

Report of the Auditor General of Canada
to the Legislative Assembly of Nunavut
Public Housing in Nunavut



**Independent Auditor's
Report | 2025**



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At a Glance



Overall message

The Nunavut Housing Corporation (NHC) is responsible for public housing in the territory's 25 communities. The NHC funds and oversees independent local housing organizations, which manage nearly 6,000 public housing units across the territory. The Government of Nunavut has acknowledged that the territory is facing a housing crisis. Nunavummiut face long delays before public housing units become available, and those in public housing often live in overcrowded housing units.

Part of the NHC's mandate is to provide equitable access to housing for Nunavummiut. To achieve this, the NHC created guidelines to allocate public housing to those applicants most in need. However, we found that its oversight of the public housing waitlists was poor and that it did limited monitoring of the allocation of units by local housing organizations. As a result, the NHC did not know whether units were being allocated across the territory to those most in need. It also did not assess the accessibility needs of adults 60 years of age or older and persons with disabilities in public housing.

The NHC did not monitor whether regular checks to assess the condition of public housing units were taking place and whether preventative maintenance was being done. Unit condition inspections of public housing units should happen every 2 years. However, as of March 2024, inspections were, on average, 6 years old. A lack of preventative maintenance can lead to unsafe living conditions and increased costs in the future.

To address the housing shortage, in October 2022, the Government of Nunavut and the NHC launched the Nunavut 3000 Strategy. The strategy aimed to build 3,000 housing units by 2030. Of these housing units, the NHC has committed to delivering 1,400 public housing units at an estimated cost of \$1.2 billion. The NHC faces challenges in meeting its public housing targets, including difficulties in securing land and uncertain future funding levels. We found that it did not clearly communicate its progress toward achieving its target.

Key facts and findings



- Based on the NHC's data, more than 60% of Nunavummiut rely on public housing, 45% of which is overcrowded.
- According to Statistics Canada's most recent census (2021), 84% of all Nunavummiut are Inuit. Inuit make up 97% of public housing tenants in Nunavut.
- The NHC's almost 6,000 public housing units across Nunavut's 25 communities represent 57% of all housing in Nunavut.
- Statistics Canada's 2021 census data showed that about one third of Inuit in Nunavut indicated that they were living in housing in need of major repairs.
- According to the NHC, almost 1,900 of the approximately 6,000 public housing units it managed were built over 40 years ago.
- The NHC did not monitor whether preventative maintenance of public housing was completed. From our sample, we found that about one third of the public housing units had no preventative maintenance completed.

See [Recommendations and Responses](#) at the end of this report.

Table of Contents

Introduction	1
Background	1
Findings and Recommendations	6
The Nunavut Housing Corporation did not provide equitable access to suitable public housing	6
The NHC did not monitor whether point-rating systems used to allocate public housing units followed its guidance	6
Limited monitoring by the NHC of whether public housing units were allocated equitably.....	7
Poor oversight of public housing waitlists.....	8
Accessibility needs not assessed	10
The Nunavut Housing Corporation did not effectively manage the condition of its public housing inventory	11
Ineffective information systems to manage public housing inventory	11
The NHC did not monitor whether preventative maintenance of public housing was completed.....	13
The Nunavut Housing Corporation was not clear in its communication on progress and faces challenges to meet its targets under the Nunavut 3000 Strategy	15
Communication on progress against Nunavut 3000 Strategy targets was not clear.....	16
The NHC faces challenges to meet its public housing targets under the Nunavut 3000 Strategy by 2030.....	19
Conclusion	20
About the Audit	21
Recommendations and Responses	26
Appendix—Text Descriptions of Exhibits	35

Introduction

Background

Housing in Nunavut

1. Nunavut is facing a severe housing crisis. The high costs associated with home ownership, the limited availability of affordable housing, and the overall socio-economic challenges Nunavummiut face, such as low incomes, make it difficult for many to own homes or be able to afford housing without being subsidized. Over 60% of Nunavummiut rely on public housing—that is, subsidized housing provided to tenants based on their income and ability to pay rent. According to Statistics Canada’s most recent census (2021), 84% of Nunavummiut are Inuit. Inuit make up approximately 97% of public housing tenants in Nunavut.
2. According to Statistics Canada’s 2021 census data, about one third of Inuit in Nunavut live in homes requiring major repairs. Major repairs include defective plumbing or electrical wiring, or dwellings needing structural repairs to walls, roofs, floors, or ceilings. Furthermore, the same census data showed that about one third of Nunavummiut live in dwellings lacking enough bedrooms for those living in the housing unit. Many public housing units are overcrowded ([Exhibit 1](#)).

Exhibit 1—Many Nunavummiut rely on overcrowded public housing

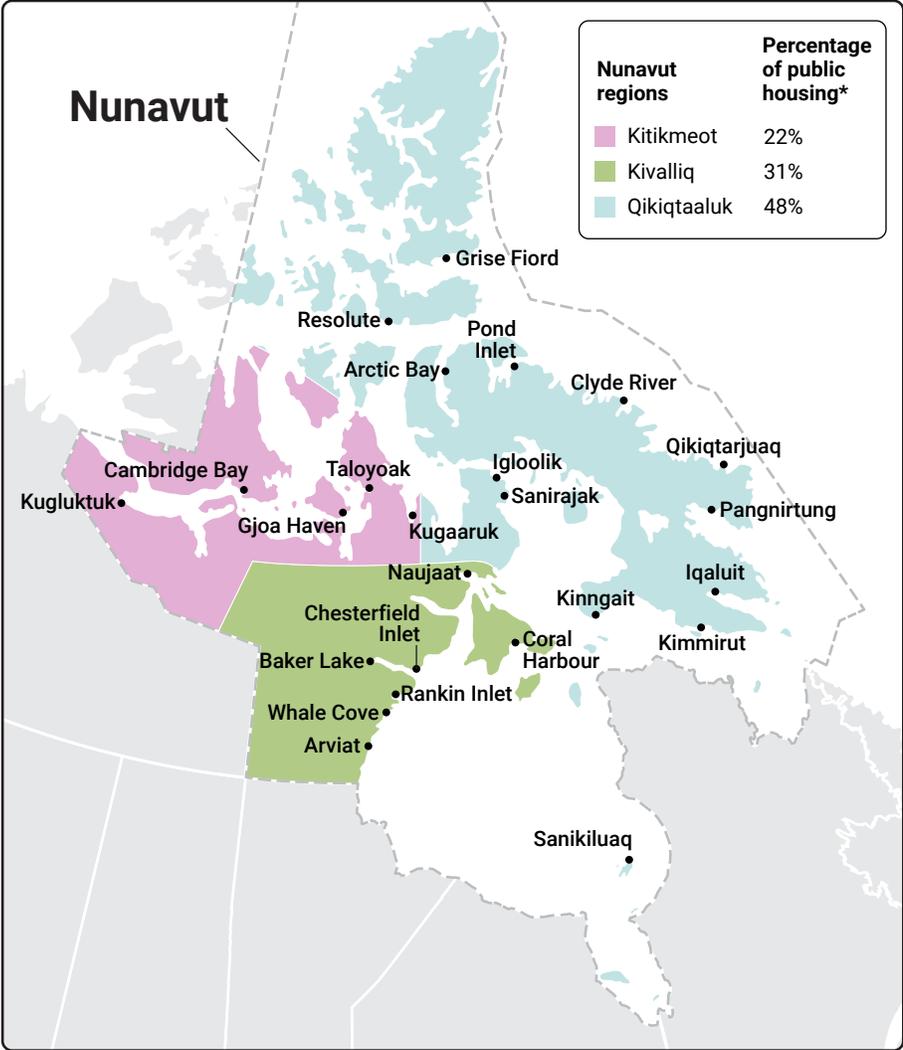


Source: Based on data from the Nunavut Housing Corporation

[Read the Exhibit 1 text description](#)

3. Nunavut’s climate, socio-economic context, and geography present complex challenges for the construction and management of housing, leading to high construction, maintenance, and operating costs. The Nunavut Housing Corporation (NHC) manages public housing units across 25 communities dispersed over 3 regions covering 1.9 million square kilometres (Exhibit 2). Each of the territory’s communities is accessible only by air, with the ability to receive supplies, such as construction materials, by sea only some months of the year.

