

“ Together, we are on track toward our shared goal: 3,000 new housing units of all types by 2030. ”

John Apt, Chairperson



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Working to meet the unique housing needs of Nunavummiut, one home at a time.

ABOUT THE NUNAVUT HOUSING CORPORATION (NHC)

Since 2000, the NHC has been at the heart of housing in Nunavut—creating, coordinating, and delivering programs that ensure fair access to safe, affordable homes for individuals and families across the territory. As a public agency of the Government of Nunavut, NHC works to meet the unique housing needs of Nunavummiut, one home at a time.

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.

VISION

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

OUR 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;

- High quality of advice, assistance and support to LHOs, other client organizations and agencies, and individuals;
- High 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.

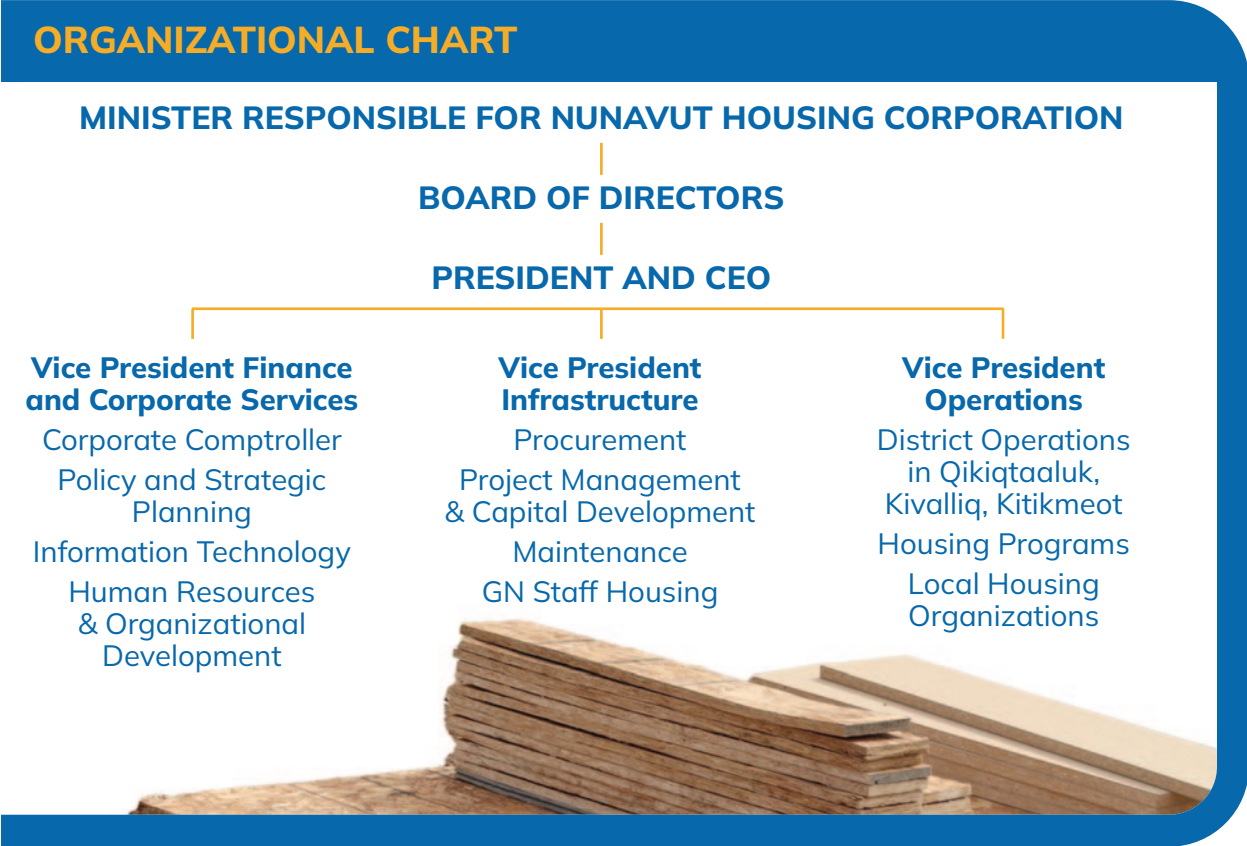
CORE BUSINESS

NHC’s core business includes:

- **Advisory and Administrative Services**, including governance support, policy development, strategic planning, and capacity-building initiatives such as training for the NHC Board of Directors and Local Housing Organizations in areas

including administration, finance, program delivery, and housing maintenance.

- **Public Housing**, including the acquisition, maintenance, repair, and construction of public housing units across Nunavut, in partnership with NCC Development (NCCD), to ensure safe, affordable, and sustainable housing for Nunavummiut.
- **Homeownership Programs**, offering financing options, technical assistance, and support to help Nunavummiut transition from public housing to homeownership or private market rentals, aligned with broader territorial housing goals.
- **Staff Housing**, providing safe and affordable housing solutions for government employees, with a focus on long-term sustainability and exploring opportunities for staff to transition to homeownership or to private rental markets.





“ ...we are making meaningful strides that will change the housing landscape for future generations. ”

LETTER OF TRANSMITTAL

The Honourable Lew Philip
Deputy Commissioner, Government of Nunavut

Dear Deputy Commissioner,

I have the honour of presenting the Annual Report for the Nunavut Housing Corporation, covering the period from April 1, 2024, to March 31, 2025.

Respectfully submitted,



The Honourable Cecile Nelvana Lyall
Minister Responsible for the Nunavut Housing Corporation

“ We remain committed to advancing solutions that reflect the unique needs of our territory and to achieving even greater milestones in the years ahead. ”

Board of Directors



Innovative approaches, strategic partnerships, and steadfast commitment are yielding tangible results.



MESSAGE FROM THE CHAIR

It is my pleasure to present the Nunavut Housing Corporation's 2024–25 Annual Report, which reflects a year of determination, progress and partnership in addressing one of Nunavut's most pressing challenges—housing. This report details the work we have done to expand Nunavut's housing continuum, strengthen local capacity, and improve quality of life in our communities.

