>\$66,327</u>	<u>\$87,405</u>

**NUNAVUT HOUSING CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
MARCH 31, 2024  
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**18. RELATED PARTY TRANSACTIONS**

The Corporation is related in terms of common ownership to all GN departments, agencies and territorial corporations. The Corporation enters into transactions with these entities in the normal course of business under terms and conditions similar to those with unrelated parties, with exception to services received without charge to which no consideration is exchanged. Related party balances receivable and payable are disclosed in Notes 4 and 7 respectively.

The effect of transactions where an exchange of financial consideration occurs with related parties on the Corporation's revenues and expenses are disclosed in the following table. Revenues presented are exclusive of transfers received from the GN, which are disclosed in Note 15.

	<u>2024</u>	<u>2023</u>
<b>Related party revenues</b>		
Government of Nunavut departments	\$ 4,543	\$ 3,266
Qulliq Energy Corporation	<u>143</u>	<u>42</u>
	<u><u>\$ 4,686</u></u>	<u><u>\$ 3,308</u></u>
<b>Related party expenses</b>		
Qulliq Energy Corporation	\$ 42,855	\$ 37,267
Petroleum Products Revolving Fund	27,993	28,039
Government of Nunavut departments	<u>1,459</u>	<u>2,657</u>
	<u><u>\$ 72,307</u></u>	<u><u>\$ 67,963</u></u>

In addition to the above, the Corporation incurred \$18 (2023 - \$150) in expenditures with entities related to members of key management personnel (President and CEO, Associate President, Vice Presidents, Senior Directors, Board of Directors), as well as close family members of key management personnel and entities that are controlled by key management personnel or their close family members.

**19. COMPARATIVE INFORMATION**

Certain comparative figures have been reclassified to conform to the current year's presentation.

**NUNAVUT HOUSING CORPORATION**  
**CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS**  
**FOR THE YEAR ENDED MARCH 31, 2024**  
(in thousands of dollars)

	Public Housing	Staff Housing	Capital Lease	Warehouses & Offices	Equipment & Leaseholds	Equity Land Lease	Total 2024	Total 2023
<b>Cost</b>								
Balance, opening	\$ 1,353,548	\$ 177,511	\$ 5,839	\$ 32,512	\$ 6,443	\$ 20,928	\$ 1,596,781	\$ 1,505,937
Transfer from construction in progress	30,712	(849)	-	845	-	-	30,708	96,397
Additions <sup>1</sup>	12,987	-	-	3,404	1,203	365	17,959	2,631
Transfers <sup>2</sup>	-	9,466	-	-	-	-	9,466	-
Disposals	-	-	(3,757)	-	(393)	-	(4,150)	-
Adjustments <sup>3,4</sup>	(5,076)	(8)	-	(124)	7,234	-	2,026	(4,719)
Write-downs	(2,127)	-	-	-	-	-	(2,127)	(3,465)
Balance, closing	<u>1,390,044</u>	<u>186,120</u>	<u>2,082</u>	<u>36,637</u>	<u>14,487</u>	<u>21,293</u>	<u>1,650,663</u>	<u>1,596,781</u>
<b>Accumulated Amortization</b>								
Balance, opening	\$ 653,378	\$ 55,981	\$ 5,629	\$ 15,953	\$ 4,152	\$ 4,587	\$ 739,680	\$ 696,032
Amortization	37,160	6,508	105	1,040	1,150	697	46,660	45,612
Write-downs	(1,435)	-	-	-	-	-	(1,435)	(1,964)
Disposals	-	-	(3,756)	-	(305)	-	(4,061)	-
Adjustments <sup>4</sup>	-	-	-	-	4,652	-	4,652	-
Balance, closing	<u>689,103</u>	<u>62,489</u>	<u>1,978</u>	<u>16,993</u>	<u>9,649</u>	<u>5,284</u>	<u>785,496</u>	<u>739,680</u>
<b>Construction in Progress</b>								
Balance, opening	24,236	40	-	9,138	-	-	33,414	68,393
Additions <sup>1</sup>	94,875	(801)	-	4,720	-	-	98,794	61,418
Transfers to in service	(30,712)	849	-	(845)	-	-	(30,708)	(96,397)
Balance, closing	<u>88,399</u>	<u>88</u>	<u>-</u>	<u>13,013</u>	<u>-</u>	<u>-</u>	<u>101,500</u>	<u>33,414</u>
<b>Net Book Value</b>	<u>\$ 789,340</u>	<u>\$ 123,719</u>	<u>\$ 104</u>	<u>\$ 32,657</u>	<u>\$ 4,838</u>	<u>\$ 16,009</u>	<u>\$ 966,667</u>	<u>\$ 890,515</u>