Exhibit 2—Public housing in regions and communities across Nunavut



* Based on data as of 31 March 2024. Numbers do not add up to 100% due to rounding.
Source: Based on data from the Nunavut Housing Corporation

[Read the Exhibit 2 text description](#)

4. In October 2022, the Government of Nunavut and the NHC launched the Nunavut 3000 Strategy, also called Igluliuqatigiingniq (“Building Houses Together”). This strategy set out to increase the territory’s housing supply with an additional 3,000 housing units by 2030.

5. The strategy is collaborative, involving many partners, including the Government of Nunavut, the federal government, and Inuit and private sector organizations. The NHC signed a 10-year partnership agreement with an Inuit-owned construction company to support the NHC’s goal to deliver 1,400 public housing units by 2030.

6. In 2008, we reported the results of an [audit focused on public housing in Nunavut](#). That audit found that the NHC did not adequately monitor the maintenance of public housing units and the overall condition of its housing portfolio. The audit also found that the NHC did not sufficiently monitor local housing operations in Nunavut’s communities.

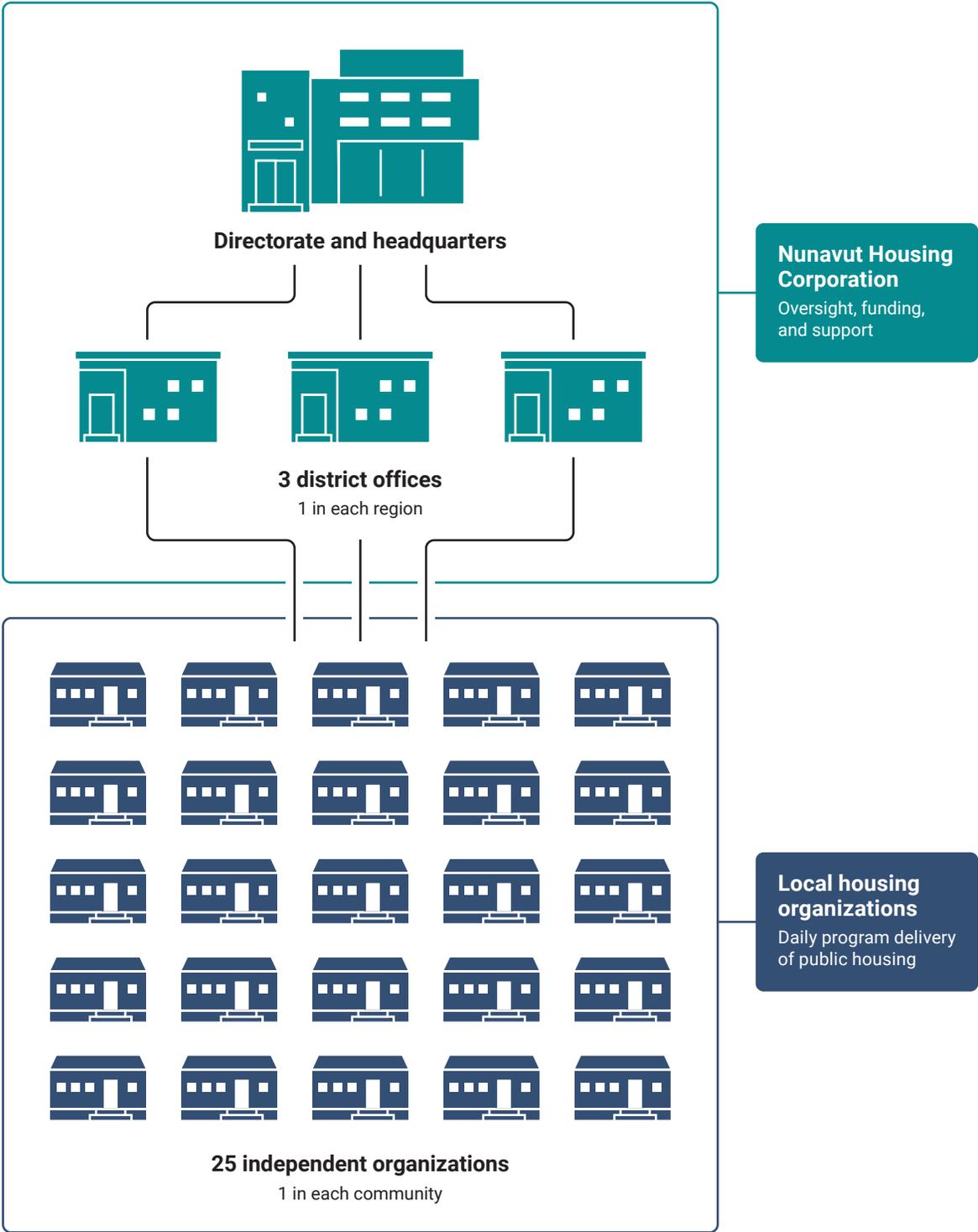
Roles and responsibilities

7. Established in 2000 under the [Nunavut Housing Corporation Act](#), the NHC is a public agency of the Government of Nunavut. The NHC’s mandate is to create, coordinate, and administer housing programs to provide fair access to a range of affordable housing options to families and individuals in Nunavut.

8. The NHC manages public housing in collaboration with local housing organizations (LHOs), which are in place in each of the territory’s 25 communities ([Exhibit 3](#)). LHOs are independent organizations with their own bylaws and include both local housing associations and local housing authorities. While most LHOs are housing associations formed under the [Societies Act](#), there are 6 communities with local housing authorities that are incorporated under the Nunavut Housing Corporation Act. The NHC has entered into a management agreement with each of the LHOs. LHO responsibilities include receiving and assessing public housing applications, maintaining the public housing waitlist, allocating public housing units, collecting rent from tenants, and maintaining and modernizing units in accordance with the NHC’s policies and procedures.

9. The NHC, through its headquarters, directorate, and 3 district offices (1 in each of the territory’s regions), is responsible for regularly monitoring and assessing the operations of LHOs to ensure that they deliver the NHC’s public housing program effectively and in accordance with established policies and procedures provided by the NHC. The NHC funds, supports, and oversees these independent service delivery partners.

Exhibit 3—The governance structure for oversight and management of public housing in Nunavut



Source: Based on data from the Nunavut Housing Corporation

[Read the Exhibit 3 text description](#)

10. As of 31 March 2024, the NHC's portfolio of almost 6,000 public housing units was valued at \$789.3 million. Most of the funding for operational and capital expenses of the public housing program comes from the Government of Nunavut and the Government of Canada. The NHC's operating expenditures for managing and maintaining its inventory of public housing from 2021–22 to 2023–24 were, on average, about \$238 million per year. The NHC's capital expenditures for its public housing units for the same period were an average of \$81 million per year.