Igluliuqatigiingniq — Building Houses Together continues to transform how housing is developed in our territory. Through the Nunavut 3000 initiative, we are delivering high-quality housing, increasing the supply of new housing units at a significant rate, at better value, and in greater alignment with community needs. In 2024–25, we launched new programs and renewed existing ones to improve homeownership options, expand rental availability, and enhance housing supports for Nunavummiut at every stage of life.

These efforts are underpinned by collaboration with Inuit organizations,

municipalities, the private and not for profit sectors, and other levels of government. Together, we are on track toward our shared goal: 3,000 new housing units by 2030. While much remains to be done, the progress outlined in this report demonstrates that innovative approaches, strategic partnerships, and steadfast commitment are yielding tangible results.

The Board of Directors thanks Nunavummiut for their trust and continued support. We remain committed to advancing solutions that reflect the unique needs of our territory and to achieving even greater milestones in the years ahead.

Sincerely,

A handwritten signature in black ink that reads "John Apt".

John Apt
Chairperson, NHC Board of Directors

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



“ Nunavut 3000 is producing outcomes we can be proud of. Let's keep going – together. ”

Eiryn Devereaux, President & CEO of Nunavut Housing Corporation

Momentum, Milestones and a Clear Path Forward



MESSAGE FROM THE PRESIDENT & CEO

I'm proud to share our progress in this year's Annual Report and reflect on the real, measurable strides we've made together to realize the vision of Nunavut 3000, a plan to deliver 3,000 new homes across the territory by 2030.

We're now just three years in, and momentum is building. With 855 residential units and 134 supported housing units completed or underway, roughly one third of Nunavut 3000's target is in sight. This progress signals more than just numbers—it marks a shift in what's possible.

This is a pivotal moment for the Nunavut Housing Corporation. With six building seasons remaining, our path is clearer, our strategy sharper, and our purpose stronger. In 2024 alone, 314 new housing starts were recorded by the Office of the Chief Building Official—bringing us closer to our target of 325–350 annual average starts needed to stay on track.

But Nunavut 3000 is about more than just construction. It's about transforming how housing is delivered in our territory. We're:

- Strengthening capacity through Inuit-led contracts and partnerships to reduce costs and increase supply.

- Investing in trades training and apprenticeship opportunities for Inuit.
- Enhancing local housing services and ensuring fair, needs-based allocation of public housing.
- Launching digital tools to improve service for tenants and staff alike.
- Collaborating with communities to improve land readiness and infrastructure planning.

This transformation is happening during a time of both opportunity and constraint, but we remain committed to delivering real change.


By the time Nunavut 3000 is complete, we won't just have built more homes—we'll have strengthened communities, expanded economic opportunity, and created new pathways for Nunavummiut to move from public housing to renting or homeownership.

These are outcomes we can all be proud of. Let's keep going—together.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eiryn Devereaux'.

Eiryn Devereaux
President & CEO, Nunavut Housing
Corporation



In 2024-25, NHC received 260 calls and inquiries, related to Public Housing, Home-ownership and Staff Housing.

GOVERNANCE

MINISTER RESPONSIBLE FOR NHC

The Minister Responsible for the Nunavut Housing Corporation (NHC) is designated by the current government and is a member of the government's Cabinet.

NHC BOARD OF DIRECTORS

As a public agency, NHC is governed by a Board of Directors that oversees NHC's corporate performance, risk management and strategic planning functions in collaboration with NHC's executive team.

At any given time, the NHC Board is composed of five to seven members with diverse backgrounds, education and experience. The directors are recommended by the Minister Responsible and appointed to three-year terms by the Commissioner in Executive Council, who also designates a Chairperson and Vice Chairperson from the board membership.

The Board meets in person at least twice a year and holds virtual meetings quarterly to approve variance reports and financial statements. A separate virtual meeting is held to approve the Annual Report and Financial Statements. Additional virtual meetings are scheduled as needed. Board operations and meetings are supported by NHC staff.

The **NHC Board** is composed of **five to seven members** with diverse backgrounds, education and experience.

2024-25 BOARD MEMBERSHIP



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 Government of Nunavut (GN) and its Crown corporations prior to his retirement in 2012.



PETER TAPATAI, VICE-CHAIR

Mr. Peter Tapatai is the founder and president of Peter's Expediting Limited, a 100% Inuit-owned-and-operated business based in Baker Lake. With over 20 years in



operation, his company has supported numerous regional projects, including the development of Agnico Eagle's Meadowbank Mine from exploration 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.



**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 Hamlets of Igloodik, Pangnirtung, Kinngait, Arctic Bay, and most recently the Hamlet of Arviat.

He has a wealth of experience in municipal management and financial practices and has been involved on many boards and associations, including 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.



**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 the 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.



**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 Centers and served as Policy and Regional Affairs Advisor for the Federal Minister at Crown-Indigenous Relations and Northern Affairs Canada (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 endeavors, 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.



EMMA PAULOOSIE, DIRECTOR

Emma is currently residing in Gjoa Haven, brings 27 years of educational experience to

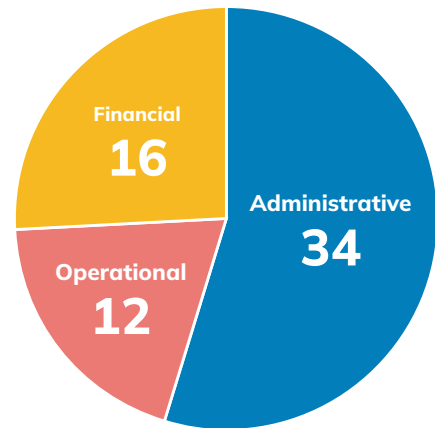
the NHC Board of Directors. With a Bachelor of Education from the University of Regina, she has worked closely with elders in the Nattilik region, gaining valuable administrative skills. Ms. Pauloosie is dedicated to Inuit Societal Values, which guide her decision-making and contributions to the board. As a Nunavut Inuk and principal at Quqshuun Elementary School in Gjoa Haven, Ms. Pauloosie aims to inspire others, especially Inuit women, to engage in community leadership.

BOARD ACTIVITIES: MEETINGS OF THE BOARD

The fiscal year 2024–25 marked a period of strengthened governance, strategic action and meaningful dialogue for the Board. Over the course of the year, the Board convened nine times, including two in-person meetings held in Pond Inlet and Baker Lake reflecting a deliberate effort to connect with communities and ground its decisions in lived regional realities. In addition, seven virtual meetings were held to approve operational and financial matters.