1. The tangible capital asset acquisitions presented in the Consolidated Statement of Cash Flow excludes an amount of \$13,703 (2023 - excludes an amount of \$13,138) in relation to the acquisition and construction of tangible capital assets that remain unpaid as at March 31, 2024, as well as an amount of \$11,048 (\$nil in 2023) for non-monetary transfers incurred during the year (Note 16).

2. Transfers include \$9,466 of costs transferred from Condominiums held for resale that will be used for staff housing (Note 5).

3. Asset retirement cost impact of revisions in estimated cash flows of the asset retirement obligations (Note 10), largely as a result of the change in discount rate during the year.

4. Equipment & Leaseholds were adjusted to include vehicles held by the LHOs.

**NUNAVUT HOUSING CORPORATION**  
**CONSOLIDATED SCHEDULE OF EXPENSES BY OBJECT**  
**FOR THE YEAR ENDED MARCH 31, 2024**  
(in thousands of dollars)

	Public housing program	Staff housing program	Corporate administration	Homeownership program	2024	2023
<b>Expenses</b>						
Water, sewer and garbage	\$ 64,804	\$ 4,436	\$ -	\$ -	\$ 69,240	\$ 69,072
Compensation and benefits	36,466	2,152	14,973	-	53,591	55,021
Leasing	7,384	43,044	-	-	50,428	48,374
Amortization	40,050	6,610	-	-	46,660	45,612
Power	40,061	1,794	67	-	41,922	36,414
Heating fuel	25,247	4,507	13	-	29,767	26,936
Demand and preventative maintenance	9,819	5,979	-	-	15,798	14,286
Repairs for modernization and improvements	8,784	139	-	-	8,923	10,418
Professional and special services	-	-	8,559	-	8,559	6,601
Bad debt	4,091	-	-	-	4,091	3,267
Homeownership grants and contributions	-	-	-	4,556	4,556	5,684
LHO administration	3,218	-	-	-	3,218	2,338
Miscellaneous	281	-	2,409	-	2,690	1,073
Accretion	2,444	4	-	-	2,448	2,484
Property taxes and land leases	1,335	324	556	-	2,215	5,665
Computer services	-	-	1,902	-	1,902	792
Agency fees	-	1,872	-	-	1,872	1,737
Travel and training	-	31	1,617	-	1,648	1,017
Office accommodations	-	-	1,582	-	1,582	1,494
Write-downs of tangible capital assets	711	-	3	-	714	1,501
Interest on long term debt with CMHC	372	19	-	-	391	454
Materials supplies and other	-	5	343	-	348	304
Communications	-	-	308	-	308	500
<b>Total expenses</b>	<b>\$ 245,067</b>	<b>\$ 70,916</b>	<b>\$ 32,332</b>	<b>\$ 4,556</b>	<b>\$ 352,871</b>	<b>\$ 341,044</b>

**Pension plans**

Total employer contributions to the Public Service Pension Plan of \$1,046 (2023 - \$1,068) and to the Northern Employee Benefits Services of \$1,153 (2023 - \$1,158) were recognized as an expense in the current year. Total employee contributions were \$1,038 and \$1,158 respectively (2023 - \$1,058 and \$1,158).