What we audited

11. **Objective.** This audit focused on whether the NHC provided Nunavummiut with equitable access to suitable public housing and managed the adequacy of its public housing inventory for Nunavummiut:

- **Equitable access.** The NHC's approach to equitable access is through its point-rating system guidance, which directs communities to prioritize the allocation of public housing units based on certain defined criteria, such as affordability, adequacy, and suitability.
- **Suitability.** The NHC defines suitability as housing that has enough bedrooms for the size and makeup of the household, according to the National Occupancy Standard. The standard provides a common reference point as to how many people a given dwelling unit can accommodate given the number of bedrooms.
- **Adequacy.** The NHC defines adequacy as a dwelling not requiring major repairs. Major repairs could include repairs to remedy no hot and cold running water, no indoor flushing toilet, or no bath or shower.

12. **Why this audit matters.** Providing equitable access to suitable and adequate public housing to those most in need is fundamental to the security and well-being of Nunavummiut. The lack of proper housing can lead to serious impacts, such as homelessness, addictions, health problems, and increased levels of domestic violence.

13. More details about the audit objective, scope, approach, and criteria are in [About the Audit](#) at the end of this report.

Findings and Recommendations

The Nunavut Housing Corporation did not provide equitable access to suitable public housing

Why this finding matters

14. This finding matters because without an equitable system for allocating suitable public housing, those most in need may not be prioritized. This is especially important in Nunavut, where there is not enough public housing to meet demand.

The NHC did not monitor whether point-rating systems used to allocate public housing units followed its guidance

Findings

15. To facilitate equitable access to housing, the Nunavut Housing Corporation (NHC) created guidelines for all local housing organizations (LHOs) to develop point-rating systems for assessing applications for public housing units. Properly applying these systems should result in applicants with the greatest need receiving the most points. According to the NHC's guidelines, when a public housing unit becomes available in a community, the applicant with the most points should then be prioritized for the unit.

16. Under the NHC's guidelines, the core categories for awarding points were as follows:

- **Affordability.** Points were based on whether the applicant spent over 30% of their gross household income on housing, with a higher number of points awarded as the percentage of income spent on housing increased.
- **Suitability.** Points were based on the number of bedrooms to which the applicant's household was entitled, based on the National Occupancy Standard, with a higher number of points awarded as the number of bedrooms needed increased.
- **Adequacy.** Points were based on the physical condition of the applicant household's current accommodation, with a higher number of points awarded to applicants living in accommodations in worse physical condition.

17. We found that the NHC did not monitor whether the 25 community point-rating systems were consistent with the NHC's guidance on point-rating system design. We reviewed each point-rating

system and found that each one was inconsistent with the NHC's guidance. While variation was permitted in the point-rating systems to account for a community's specific needs, there was variation in the core categories of affordability, suitability, and adequacy in the communities from 2 of the 3 regions; these core categories should have been standard in all communities.

18. For example, we found that the point-rating systems for all communities in 1 region did not award any points for affordability. This may have negatively affected applicants in greater financial need. Furthermore, the point-rating systems in all but 1 community in this region did not limit the points allocated to an applicant based on the applicant's length of time on the waitlist, despite the NHC's guidelines stipulating a maximum number of points for this criterion. As a result, these communities' point-rating systems prioritized those who had been waiting the longest, which would have reduced the impact of other factors in the point-rating systems, such as household income.

Recommendation

19. The Nunavut Housing Corporation should monitor local housing organizations regularly to ensure that its guidance related to point-rating systems is followed and implemented.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

Limited monitoring by the NHC of whether public housing units were allocated equitably

Findings

20. The NHC is required to review and verify all public housing unit allocations, after the decision is made by the respective LHO Board of Directors and before a tenant is notified, to ensure equitable access to public housing. While we found that the NHC did review some of the allocation recommendations made to the LHO Boards of Directors, overall, it did not meet the requirement to review and verify all allocations for the period under audit.

21. We also found that the NHC did not maintain a record of all the public housing unit allocations that had been made by the LHOs. Therefore, the NHC could not demonstrate that the public housing units were given in an equitable manner and to those who needed them most.

22. We attempted to examine whether applicants with the highest number of points were allocated public housing units across the territory, but we were unable to do so given the lack of available data. This is

concerning considering that more than 15 years ago, our [audit of public housing in Nunavut](#) recommended that the NHC ensure that allocation decisions followed its own policies and were documented.

23. We also found that the NHC did not provide clear guidance to LHOs related to equitably allocating units to existing tenants who request a change in public housing unit for various reasons (such as overcrowding). The NHC's guidance did not clearly indicate whether and how LHOs should prioritize existing tenants over new applicants or how to assess and prioritize tenant transfer requests. We found inconsistencies in how the tenant transfers were assessed and prioritized by the different LHOs.

Recommendation

24. The Nunavut Housing Corporation should monitor and maintain a record of all allocations of public housing units to applicants and take corrective actions if it identifies allocations that are not equitable, transparent, or in accordance with its policies.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

Recommendation

25. The Nunavut Housing Corporation should develop and communicate clear guidance to the local housing organizations to assist them in assessing and prioritizing between existing tenants requesting transfers and new applicants to ensure that public housing units are being equitably allocated to both groups.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

Poor oversight of public housing waitlists

Findings

26. Eligible applicants were placed on a waitlist in order to be granted access to public housing units. The NHC was responsible for reviewing and verifying the public housing waitlists of the 25 communities. NHC officials told us that they reviewed these waitlists on a monthly or quarterly basis. However, in examining the most recent fiscal year within our audit period (2023–24), we found that the

NHC could not provide evidence to show that it reviewed these waitlists on a monthly or quarterly basis. The NHC informed us that its review of waitlists may have been done verbally with the LHOs.

27. We found that there were 25 public housing waitlists, 1 for each community, which were spreadsheets maintained by the LHOs. We also found that the waitlists were not standardized across the territory and that the information collected on applicants was inconsistent, such as data on **elders**¹ and persons living with disabilities. Therefore, the NHC was limited in its ability to consolidate and analyze this information. This consolidation is important so that the NHC can have information on the demand for public housing across the territory, including accessibility needs.

28. We found that as of 31 March 2024, only 13 of the 25 public housing waitlists contained data on elder applicants. Furthermore, these 13 waitlists did not track the information on elders in a consistent way, making it difficult to consolidate the total number of elders waiting for public housing. This matters because the NHC's mandate is to provide equitable access to public housing. Furthermore, its 2023–2026 Business Plan prioritized the accommodation of elders so that they could more easily age in place in accessible homes.

29. We also found that waitlists contained limited information on applicants living with disabilities. As a result, the NHC was unable to determine the demand for accessible public housing for persons with disabilities and how long these applicants had been waiting for public housing units. Without this information, the NHC did not know the demand for accessibility modifications, such as ramps, and how it could better address the needs of those with disabilities.

30. Based on the information that was available on the waitlists, we found that the total number of applicants increased from 3,123 in March 2023 to 3,348 in March 2024. During that period, the average time applicants had been on the waitlist increased by almost 4 months. Our analysis of the waitlists as of 31 March 2024 found that the applicants had been on the waitlist for an average of 4.5 years. However, we were unable to determine how long it took for those on the waitlist to be allocated a public housing unit due to the lack of data on unit allocations.

Recommendation

31. The Nunavut Housing Corporation should develop a standardized approach to collecting and analyzing public housing waitlist information and ensure that it is implemented in every

¹ **Elder**—A resident of Nunavut who is 60 years or older.

Source: Nunavut Housing Corporation

community. The information should include data to capture public housing needs, including information on elders and persons requiring accessibility modifications.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

Accessibility needs not assessed

Findings

32. We found that the NHC did not assess the accessibility needs related to public housing for elders and persons living with disabilities. For example, the NHC did not monitor, keep track of, or analyze accommodation requests from elders or persons living with disabilities or monitor how LHOs were managing these requests.