This active engagement translated into the passage of 62 motions, underscoring the Board’s dynamic role in shaping policy and operational direction.

BOARD ACTIVITIES



■ Administrative ■ Operational ■ Financial

BOARD ACTIONS & APPROVALS:

FINANCIAL APPROVALS

- Approved the PSAS Budget for the 2024–25 fiscal year.
- Approved 2023–24 Year-End Capital and Operations & Maintenance (O&M) Variance Report.
- Approved the 2024–25 Capital Budget and O&M Variance Report.
- Approved the write-off of deceased clients' arrears for 265 accounts.
- Approved the write-off of statute-barred arrears for 1,208 accounts.
- Approved the write-off and write-down of tangible capital assets.
- Approved the 2023–24 Audited Financial Statements and Annual Report.
- Approved in principle the development of a Master Credit Agreement with the Canada Infrastructure Bank to support low-cost loans for land development.
- Approved bronze-level sponsorship for the 2025 Skills Canada Nunavut Territorial Competition.
- Approved the 2025 Nunavut Housing Forum program and budget.
- Approved the 2024 Semi-Annual Variance Report.
- Approved the purchase of three properties in Cambridge Bay, Coral Harbour & Igloolik.
- Approved the 2024–25 Q3 Capital and Operating Variance Report.

OPERATIONAL APPROVALS

- Approved the NHC Collections Policy (April 2024).
- Approved the Homeownership Support Program Guidelines.
- Approved the Nunavut Affordable Housing Supply Incentive (NAHSI) Program Guidelines.
- Approved, in principle, the Supported Housing Policy.
- Approved the Partnership Agreement with Kitikmeot Inuit Association to deliver financial literacy and homeownership training for the Pathways to Homeownership Program.
- Approved consent to proceed with write-off stages for deceased and statute-barred arrears.
- Approved the 2025 Housing Build Plan.
- Approved, in principle, the Construction Workforce Development Plan to enhance training and employment in the housing sector.
- Approved the establishment of an MOU with Yukon, NWT, and Nunavut to collaborate on shared housing priorities across the territories.
- Approved the final version of the CMHC Three-Year Action Plan (2025–2028).

SIGNIFICANT ADMINISTRATIVE ACTIONS

- Approved the designation of Peter Tapatai as Vice-Chair, to be recommended to the Minister.
- Acknowledged and accepted the OAG's Management Letter regarding the 2023–24 audit.

NHC OFFICES

NHC is led by the President & CEO, who is responsible for the Corporation's strategic direction and daily operations, supported by an executive team that includes three Vice Presidents—Finance and Corporate Services, Infrastructure, and Operations—as well as the Executive Director of Programs and the Director of Policy, Strategic Planning, and Communications.

Corporate leadership and decision-making are guided by the Corporate Executive Committee (CEC), which brings together these senior leaders to ensure coordinated planning, accountability, and alignment across all areas of the organization.

NHC employs approximately 128 professional and administrative staff in its offices. This includes the Directorate in Iqaluit, the Headquarters in Arviat and District Offices in Arviat, Cambridge Bay and Kinngait.

The Directorate has overall accountability for the performance of the organization and leads operations across Nunavut. It develops long-range strategies, policies, and operational guidelines on corporate matters for the Board of Directors, the Minister responsible for NHC and Cabinet. It ensures consistency in policy application and program delivery, as well as managing NHC's funding agreements. It also holds most of NHC's central internal services, including policy, planning, communications, finance, human resources, procurement, information technology, real property and occupational health and safety.


The Headquarters provides direction and guidance to the District Offices in support of delivering and measuring housing programs, contracting, project management, technical design and maintenance.

The District Offices deliver various housing programs and services to Nunavummiut. This includes managing agreements with Local Housing Organizations (LHOs) to allocate and maintain public housing inventory. The District Offices also set regional priorities and monitor the construction program in their regions.



LOCAL HOUSING ORGANIZATIONS

NHC relies on its partnerships with LHOs to deliver public and staff housing services and maintain housing inventory in each of the territory's 25 communities. LHOs also provide valuable insight into community priorities, housing needs, and operational challenges.



LHOs are distinct, independent organizations with their own Boards of Directors, Bylaws, chart of accounts, and local staff.

LHO FACTS

- LHOs are distinct, independent organizations with their own Boards of Directors, Bylaws, accounting systems, and local staff.
- Each LHO signs a Management Agreement with NHC committing to meet the business requirements for allocating public housing to Nunavummiut and maintaining public housing inventory in their municipalities.
- Nineteen LHOs are Housing Associations formed under The Societies Act with elected Board members. Six LHOs are Housing Authorities formed under The Nunavut Housing Corporation Act and have Boards appointed by the Minister responsible for NHC.
- Sixteen of the LHOs are also unionized and have distinct Collective Agreements.

LHO responsibilities include receiving and assessing public housing applications, maintaining public housing waitlists, allocating public housing units using the point-rating system, collecting rent from tenants and maintaining and modernizing units in accordance with the NHC's policies and procedures.

NHC is accountable 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.

NHC has undertaken a comprehensive review of the LHO model for providing housing services and maintaining housing inventory to determine ways for housing delivery to be improved. This review included consultation sessions with key stakeholders in each community and with housing sector partners to find opportunities for improvement. The information gathered through this process is being used to inform a future service delivery model for public and staff housing.

The recently released OAG report highlights the need for NHC to strengthen monitoring and oversight of LHOs to ensure that Nunavummiut receive equitable access to suitable public housing and that housing inventory is maintained to an adequate standard.

Our partner **Local Housing Authorities** have an **Inuit Employment** rate of **80%**.

INUIT EMPLOYMENT

NHC re-affirms its commitment to fulfilling its role under the Nunavut Article 23 Agreement, aimed at promoting and increasing the employment of Inuit within our organization.

To meet these obligations, staffing strategies include encouraging adherence to the Priority Hiring Policy, implementing restricted competitions, making direct appointments, assigning acting and transfer roles, and utilizing casual employment to strengthen Inuit workforce participation.

As of March 31st, 2025, NHC's overall capacity stands at 80% with 103 of 128 positions filled. The total number of Inuit employees has increased from 42 in 2023/24 to 43 in 2024/25 and NHC's Inuit Employment rate is 42%. Total number of Inuit employees stands at 56 including an additional 13 Inuit staff employed on a casual basis. Our partner Local Housing Authorities have an Inuit Employment rate of 80% - the combined Inuit employment rate with NHC and LHOs stands at 70%.


Recognizing that our people are our greatest asset—and that it is their talent and dedication that drives our organization forward—we are committed 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. In 2024/25 NHC advanced 8 direct appointments, 5 internships, 2 internal transfer assignments, 10 Acting assignments and 4 training programs for Inuit employees.

Supporting training and development opportunities is an investment in strengthening NHC's leadership capacity to serve Nunavummiut. The Summer Student Employment 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.



NHC's portfolio of public housing units was valued at approximately \$828.5 million.

HOUSING INVENTORY

NHC works with its network of LHOs to manage 5,934 public housing units and 1,721 staff housing units across 25 communities dispersed over three regions covering nearly 2 million square kilometres.

As of March 31st, 2025, NHC's portfolio of public housing units was valued at approximately \$828.5 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.

NHC's operating expenditures for managing and maintaining public housing inventory from 2022–23 to 2024–25 averaged approximately \$248 million annually. NHC's capital expenditures for its public housing units for the same period averaged \$82 million each year.

NHC's investments in the **technology** that will enable its growth will **support stronger local housing** service delivery.



INFORMATION TECHNOLOGY

NHC has a number of significant IT projects underway to improve operations and service delivery.

Over the past year, NHC has taken steps to modernize its Information Technology (IT) environment in support of both day-to-day operations and the transformative goals of Nunavut 3000.

As NHC expands its programs and housing delivery across all 25 communities, a reliable, secure, and scalable IT infrastructure is essential. NHC's investments in the technology that will enable its growth will support stronger local housing service delivery, better tools for staff, and improved access to housing services for Nunavummiut.

STRATEGIC PLANNING AND INVESTMENT

In 2024, NHC launched a multi-phase IT strategy that includes:

- Upgrading core systems across LHOs to improve service integration and data management.

- Migrating the organization's network infrastructure to Microsoft Azure to enhance cybersecurity, cloud-based collaboration, and system resilience.
- Deploying Starlink satellite internet and structured cabling to improve connectivity in remote locations.
- Expanding business analytics capabilities through Power BI integration.
- Rolling out digital tools to support property management, lease tracking, and asset planning.

These projects are guided by business needs, user engagement, and a clear governance model aligned with NHC's operational and strategic priorities.

SECURING AND SCALING THE IT ENVIRONMENT

Recognizing the rapid increase in IT service demands, NHC has also strengthened its internal IT team. Three new regional positions have been added in Cambridge Bay, Arviat, and Kinngait to provide frontline support to LHOs and district offices. These roles are critical to ensuring consistent, territory-wide IT services in the face of increasing cybersecurity threats and the growing complexity of NHC's digital environment.

MODERN TOOLS FOR MODERN HOUSING

NHC's investments in IT are not only technical—they are strategic. By modernizing the digital foundation of the organization, NHC is better positioned to deliver on its housing mandate, streamline operations, and enhance the experience of clients, staff, and partners.

Technology is enabling the transformation of housing in Nunavut—ensuring that Nunavut 3000 is not just a construction initiative, but a digitally connected, data-informed strategy for sustainable housing growth.



The goal of **Nunavut 3000** is to **leverage the capacity** of NHC.

ALIGNING STRATEGIES FOR SUCCESS

NHC is committed to transforming the housing sector in Nunavut through three supporting business activities: NHC’s Business Plans; the Nunavut 3000 Strategy; and an Action Plan, which is being finalized in response to a performance audit report submitted by the Office of the Auditor General of Canada to the Legislative Assembly of Nunavut in May 2025.

These plans align to provide a cohesive strategy to improve housing conditions in the territory.

NHC BUSINESS PLAN

NHC submits an annual business plan to the GN as part of the government’s strategic and financial planning process. NHC’s business plan aims to support the following objectives:

- Making it easier for Nunavummiut to access NHC’s programs and services through increased tenant/client engagement, education, training, strategic partnerships and digital delivery.
- Introducing a new service delivery model that will change how NHC delivers its programs and services in all communities.
- Continuing to acquire, maintain, repair, rebuild, and construct public housing across the territory.
- Improving the performance of NHC programs and services through regular business planning and measurement, as well as targeted program evaluation.
- Engaging NHC partners, stakeholders and employees in the work to expand the housing continuum in Nunavut to include all types of housing, including affordable and market housing for rent or homeownership.



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Igluliuqatigiingniq

NUNAVUT 3000

Nunavut 3000, also called *Building Houses Together* or *Igluliuqatigiingniq*, is a collaborative strategy led by NHC to expand the territory’s housing continuum.

The goal of Nunavut 3000 is to leverage the capacity of NHC and other housing sector stakeholders to deliver 3,000 new units across the housing continuum by 2030.

The following graphic represents the vision for Nunavut’s expanded housing continuum:



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.

Accelerating housing supply is a key tenet of the strategy, but there are other tenets

that are important as well. Nunavut 3000 is intended to transform Nunavut’s housing ecosystem and create pathways for Nunavummiut to participate in it as tenants, homeowners, learners, workers and business owners.

The implementation of Nunavut 3000 includes six key areas of activity:



PROJECTS LED BY NHC'S DIRECTORATE:

- **Strategic Partnerships and Engagement**
Support for any work with stakeholders, coordinating engagements, building capacity, creating and building relationships and coordinating funding and partnership opportunities.

PROJECT AREAS LED BY NHC'S INFRASTRUCTURE DIVISION:

- **Designing & Building Housing**
The design and development of housing, shelter and related infrastructure enabling accelerated housing development.
- **Land Planning & Management**
Assembling land in each community for development of the proposed housing units, as needed.

PROJECTS LED BY NHC'S OPERATIONS DIVISION:

- **Supported Housing**
Support for communities and community organizations in delivering purpose-built housing for community groups who experience housing insecurity, such as Elders, women, youth and people with disabilities.