33. We found that the NHC did not have a tracking system in place to record which of its public housing units were accessible across the territory. While each district office had a separate document that indicated which units were accessible in its region, this information was tracked manually, was inconsistent across the district offices, and was not integrated into the NHC's inventory systems.

34. The NHC's 2023–24 study on Nunavut's housing needs identified a growing need for increased public housing units geared toward elders (which the study defined as aged 65 years or older) and persons with disabilities. However, the NHC did not identify as part of this study how many accessible public housing units it needed to build or where these units should be built. We found that the NHC did not have plans on how to address the accessibility needs of Nunavummiut living in public housing.

Recommendation

35. The Nunavut Housing Corporation should conduct a needs assessment focusing on elders and persons living with disabilities. It should use this information to plan modifications to current public housing units; plan for future builds, including where they are to be located; and ensure that these units are allocated accordingly.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

Recommendation

36. The Nunavut Housing Corporation should determine which public housing units meet the accessibility needs of elders and persons with disabilities and should integrate this information into its inventory system.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

The Nunavut Housing Corporation did not effectively manage the condition of its public housing inventory

Why this finding matters

37. Effective management of the condition of the Nunavut Housing Corporation's (NHC's) public housing inventory enables the NHC to identify the adequacy of its public housing units, plan for funding needed, and manage risks related to poor housing conditions. This is important because housing conditions can impact the health and well-being of Nunavummiut as well as impact the long-term sustainability of the NHC's public housing inventory. According to the NHC, almost 1,900 of the approximately 6,000 public housing units it managed were built over 40 years ago.

Ineffective information systems to manage public housing inventory

Findings

38. We found that the NHC did not have effective information systems to manage its public housing inventory. The NHC maintained several separate information systems, including spreadsheets, to track key information on its public housing inventory. This included information such as

- date built
- unit condition rating
- maintenance activities
- lease information
- value of the property

39. These systems were not integrated. While the NHC was able to provide an inventory listing of the public housing units under its management, the NHC did not assign a unique number or identifier to each public housing unit to be used across information systems. Therefore, the NHC was unable to consolidate and track key information on each of its public housing units and ensure data integrity.

40. An example of an ineffective system was the NHC's Home Inspection Program system, which was used to track public housing unit condition ratings. A unit condition rating is determined following an inspection of the physical condition and functional performance of a housing unit. The condition ratings are key to maintenance planning, forecasting, and identifying preventative maintenance or the need for immediate repairs. It is also important because one of the factors used in calculating the rent a tenant pays is the condition of the unit. Tenants that live in public housing units with a condition rating that is lower than the community's average are supposed to pay reduced rent.

41. The data on housing condition ratings in the Home Inspection Program system had to be manually entered into the separate system used to calculate rent. We examined a representative sample of 51 public housing units and found that for 32 of the units (63%), the condition rating in the system used to calculate rent did not match the latest unit condition rating found in the Home Inspection Program system. This means that for the majority of units in our sample, tenants may have been paying more or less rent than they should have had the unit condition rating been updated.

42. The NHC informed us that the Home Inspection Program system had problems with functionality, particularly due to bandwidth and connectivity limitations in communities. The system was retired in March 2024 and had not been fully replaced during the audit period. Since the system was retired, unit condition inspections were not completed.

43. Furthermore, we found that the system used to monitor the maintenance of public housing units did not facilitate effective and efficient monitoring. The system was designed to maintain only 1 fiscal year of data and did not provide real-time information. Additionally, the annual data from this system was contained in 25 separate databases, one for each local housing organization (LHO), without the ability to consolidate the information, identify multi-year trends, or plan and budget for future maintenance.

44. At the time of our audit, the NHC was rolling out a new cloud-based system to track its public housing inventory, as well as its maintenance activities. The NHC explained that this new system is to replace the recently retired system for unit condition inspections, as well as the system the NHC was using to track maintenance. The NHC expected to complete the implementation of key modules including preventative maintenance in the 2025–26 fiscal year.

Recommendation

45. The Nunavut Housing Corporation should ensure that the new cloud-based system being implemented includes comprehensive and integrated information on its public housing inventory to enable effective management of its public housing units and informed decision making.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

The NHC did not monitor whether preventative maintenance of public housing was completed

Findings

46. Preventative maintenance includes regular inspections, servicing, and adjustments to identify and address potential issues before they lead to costly repairs. The LHOs are responsible for conducting preventative maintenance on public housing units, and the NHC is responsible for monitoring the LHOs' maintenance activities.

47. We found that the NHC did not enforce the requirement for the LHOs to submit their annual plans or the semi-annual progress reports against those plans. An annual plan was to be developed by each LHO outlining the operational objectives for the year, including maintenance and repairs, as well as its budget and spending targets. The NHC is responsible for reviewing these annual plans and semi-annual progress reports; however, it did not request any for the period under audit. As a result, the NHC did not monitor repair and maintenance activities, including preventative maintenance.

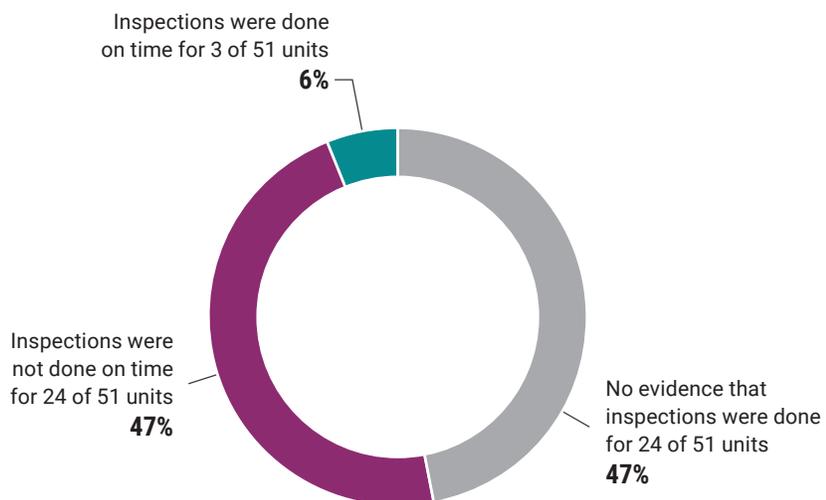
48. We examined a representative sample of 51 public housing units from the total population and their related maintenance records for the 2023–24 fiscal year to determine what the NHC would have found if they had monitored whether preventative maintenance was being completed.

49. We found that 15 (29%) of public housing units in our sample had no preventative maintenance completed. This is concerning because all units should have had at least 1 preventative maintenance activity completed and documented annually (for example, testing smoke detectors). For the remaining 36 units (71%) in our sample, while some preventative maintenance activities were carried out, only about a half of those activities were documented as completed.

50. The NHC's maintenance program requires LHOs to conduct a unit condition inspection on each public housing unit every 2 years as part of its preventative maintenance program. A unit condition inspection assesses the physical condition and functional performance of a housing unit. We found that unit condition inspections were not being conducted as required. We analyzed the dates of the latest unit condition inspections of all of the public housing units in the Home Inspection Program system as of 31 March 2024 and found that the unit condition inspections were conducted, on average, 6 years ago.

51. We examined the available data in the recently retired Home Inspection Program system for the same representative sample of 51 public housing units to determine whether the unit condition inspections were done on time. We found that as of 31 March 2024, 48 (94%) of unit condition inspections either were not supported with evidence of being done (47%) or were not done on time (47%) ([Exhibit 4](#)).

Exhibit 4—Only 6% of unit condition inspections from our sample were done between the period 1 April 2022 and 31 March 2024



Note: Based on the examination of a representative sample of 51 units to determine whether the unit condition inspections were done on time.