- **New and Renewed Programs**
New and innovative program design, and renewing existing programs that accelerate housing development and housing security in an expanded housing continuum.
- **Affordable Housing**
Creating conditions that promote affordable residential housing development in tandem with pathways to support affordable rental and homeownership opportunities for Nunavummiut.

THE FINANCE & CORPORATE SERVICES DIVISION OF NHC:

- **Provides core central supports to these project areas including:**
Financial management, communications, information technology, human resources, policy development and strategic planning.



NHC Housing

Principles:

- Equitable Access
- Suitable Housing
- Adequate Housing



2025 PERFORMANCE AUDIT BY THE OFFICE OF THE AUDITOR GENERAL

During the year, the Nunavut Housing Corporation (NHC) continued its participation in a performance audit conducted by the Office of the Auditor General of Canada (OAG).

In response to the OAG's reported findings and recommendations, NHC is finalizing an Action Plan to strengthen public housing delivery across the territory.

NHC HOUSING PRINCIPLES

- **Equitable Access**
Fair access to public housing units as determined by NHC's point-rating system which directs Local Housing Organizations (LHOs) to allocate public housing units to those with the greatest need.
- **Suitable Housing**
Housing that has enough bedrooms for the size and makeup of the household according to the National Occupancy Standard (NOS), a common reference of how many people can be accommodated by a dwelling given the number of bedrooms.
- **Adequate Housing**
Housing that meets the basic needs of its occupants including security, privacy, space, lighting, ventilation, basic infrastructure in good condition and proximity to public services and employment.

NHC hopes to contribute to an annual territorial average of approximately **325 to 350 new housing** starts per year.



DESIGNING & BUILDING HOUSING

The objective of Designing & Building Housing within Nunavut 3000 focuses on:

- Northern build designs, timely land leases and innovative procurement methods that improve how NHC contracts for public and affordable housing construction.
- Influencing community stakeholders to create community development plans, prepare land for housing construction, manage the availability of granular supply and provide stewardship for land development funds.
- Developing a Renewable, Sustainability and Asset Lifecycle Planning Strategy to improve its management of the adequacy of government-owned housing stock in the Arctic climate.
- Promoting the annual Nunavut Housing Supply Challenge asking individuals, communities and housing sector stakeholders to make expressions of interest for delivering new housing supply through collaboration and innovation.

NUNAVUT 3000 PROGRESS

Since the start of the 6th Assembly in 2021, 855 new residential housing units have been completed or are currently in construction.

Within the same timeframe, approximately 134 supported housing beds have been completed or are in construction.

Together, these numbers account for approximately 85 per cent of the Katujjiluta Mandate goal of 1,000 housing units by late 2025 and represent approximately 33 per cent of the overall Nunavut 3000 target of 3,000 units by December 2030.

Data provided by the Office of the Chief Building Official (OCBO) shows there were 314 new housing starts in 2024, a significant achievement over prior years where the annual new building starts were in the range of 150 units. NHC hopes to contribute to an annual territorial average of approximately 325 to 350 new housing starts through the remaining building seasons to 2030.

1,400 NEW PUBLIC HOUSING UNITS

In Nunavut, where the housing crisis is both widespread and deeply entrenched, public housing is a lifeline. Chronic overcrowding, limited space and inadequate ventilation contribute directly to serious health issues, and sustain an environment where Nunavut has the highest rates of tuberculosis in Canada.

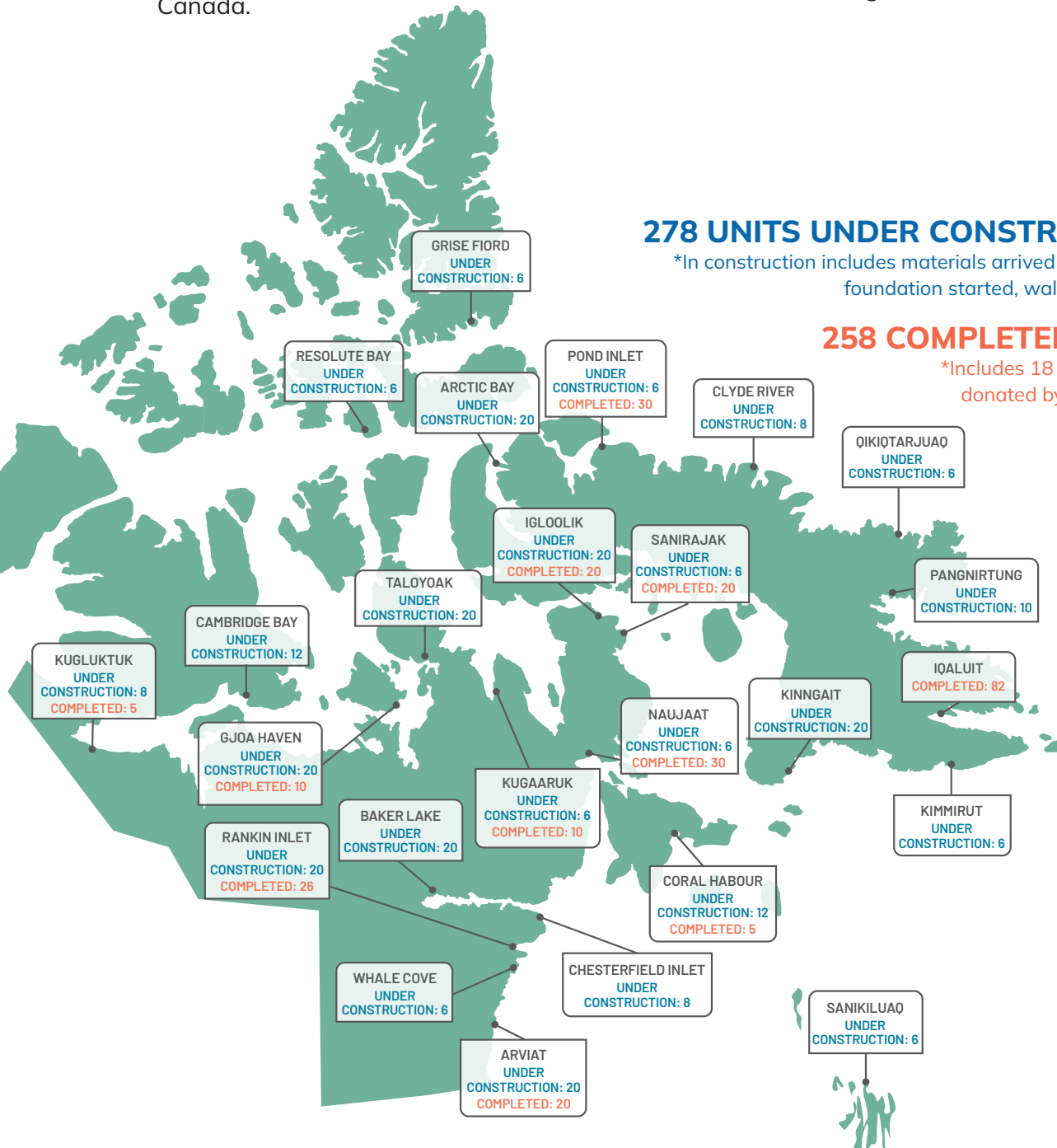
Access to safe, stable housing is essential for all Nunavummiut, regardless of income. That's why NHC has made public housing a top priority under the Nunavut 3000 strategy. With a target of 1,400 new public housing units by 2030, NHC is taking concrete steps to reduce housing insecurity, strengthen community resilience and close the equity gap in one of Canada's most underserved regions.