Read the Exhibit 4 text description

52. Maintaining heat recovery ventilators (HRVs) is a part of preventative maintenance. HRVs can improve air quality, control humidity, and prevent moisture buildup and mould. We found that the NHC did not track the preventative maintenance completed on the HRVs of its public housing units. The NHC was unable to produce a listing of its public housing units with HRVs. This is concerning given that our [2018 audit report on climate change in Nunavut](#) found that the NHC was not carrying out maintenance of its HRVs as required by its procedures.

53. We also found that the NHC did not have up-to-date information about mould levels for the majority of its public housing inventory. The NHC poorly monitored the mould remediation needed or completed in its public housing units. We found that this information, tracked by the NHC in a spreadsheet, was inconsistent and incomplete. This is a concern because mould can pose health risks. Health Canada reported that people living in homes with mould and damp conditions were more likely to have health issues, such as eye, nose, and throat irritation and wheezing and shortness of breath.

Recommendation

54. The Nunavut Housing Corporation should enforce the requirement for the local housing organizations to submit their annual plans and semi-annual progress reports. It should review these annual plans and the semi-annual progress reporting against them.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

Recommendation

55. The Nunavut Housing Corporation should monitor, and document its monitoring of, preventative maintenance throughout the territory, including unit condition inspections, mould, and heat recovery ventilators, to ensure that housing units are adequately maintained.

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

The Nunavut Housing Corporation was not clear in its communication on progress and faces challenges to meet its targets under the Nunavut 3000 Strategy

Why this finding matters

56. Providing public housing to address the growing housing crisis in Nunavut is a key priority of the Government of Nunavut. Challenges related to public housing in the territory have existed for decades and have resulted in many Nunavummiut living in conditions that have negative impacts on their health, safety, and social well-being.

Communication on progress against Nunavut 3000 Strategy targets was not clear

Findings

57. The members of the sixth Legislative Assembly of Nunavut were elected in October 2021. In March 2022, the sixth Legislative Assembly of Nunavut tabled its mandate: *Katujjiluta*. This mandate committed to adding at least 1,000 units to the territory. In October 2022, the Nunavut 3000 Strategy was launched, outlining the territory's goal of adding 3,000 housing units by 2030. The Nunavut Housing Corporation (NHC) used the strategy to support the government in meeting its commitment to increase the number of housing units in the territory. As such, the 3,000 housing units to be delivered under the strategy include the 1,000 units committed to under the government's mandate. In effect, the strategy added 2,000 housing units to the 1,000 units already promised by the government.

58. The 3,000 housing units to be delivered under the Nunavut 3000 Strategy included 1,400 public housing units to be delivered by the NHC ([Exhibit 5](#)). The NHC estimated that it would cost approximately \$1.2 billion to deliver these public housing units.

Exhibit 5—Public housing units to be delivered under the Nunavut 3000 Strategy by community

Community	Public housing targets established by the Nunavut Housing Corporation
Arctic Bay	50
Arviat	166
Baker Lake	76
Cambridge Bay	50
Chesterfield Inlet	14
Clyde River	16
Coral Harbour	45
Gjoa Haven	50
Grise Fiord	6
Igloolik	80
Iqaluit	284
Kimmirut	12

Community	Public housing targets established by the Nunavut Housing Corporation
Kinngait	70
Kugaaruk	22
Kugluktuk	41
Naujaat	51
Pangnirtung	48
Pond Inlet	33
Qikiqtarjuaq	20
Rankin Inlet	132
Resolute Bay	21
Sanikiluaq	12
Sanirajak	22
Taloyoak	60
Whale Cove	30
Total	1,411

Source: Based on data from the 2022 & 2023 Nunavut 3000 Progress Report, Nunavut Housing Corporation

59. The NHC's 2022 & 2023 Nunavut 3000 Progress Report indicated that the NHC had completed 103 public housing units in 2022–23. Since then, as of 31 December 2024, the NHC's records showed that this number had increased to 221 in 2022–23. We found that the construction of these 221 units was started before the strategy was launched and before the government's mandate commitment to add 1,000 housing units to the territory. Given that the NHC counted the 221 public housing units as part of the 1,400 public housing units committed to under the strategy, the remaining number of public housing units to be delivered was 1,179. We found that the NHC did not clearly communicate in the strategy that it would be counting units that started prior to the strategy's launch.

60. Furthermore, we found that the established targets for public housing outlined in the strategy were based on the number of new housing units started each year and not the number of units completed. This means that the targets did not reflect how many units would be ready for occupancy in a given year. For 2023–24, while the NHC reported that it met its annual target of 150 new public housing units,

only 18 (12%) of those units were ready for occupancy, and 132 (88%) units were still under construction at the end of our audit period ([Exhibit 6](#)).

Exhibit 6—Since the Nunavut 3000 Strategy was launched in October 2022, 18 public housing units had been started and completed as of 31 December 2024

Community	Construction started in the 2023–24 fiscal year and in progress	Construction started in the 2023–24 fiscal year and completed
Arctic Bay	20	0
Arviat	20	0
Baker Lake	20	0
Cambridge Bay	12	0
Chesterfield Inlet	0	0
Clyde River	0	0
Coral Harbour	0	0
Gjoa Haven	20	0
Grise Fiord	0	0
Igloolik	0	0
Iqaluit	0	18
Kimmirut	0	0
Kinngait	0	0
Kugaaruk	0	0
Kugluktuk	0	0
Nauyasat	0	0
Pangnirtung	0	0
Pond Inlet	0	0
Qikiqtarjuaq	0	0
Rankin Inlet	20	0

Community	Construction started in the 2023–24 fiscal year and in progress	Construction started in the 2023–24 fiscal year and completed
Resolute Bay	0	0
Sanikiluaq	0	0
Sanirajak	0	0
Taloyoak	20	0
Whale Cove	0	0
Total	132	18

Note: No construction was started between the launch of the Nunavut 3000 Strategy in October 2022 and 31 March 2023.

Source: Based on data from the Nunavut Housing Corporation

61. After our audit period, the NHC published details on its progress against construction targets through a downloadable report made available on its website. The report included information on completed units and units under construction based on building permits and occupancy permits. It indicated that progress against its targets included units that were under construction or completed since November 2021, which was the start of the sixth Legislative Assembly of Nunavut. However, unlike the 2022 & 2023 Nunavut 3000 Progress Report, this recent report did not provide details on progress by housing type. Progress on all residential housing units was combined, making it difficult to determine the status of public housing units started and completed versus other types of housing, such as staff housing.

62. We also found that the NHC identified factors to determine the number of public housing units to be built in each community under the strategy, such as waitlists, population, and density. However, the NHC was unable to demonstrate how these factors weighed into the determination of the number of public housing units to be built in each community.

The NHC faces challenges to meet its public housing targets under the Nunavut 3000 Strategy by 2030

Findings

63. NHC officials informed us of several factors impacting construction in the territory, including a lack of qualified personnel, such as those in the trades, and issues with developing land to prepare it for construction. We found that the NHC had secured land for its public housing unit targets up to 2024–25. NHC officials informed us

that during our audit period, they were still working on securing land for 2025–26 and recognized that securing land would become an issue in future years.

64. In order to fund the construction of the 1,400 public housing units by 2030, the NHC needs to rely on the annual capital funding provided by the Government of Nunavut. In addition, capital funding for the construction of public housing units is provided by the Government of Canada. However, a major funding agreement with the federal government will end after the 2027–28 fiscal year. Given that the number of public housing units that the NHC can construct is directly affected by the funding available, the NHC is at risk of not meeting its construction targets. NHC officials explained to us that based on the NHC's projections, current funding levels will need to be increased by the 2026–27 fiscal year in order to meet its construction targets.