278 UNITS UNDER CONSTRUCTION*

*In construction includes materials arrived in community, foundation started, walls erected, etc.

258 COMPLETED UNITS*

*Includes 18 units in Iqaluit donated by city of Iqaluit



Up to March 31, 2025, approximately 258 new public housing units have been completed since the start of the 6th Assembly — a tangible sign of progress. Each new home built under this initiative is not only a roof over someone’s head, but a vital step toward wellness, opportunity and a stronger future for Nunavut.

MEASURING & REPORTING PROGRESS

NHC measures Nunavut 3000 progress by:

- counting residential housing in construction (building permits) and housing units completed (occupancy permits)
- including all units developed by any individual, organization or government agency (not only units delivered by NHC)
- tracking units since the start of the 6th Assembly in November 2021, and
- using third-party data released annually by the Office of the Chief Building Official (OCBO) in the Department of Community Services.

NHC reports on the Nunavut 3000 goal to develop 1,400 public housing units by:

- counting public housing in construction (building permits) and public housing units completed (occupancy permits) since the beginning of the 6th Assembly
- tracking the progress of public housing developments through the phases from procurement, construction and completion, and
- releasing an annual Progress Report on NHC construction activities.

DELIVERING HOMES, BUILDING PARTNERSHIPS: ADVANCING HOUSING ACROSS NUNAVUT

NHC continues to work with a growing network of partners to deliver innovative, community-focused housing solutions that reflect local needs and accelerate the construction of much-needed homes across the territory. From modular housing to student accommodations and Inuit-centered design, NHC’s partnerships are helping deliver more homes—faster, smarter and with greater impact.

INDUSTRY PARTNERS

- ***NCC Development (NCCD) Ltd.***

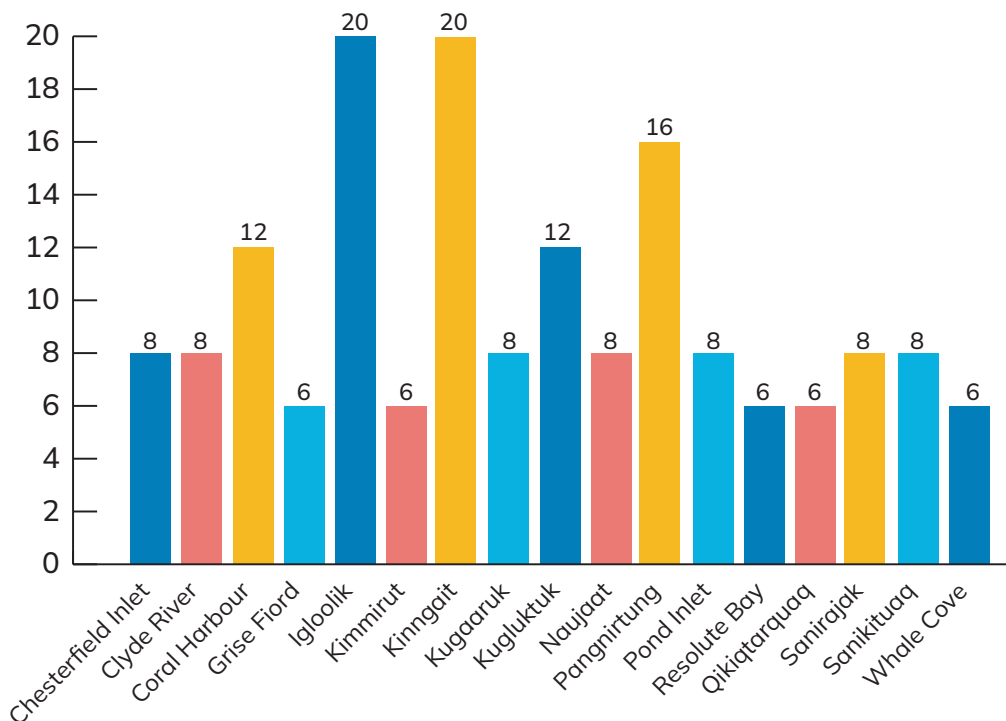
In 2024, NHC and NCCD signed Annual Allocation and Purchase Agreements for design-build contracts to develop 166 new housing units in 17 Nunavut communities – 146 public housing units and 20 staff housing units.



The total contract value is \$134,728,616 – approximately \$705 per square foot in hard construction costs. In addition, NCCD was contracted to deliver 2 modular housing units across 17 communities for a total of 34 additional housing units.

This represents year two of the 10-year partnership between NHC and NCCD. In year one (2023/24), NCCD commenced construction on 150 new public housing units across 8 communities as well as an additional 22 modular housing units.

Construction commenced in these communities



- Pewapun Construction**

In May 2024, NHC, the Nunavut Arctic College (NAC) and Pewapun Construction launched a pilot project in Rankin Inlet to build affordable student housing while providing trades training for local students. The project is adding new housing units while giving students real-world construction experience. The success of this model has inspired plans to expand the initiative into more communities.