Recommendation

65. The Nunavut Housing Corporation should clearly and publicly report its progress toward its public housing construction targets under the Nunavut 3000 Strategy on a regular basis. This regular progress reporting should outline

- how it is measuring progress
- the number of units started by year and the extent of progress toward completion
- the number of completed units by year
- the rationale for any future adjustments to the number of public housing units to be constructed in each community

The corporation's response. Agreed.

See [Recommendations and Responses](#) at the end of this report for detailed responses.

Conclusion

66. We concluded that the Nunavut Housing Corporation did not provide Nunavummiut with equitable access to suitable public housing and did not manage the adequacy of its public housing inventory for Nunavummiut.

About the Audit

This independent assurance report was prepared by the Office of the Auditor General of Canada on public housing in Nunavut. Our responsibility was to provide objective information, advice, and assurance to assist the Legislative Assembly of Nunavut in its scrutiny of the government's management of resources and programs and to conclude on whether the public housing program complied in all significant respects with the applicable criteria.

All work in this audit was performed to a reasonable level of assurance in accordance with the Canadian Standard on Assurance Engagements (CSAE) 3001—Direct Engagements, set out by the Chartered Professional Accountants of Canada (CPA Canada) in the CPA Canada Handbook—Assurance.

The Office of the Auditor General of Canada applies the Canadian Standard on Quality Management 1—Quality Management for Firms That Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements. This standard requires our office to design, implement, and operate a system of quality management, including policies or procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

In conducting the audit work, we complied with the independence and other ethical requirements of the relevant rules of professional conduct applicable to the practice of public accounting in Canada, which are founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality, and professional behaviour.

In accordance with our regular audit process, we obtained the following from entity management:

- confirmation of management's responsibility for the subject under audit
- acknowledgement of the suitability of the criteria used in the audit
- confirmation that all known information that has been requested, or that could affect the findings or audit conclusion, has been provided
- confirmation that the audit report is factually accurate

Audit objective

The objective of this audit was to determine whether the Nunavut Housing Corporation (NHC) provided Nunavummiut with equitable access to suitable public housing and managed the adequacy of its public housing inventory for Nunavummiut.

Scope and approach

The audit included an examination of the NHC's provision of equitable access to suitable public housing and an examination of the management of public housing adequacy. We also examined the NHC's progress toward its target to construct 1,400 public housing units by 2030 as outlined in the Nunavut 3000 Strategy.

The audit team reviewed and analyzed key documentation, including the Nunavut 3000 Strategy, needs assessments, risk and gap analyses, funding documentation, NHC manuals and guidelines, management agreements between the NHC and local housing organizations (LHOs), and relevant NHC policies. We also interviewed NHC officials from the NHC's headquarters, directorate, and district offices, as well as LHO representatives, hamlet officials, construction partners, Inuit organizations, and community leaders. Furthermore, we examined data and related databases that the NHC used to manage its public housing stock, such as its inventory listing, waitlists, inspection reports, and condition ratings.

Where representative sampling was used, samples were sufficient in size to conclude on the sampled population with a confidence level of no less than 90% and a margin of error of no greater than plus 10%. Specifically, from the NHC's public housing inventory, we selected a sample of 51 units out of 5,950 public housing units.

We did not examine the NHC's management of housing types other than public housing (such as staff housing). We also did not examine the procurement process and related contracts for new housing construction, the quality of any housing unit maintenance activities or inspections, or the determination of whether the NHC complied with the terms and conditions of funding agreements with the federal government. Furthermore, we did not audit the LHOs. Information we reviewed related to the LHOs was provided by the NHC.

Criteria

We used the following criteria to conclude against our audit objective:

Criteria	Sources
<p>The Nunavut Housing Corporation monitors whether suitable public housing units are allocated to Nunavummiut in an equitable and transparent manner.</p>	<ul style="list-style-type: none"> • Management agreements between the Nunavut Housing Corporation and local housing organizations • 2021–2022 Annual Report, Nunavut Housing Corporation • 2022–2023 Annual Report, Nunavut Housing Corporation • Ministerial mandate letters, 2022 and 2023 • Inuit Societal Values, Inuit Qaujimagatuqangit • Rent Scale Procedures Manual, Nunavut Housing Corporation, 2021 • Tenant Relations Manual, Nunavut Housing Corporation, 2015 • Igluliuqatigiingniq “Building Houses Together” Nunavut 3000, Nunavut Housing Corporation • 2022–2026 Business Plan, Nunavut Housing Corporation • 2023–2026 Business Plan, Nunavut Housing Corporation • 2024–2026 Business Plan, Nunavut Housing Corporation • National Occupancy Standard, Canada Mortgage and Housing Corporation • Reclaiming Power and Place: The Final Report of the National Inquiry Into Missing and Murdered Indigenous Women and Girls, Volume 1b • United Nations Declaration on the Rights of Indigenous Peoples
<p>The Nunavut Housing Corporation addresses the accessibility needs of elders and persons living with disabilities.</p>	<ul style="list-style-type: none"> • Igluliuqatigiingniq “Building Houses Together” Nunavut 3000, Nunavut Housing Corporation • 2022–2026 Business Plan, Nunavut Housing Corporation • United Nations Declaration on the Rights of Indigenous Peoples

Criteria	Sources
<p>The Nunavut Housing Corporation manages the maintenance and improvement of its public housing stock to provide adequate public housing to Nunavummiut.</p>	<ul style="list-style-type: none"> • Nunavut Housing Corporation Act • Management agreements between the Nunavut Housing Corporation and local housing organizations • Maintenance Management Program 2011, Nunavut Housing Corporation • 2022–2026 Business Plan, Nunavut Housing Corporation • 2023–2026 Business Plan, Nunavut Housing Corporation • 2024–2026 Business Plan, Nunavut Housing Corporation • 2018 March Report of the Auditor General of Canada to the Legislative Assembly of Nunavut—Climate Change in Nunavut • Igluliuqatigiingniq “Building Houses Together” Nunavut 3000, Nunavut Housing Corporation • Residential Tenancies Act • Tenant Relations Manual, Nunavut Housing Corporation, 2015 • Rent Scale Procedures Manual, Nunavut Housing Corporation, 2021 • Reclaiming Power and Place: The Final Report of the National Inquiry Into Missing and Murdered Indigenous Women and Girls, Volume 1b • United Nations Declaration on the Rights of Indigenous Peoples
<p>The Nunavut Housing Corporation is achieving its targets toward the construction of 1,400 public housing units under the Nunavut 3000 Strategy.</p>	<ul style="list-style-type: none"> • Katujjiluta—Sixth Assembly Mandate 2022, Government of Nunavut • Igluliuqatigiingniq “Building Houses Together” Nunavut 3000, Nunavut Housing Corporation • Nunavut 3000 Implementation Plan— Igluliuqatigiingniq “Building Houses Together,” Nunavut Housing Corporation • 2024–2026 Business Plan, Nunavut Housing Corporation

Period covered by the audit

The audit covered the period from 1 April 2022 to 31 December 2024. This is the period to which the audit conclusion applies. However, to gain a more complete understanding of the subject matter of the audit, we also examined certain matters that preceded the start date of this period.

Date of the report

We obtained sufficient and appropriate audit evidence on which to base our conclusion on 16 April 2025, in Ottawa, Canada.

Audit team

This audit was completed by a multidisciplinary team from across the Office of the Auditor General of Canada led by Jo Ann Schwartz, Principal. The principal has overall responsibility for audit quality, including conducting the audit in accordance with professional standards, applicable legal and regulatory requirements, and the office's policies and system of quality management.

Recommendations and Responses

Responses appear as they were received by the Office of the Auditor General of Canada.

In the following table, the paragraph number preceding the recommendation indicates the location of the recommendation in the report.

Recommendation	Response
<p>19. The Nunavut Housing Corporation should monitor local housing organizations regularly to ensure that its guidance related to point-rating systems is followed and implemented.</p>	<p>The corporation’s response. Agreed. NHC is committed to fair and equitable access to public housing for all Nunavummiut.</p> <p>We recognize that NHC’s responsibility is to monitor and provide LHOs guidance on the point rating system to ensure compliance with these guidelines. The direct implementation and use of the point rating system are the responsibility of LHOs.</p> <p>In the next 12 months, NHC will:</p> <ul style="list-style-type: none"> • Establish a dedicated project team to review and update its Point Rating System (PRS) design, policy, and guidelines as necessary; • Consult with front-line workers and subject matter experts to understand the impact of the existing PRS; • Based upon the consultations, NHC will examine potential improvements to the PRS that promotes fairness and equity; • NHC will support the LHOs to implement the PRS using new property management software within the 18-24 months; • Provide staff training and quality-assurance review to support accurate use; and, • Use the function of the new property management software to monitor and guide operational use of the PRS.

Recommendation	Response
<p>24. The Nunavut Housing Corporation should monitor and maintain a record of all allocations of public housing units to applicants and take corrective actions if it identifies allocations that are not equitable, transparent, or in accordance with its policies.</p>	<p>The corporation's response. Agreed. NHC is committed to fair and equitable access to public housing for all Nunavummiut.</p> <p>Under the current governance model, the LHOs are directly responsible for allocating public housing units, while NHC provides oversight and monitoring. NHC is committed to strengthening its support to LHOs to help ensure that they fulfill their responsibilities as outlined in the Management Agreement.</p> <p>In the next 12 months, NHC will provide reasonable oversight and due diligence by:</p> <ul style="list-style-type: none"> • Supporting LHOs in ensuring that they are keeping proper documentation of public housing unit allocations; • Ensuring the processes align with the conditions of the Agreement for the Management and Administration of LHO Programs; • Conducting reasonable reviews, testing and verification of allocations, in line with the reporting schedule and NHC monitoring requirements; <p>Should NHC believes that a LHO has not followed the terms of the Agreement for the Management and Administration of LHO Programs, NHC will act according to the steps outlined in Section 4, Performance and Corrective Action to resolve the matter.</p> <p>The upcoming property management software will help NHC better monitor and track allocations, ensure compliance with policies and provide timely reporting for increased transparency.</p>

Recommendation	Response
<p>25. The Nunavut Housing Corporation should develop and communicate clear guidance to the local housing organizations to assist them in assessing and prioritizing between existing tenants requesting transfers and new applicants to ensure that public housing units are being equitably allocated to both groups.</p>	<p>The corporation's response. Agreed. NHC is committed to supporting the LHOs who are directly responsible for public housing applications at the local level. This includes equitably assessing and prioritizing existing tenants requesting transfers and applicants seeking accommodation.</p> <p>Tenant transfers do not reduce the overall availability of public housing since vacated units become available to others. However, improved prioritization guidance will help to meet urgent needs and improve equitable outcomes.</p> <p>In the next 12 months, NHC will:</p> <ul style="list-style-type: none"> • Provide guidance for LHOs in assessing and prioritizing both applications for transfers and new accommodations to ensure fair, transparent, and consistent housing allocations; • Provide LHOs with support and guidance in determining priority levels amongst transfer applicants, including those requesting transfers for health and safety reasons, improved accessibility and/or urgent or large repairs that require a vacant unit; • Support LHOs regarding transfers for National Occupancy Standard accommodation requirements to maximize use of public housing; and, • Ensure that any changes to existing policies, procedures or guidelines are sufficiently communicated to all necessary parties in a clear and transparent manner.

Recommendation	Response
<p>31. The Nunavut Housing Corporation should develop a standardized approach to collecting and analyzing public housing waitlist information and ensure that it is implemented in every community. The information should include data to capture public housing needs, including information on elders and persons requiring accessibility modifications.</p>	<p>The corporation's response. Agreed. NHC is implementing a standardized approach to collecting and analyzing public housing waitlist data across all communities over the next 18-24 months using the new property management software.</p> <p>NHC will develop a standardized approach to collecting and analyzing public housing waitlist information for every community. The collection and analysis of data will include:</p> <ul style="list-style-type: none"> • Required personal information; • Current housing type (public housing, staff housing, homeowner, other); • PRS point ratings for verification of rating; • Tracking wait times, application statuses and renewals; • Accommodation needs including information on elders and persons requiring accessibility modifications; • Current support services or accommodations in place (transient, homeless, under and over housed applicants); • Urgency of applicable health and social concerns; • Financial considerations, such as arrear amounts, repayment plans; • Applicant attributes (Elder, senior, single parent, family, couple, individual, etc.); and, • Comparison to the National Occupancy Standards for bedroom requirements. <p>A consistent system will enhance transparency, improve resource allocation, and ensure that housing needs—particularly for Elders and individuals requiring accessibility modifications—are accurately identified and prioritized. NHC is committed to developing and enforcing this standardized framework to ensure equitable, needs-based housing distribution across all three regions.</p>

Recommendation	Response
<p>35. The Nunavut Housing Corporation should conduct a needs assessment focusing on elders and persons living with disabilities. It should use this information to plan modifications to current public housing units; plan for future builds, including where they are to be located; and ensure that these units are allocated accordingly.</p> <p>36. The Nunavut Housing Corporation should determine which public housing units meet the accessibility needs of elders and persons with disabilities and should integrate this information into its inventory system.</p>	<p>The corporation's response. Agreed. NHC will assign a project team to conduct a needs analysis of Elders and persons living with disabilities for new applicants and existing tenants.</p> <p>In the next 12 months, NHC will:</p> <ul style="list-style-type: none"> • Examine the current portfolio to identify needs of existing elders and persons with disabilities; • Document all accessible and barrier-free units in public housing supply by community, recording the existing accessibility features, capacity, attributes of each dwelling; • Examine community needs relative to accessible housing supply to determine areas of urgent focus; • Determine and establish a method for tracking, monitoring and resolving modification and accommodation requests by community for existing tenants, waitlisted applicants and new applicants; • Review allocation of accessible and barrier-free public housing units to ensure that they are being allocated according to NHC policy; and, • Publicly communicate a process for tenants and applicants to bring concerns to NHC for review and investigation. <p>The corporation's response. Agreed. NHC will document the features of all accessible units and barrier-free public housing units within our inventory to support the accessibility needs of existing tenants, waitlisted applicants and new applicants.</p> <p>In the next 12 months, NHC will:</p> <ul style="list-style-type: none"> • Conduct a desktop review of its public housing inventory to identify all units with accessibility features, including barrier-free units; • Continue the implementation of its new asset management system, Asset Planner, and record the features of all accessible and barrier-free public housing units in the database; and, • Track all accessibility modifications to public housing units on a go-forward basis. <p>Asset Planner is a cloud-based enterprise-wide asset management software that allows improved access to information on assets across the territory. Asset Planner will track the accessibility features of public housing units to support the fair and equitable allocation of public housing units according to NHC policies.</p>

Recommendation	Response
<p>45. The Nunavut Housing Corporation should ensure that the new cloud-based system being implemented includes comprehensive and integrated information on its public housing inventory to enable effective management of its public housing units and informed decision making.</p>	<p>The corporation's response. Agreed. NHC began the conversion from MMOS to Asset Planner in 2023. Asset Planner consolidates and integrates housing data, including unit condition ratings, accessibility, maintenance activities, leasing data and property values, enabling more effective data analysis of NHC public housing stock.</p> <p>The implementation of Asset Planner is in progress. The service request and preventative maintenance modules will be live in all 25 communities by end of fiscal year 2025–26. The remaining modules, including asset planning, project planning, energy and sustainability and lease planning are expected to be completed by end of fiscal year 2026–27. Quality assurance processes, data validation and training plans for NHC and LHO staff are in place to ensure all modules are operationalized with complete and accurate data.</p> <p>NHC has implemented several key actions aimed at improving system adoption, data accuracy and user support. Ongoing project supports include:</p> <ul style="list-style-type: none"> • Assembly of project working groups to support and refine processes for module rollouts; • Allocation of a data analyst to support data extraction from legacy systems, report generation and data validation; • Assigning a central email for distributing system and training information, as well as reporting concerns and requests for information; and, • Holding quarterly virtual training sessions for staff users.