Pewapun Construction is a social enterprise founded by the Nisichawayasihk Cree Nation in Manitoba. With a mission to create sustainable livelihoods for Indigenous people, Pewapun combines training, education, and employment to build stronger futures and stronger communities. Pewapun provided a \$3m investment in the form of material packages for 6 new student housing units in Rankin Inlet. Construction of these 6 units is being undertaken by students from Nunavut Arctic College’s Trades School.

MODULAR PARTNERS

NHC is using modular construction to help achieve its goal of adding 3,000 housing units of all types to the territory by 2030. This includes staff housing, transitional housing and temporary housing for construction workers. These units can be ready for occupancy within a single season, often much sooner than traditional stick build construction. The use of modular housing units constructed to national standards provides high-quality, cost-effective housing and accelerates housing construction. The units are built to meet Nunavut's Building Code requirements. NHC's first partnership with a modular provider was in 2023 with Sakku Innovative Building Solutions (SIBS) with the acquisition of 22 new modular housing units across 11 Nunavut communities.

The modular units occupied by construction workers will be converted to public housing, staff housing or supported housing upon completion of the public housing multiplex construction projects.

In 2024, NHC leveraged its partnership agreement with NCC Development (NCCD) to acquire 34 modular units valued at approximately \$30 million.

In 2025, NHC plans to use modular construction to deliver 54 new housing units across the territory, an investment of approximately \$40 million in Nunavut's housing continuum. These units are planned for delivery in the communities of

Arviat, Baker Lake, Cambridge Bay, Clyde River, Gjoa Haven, Grise Fiord, Igloolik, Kugaaruk, Rankin Inlet and Taloyoak.

NHC has awarded the master installation agreements tendered in 2024 to these firms:

- **Arctic Modular Homes** is a specialist in Arctic housing development. This firm will deliver nine modular units. It completed two modular pilot projects in Cambridge Bay in 2021 and 2022 under its parent company CHOU Consulting & Development Inc.
- **Caivan Communities** is a homebuilder operating in Ottawa and the Greater Toronto Area (GTA) in Ontario. This firm is delivering 15 modular units.
- **NL Modular** is a specialist in modular housing operating out of St. John's, Newfoundland and Labrador. This firm is delivering 20 modular units.
- **RCM Modular Solutions** is a specialist in modular construction operating out of Saint-Benoît-Labre, Québec. This firm is delivering 10 modular units.

By working together with organizations who share a commitment to housing, training, and community development, NHC is driving real progress toward the goals of Nunavut 3000: delivering 3,000 new homes, strengthening local capacity, and ensuring every Nunavummiut has access to a safe, healthy, and affordable place to call home.



NHC's partnerships are helping **deliver more homes** — faster, smarter and with **greater impact.**



LAND PLANNING & MANAGEMENT

In the Land Planning & Management area of Nunavut 3000, NHC works closely with stakeholders to reduce barriers to housing development that are rooted in land readiness, granular supply and community planning. This project area also provides support for the selection of land for NHC-planned construction of public, staff and affordable housing units. Barriers to planned projects are identified and mitigated to smooth the way for construction.

COMMUNITY VISITS

In 2023 and 2024, a team of delegates from NHC and its partners, including the GN Department of (then) Community and Government Services (CGS), NCC Development (NCCD) and the Land for Homes (L4H) initiative, engaged all communities in Nunavut to strengthen relationships and learn about local priorities, land readiness, barriers to development and municipal capacity, among other topics. Seventeen communities were visited in 2023 and 10 were visited in 2024.

One of the important outcomes of these visits was choosing land for public housing units to be developed in 2024, 2025 and 2026 with an eye to ensuring any land or community readiness gaps were filled prior to ongoing development in 2027 and beyond.

In this project area, NHC also participates in the Land for Homes initiative in collaboration with Nunavut Association of Municipalities (NAM) and its members, Regional Inuit Associations and Regional Inuit Development Corporations, and the Government of Nunavut Department of Community Services.



HOUSING ACCELERATOR FUND

NHC supported 17 municipalities in Nunavut to make submissions to the Government of Canada's Housing Accelerator Fund (HAF), which provided funding to the communities to improve land readiness for housing development. NAM is supporting the municipalities in delivering the projects and meeting the requirements of the funding.

In this area, NHC works with its partners and stakeholders in other human services departments, Inuit associations and community organizations to accelerate the development of housing for community groups who experience housing insecurity, such as Elders, women, youth and people with disabilities.

LAND FOR HOMES

The Land for Homes Initiative (L4H) is a collaborative partnership between Nunavut Tunngavik Incorporated (NTI), Nunavut Association of Municipalities (NAM) and NHC. The partners have worked together since 2023 to strengthen collaboration, identify land-related barriers and improve access to the essential knowledge needed for coordinated action and investment.

In many Nunavut communities, a lack of suitable build-ready lots remains a key risk to the accelerated and diversified housing supply needed to address the territory's housing crisis.

In 2024-25, L4H developed a new suite of land management resources purposefully designed for Nunavut's land and housing partners involved in the planning, preparation, administration, assessment and selection of suitable land for homes. The resources were designed to ensure land and housing partners had access to information to help them make informed decisions related to municipal land management.

These resources include a centralized L4H Knowledgebase, community land supply gap assessments, over one hundred lot-specific development readiness assessments, land supply and selection guides, and a suite of digital tools to assist with land inventory, lot identification, land data collection and assessment.

In addition to the three project partners, key contributors have included the three Regional Inuit Associations, the three Regional Inuit Development Corporations, local municipalities, and the Government of Nunavut's Department of Community and Government Services.

The work of the L4H partnership was funded through the Canada Mortgage and Housing Corporation Housing Supply Challenge Round 3 (Northern Access Round). The L4H resources are available on the L4H website (landforhomes.ca).

Between November 2021 and March 31, 2025, **facilities for 134** supported housing beds have been **completed** or **have started construction.**



COMMUNITY HOUSING

In the Community Housing area of Nunavut 3000, NHC seeks to create conditions for accelerated development of supported housing projects. These are housing units or beds for people who need support to live independently, such as Elders, seniors, women, youth, people with disabilities or those experiencing homelessness.