Recommendation	Response
<p>54. The Nunavut Housing Corporation should enforce the requirement for the local housing organizations to submit their annual plans and semi-annual progress reports. It should review these annual plans and the semi-annual progress reporting against them.</p>	<p>The corporation's response. Agreed. NHC recognizes that there has been a consistent gap in receiving annual reports and semi-annual reports from LHOs, as required under the Management Agreement. The LHO annual plans and semi-annual progress reports allow NHC to monitor LHO activities to ensure fair and equitable allocation of housing supply.</p> <p>In the next 12 months, NHC will enforce the requirement for the LHO to submit their annual plans, by:</p> <ul style="list-style-type: none"> • Supporting the LHOs to meet the requirements under the Management Agreement; • Improving the communication with LHOs about the requirement for annual plans and semi-annual progress reports and provide support and direction on the planning and reporting processes; and, • Requesting, compiling and completing a district-level review of all plans and progress reports.

Recommendation	Response
<p>55. The Nunavut Housing Corporation should monitor, and document its monitoring of, preventative maintenance throughout the territory, including unit condition inspections, mould, and heat recovery ventilators, to ensure that housing units are adequately maintained.</p>	<p>The corporation's response. Agreed. NHC recognizes the need for improved tracking, monitoring and documenting of the Preventative Maintenance Program.</p> <p>NHC is currently implementing the following improvements:</p> <ul style="list-style-type: none"> • Adopting an industry-standard five-year rotational cycle for comprehensive building condition assessments; • Establishing a baseline by conducting initial assessments of all housing stock in 2025 and 2026; • Documenting assessments in Asset Planner to generate Building Condition Assessments (BCAs) rating, providing a standardized and objective measure of building conditions; • Using BCA ratings to improve maintenance planning, prioritize urgent needs, allocate resources and support long-term capital planning; and, • Conducting mould assessments and mould remediations as needed to reduce any potential health risks. <p>Asset Planner will enhance the tracking and documentation of preventative maintenance activities including mould management and heat recovery ventilators. This information will be used to support build design improvements and practical renovations strategies that increase the durability of housing stock.</p> <p>All maintenance activities will be logged and available to management for oversight and planning purposes, allowing effective use of the system, accurate data entry and adherence to maintenance standards. Service request reports will be periodically reviewed by NHC to support maintenance progress activities and monitor data accuracy.</p>

Recommendation	Response
<p>65. The Nunavut Housing Corporation should clearly and publicly report its progress toward its public housing construction targets under the Nunavut 3000 Strategy on a regular basis. This regular progress reporting should outline</p> <ul style="list-style-type: none"> • how it is measuring progress • the number of units started by year and the extent of progress toward completion • the number of completed units by year • the rationale for any future adjustments to the number of public housing units to be constructed in each community 	<p>The corporation’s response. Agreed. Transparency and regular construction progress reporting are vital to the success of the NU3000 Strategy and to addressing the housing crisis in Nunavut. NHC is committed to achieving this goal despite the challenges of seasonality, climate, geography, labour shortages, securing capital, land readiness and granular supply and complex supply logistics.</p> <p>In alignment with the NU3000 Strategy, NHC tracks housing starts—as reported by Nunavut Office of Chief Building Official (NOCBO) as a key performance indicator. On March 13, 2025, NHC publicly released the 2024 data supplied by the NOCBO, which includes housing units in construction and completed since the start of the 6th Assembly (Katujjiluta Mandate) on Nov 21, 2021.</p> <ul style="list-style-type: none"> • A total of 855 building permits were issued between Nov 2021 and Dec 31, 2024— included units both completed and still under construction. • During this same period, 347 units were completed including 258 public housing units. <p>To support transparency, NHC has been strengthening its communications capacity to enable more consistent and comprehensive public reporting. The 2024 Progress Report is currently in development with a planned release in late spring 2025. NHC will continue to improve the clarity and consistency of progress reporting, including the rationale for any future adjustments to construction targets by community.</p>

Appendix—Text Descriptions of Exhibits

Exhibit 1— Many Nunavummiut rely on overcrowded public housing—Text description

In Nunavut, 61% of Nunavummiut rely on public housing, 57% of all housing is public housing, and 45% of public housing is overcrowded.

Source: Based on data from the Nunavut Housing Corporation

[Back to Exhibit 1](#)

Exhibit 2— Public housing in regions and communities across Nunavut—Text description

This map shows Nunavut's 3 regions and 25 communities. It also shows the percentage breakdown of Nunavut's public housing by region. The numbers are based on data as of 31 March 2024 and do not add up to 100% due to rounding.

Nunavut's largest region is Qikiqtaaluk, which has 48% of Nunavut's public housing. The region makes up the territory's eastern half and its northernmost and southernmost areas. This region contains 13 of the territory's 25 communities. In alphabetical order, they are Arctic Bay, Clyde River, Grise Fiord, Igloolik, Iqaluit, Kimmirut, Kinngait, Pangnirtung, Pond Inlet, Qikiqtarjuaq, Resolute, Sanikiluaq, and Sanirajak.

The other 2 regions make up the territory's western half.

The western half's northernmost region is Kitikmeot, which has 22% of Nunavut's public housing. The region of Kitikmeot contains 5 of the territory's communities. In alphabetical order, they are Cambridge Bay, Gjoa Haven, Kugaaruk, Kugluktuk, and Taloyoak.

The western half's southernmost region is Kivalliq, which has 31% of Nunavut's public housing. The region of Kivalliq contains the remaining 7 of the territory's communities. In alphabetical order, they are Arviat, Baker Lake, Chesterfield Inlet, Coral Harbour, Nauyasat, Rankin Inlet, and Whale Cove.

Source: Based on data from the Nunavut Housing Corporation

[Back to Exhibit 2](#)

Exhibit 3—The governance structure for oversight and management of public housing in Nunavut—Text description

This flow chart shows the governance structure for the oversight and management of public housing in Nunavut.

The directorate and headquarters of the Nunavut Housing Corporation provide oversight, funding, and support to local housing organizations via the corporation's district offices. There is 1 district office in each of Nunavut's 3 regions.

The independent local housing organizations provide the daily program delivery of public housing. There is 1 local housing organization in each of Nunavut's 25 communities.

Source: Based on data from the Nunavut Housing Corporation

[Back to Exhibit 3](#)

Exhibit 4—Only 6% of unit condition inspections from our sample were done between the period 1 April 2022 and 31 March 2024—Text description

This donut chart shows whether unit condition inspections were done on time between the period of 1 April 2022 and 31 March 2024. Note: The results are based on the examination of a representative sample of 51 units to determine whether the unit condition inspections were done on time.

Inspections were done on time for 3 of the 51 units, or 6% of units. Inspections were not done on time for 24 of the 51 units, or 47% of units. There was no evidence that inspections were done for 24 of the 51 units, or 47% of units.

[Back to Exhibit 4](#)