SUPPORTED HOUSING WORKING GROUP

NHC participates in the Supported Housing Working Group with the GN departments of Family Services, Health, Justice, Community Services and Finance, as well as community partners from NTI and other non-profit organizations.

Together, the partners seek new ways to create the conditions for sustainable supported housing to be developed, operated and maintained.

Ongoing work includes coordinating engagement and consultation with housing sector stakeholders, including NTI, Regional Inuit Associations (RIAs), non-profit housing organizations, municipalities and the federal government.

SUPPORTED HOUSING CAPITAL PROGRAM

NHC launched the Supported Housing Capital Program in 2024. It offers community organizations capital funding to help with the construction of transitional housing units, shelters, homes for Elders and other supportive housing units.

The Supported Housing Capital Program offers eligible projects up to \$150,000 per housing unit through a forgivable loan with a minimum ten-year term. Eligible projects can access:

- \$100,000 per Single Room Occupancy (SRO) unit or bed; and/or
- \$150,000 per self-contained unit.

Community organizations can also receive financial support to prepare their supported housing project plans through the Nunalingni Piruqpaalirut Fund (NP Fund) available through the Community Housing Transformation Centre.



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NUNALINGNI PIRUQPAALIRUT FUND

NHC and the Community Housing and Transformation Centre (the Centre) in Montréal, Québec, signed a Partnership Agreement to support the growth of the community housing sector as part of Nunavut 3000.

The partnership brings together the expertise of NHC and the Centre with the objective to build the capacity of the community housing sector in Nunavut by sharing and leveraging resources aimed at expanding, empowering and supporting non-profit organizations.

Central to the Partnership Agreement is the establishment of the \$1.36 million Nunalingni Piruqpaalirut Fund (NP Fund), meaning *Growth in our Land*. 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 it to fruition.

Eligible projects are able to apply for a grant under the following funding streams: Capacity Building, Planning and Pre-Development, Research and Innovation.

As of March 31, 2025, twenty-one NP Fund applications had been created with 12 submitted, and five approved, each receiving \$50,000 in funding, so a total of \$250,000 approved projects and an additional two projects were with the Selection Committee. In total, \$575,000 has been requested from all three regions in Nunavut.

45% of the supported housing goal for 300 new beds by 2030 has been achieved.

SUPPORTED HOUSING PROJECTS

Nunavut 3000 includes a target for 300 supported housing beds, 10 per cent of the overall goal to develop 3,000 units.

The Nunavut 3000 goal of 300 supported housing beds will be achieved through the commitment of Government of Nunavut departments including Family Services, Health, Justice, as well as Nunavut Tunngavik Incorporated, Inuit associations, and community organizations and municipalities such as the Kitikmeot Friendship Society, YWCA, Uquutaq Society, the Hamlet of Kugluktuk and the Hamlet of Pond Inlet.

Between November 2021 and March 31, 2025, facilities for 134 supported housing beds have been completed or have started construction. This represents 45 per cent of the supported housing goal for 300 new beds by 2030.

COMPLETED: 70

- **Arnat Qimavik Women's Shelter by Kitikmeot Friendship Society in Cambridge Bay**
14 bed emergency shelter with programming for women and children up to age 12. Completed December 2021. Funded by Department of Family Services.
- **Maiittuq by YWCA in Iqaluit**
10 bed transitional house for women. Completed December 2022. Funded by Department of Family Services.
- **Transitional House for Women by Kitikmeot Friendship Society in Cambridge Bay**
3 beds, Completed June 2022. Funded by Department of Family Services.
- **Men's Shelter by Hamlet of Kugluktuk**
8 bed shelter for adult men who are homeless. Completed in 2023. Funded by Department of Family Services.
- **Women's Shelter by Hamlet of Pond Inlet**
15 beds for women and children up to age 12. Completed in November 2023. Funded by Department of Family Services.
- **Women's Shelter by Kitikmeot Friendship Centre in Gjoa Haven**
10 beds for women and children up to age 12. Completed late 2024. Funded by Department of Family Services, Nunavut Tunngavik Incorporated and Infrastructure Canada.

- **Men's Shelter by Kitikmeot Friendship Centre in Gjoa Haven**
10 beds for adult men. Completed late 2024. Funded by Department of Family Services, Nunavut Tunngavik Incorporated and others.

IN PROGRESS: 64

- **Low Barrier Transitional Housing by Uquutaq Society in Iqaluit**
13 beds. In progress for 2025-26. Funded by NHC, Department of Family Services and other sources.
- **Low Barrier Adult Shelter by Uquutaq Society in Iqaluit**
44 beds in progress for 2025-26 for adult men experiencing homelessness. Funded by NHC, Department of Family Services and other sources.
- **Men's Shelter and Wellness Centre in Pond Inlet**
7 beds in progress for May 2025. Funded by Government of Canada, Department of Family Services and other sources.

NHC focuses on **building and sustaining** partnerships that directly **increase housing supply** or create the conditions for it to grow.



STRATEGIC PARTNERSHIPS & ENGAGEMENT

NHC focuses on building and sustaining partnerships that directly increase housing supply or create the conditions for it to grow.

Expanding the housing continuum and enhancing housing services requires coordinated action, aligned priorities and shared investment from all partners and stakeholders in Nunavut's housing sector.

Nunavut 3000 is collaborative by design, calling on everyone engaged in the human services, housing and economic development sectors in Nunavut to consider how they can contribute to expanding the housing continuum.

To support collaboration, NHC hosted Housing Forums in 2023 and 2025 to bring housing sector stakeholders together to find innovative solutions to accelerate housing supply in the territory.

KITIKMEOT INUIT ASSOCIATION (KIA)

In May 2024, NHC and KIA launched the Nunavut Pathway to Homeownership Pilot Program.

This initiative provides Inuit families with a structured path to homeownership, addressing the need for long-term, stable housing solutions. Through this program, selected families will rent a unit in a newly constructed four plex while participating in a three-year financial literacy and homeownership skills training program. Once they complete the program, eligible participants will have the option to purchase a home, supported by a grant of up to \$30,000.

The initial pilot cohort consists of four Inuit families from Cambridge Bay.

CANADA HOUSING AND TRANSFORMATION CENTRE (THE CENTRE)

In April 2023, NHC and the Centre formed a strategic partnership to strengthen Nunavut's community housing sector. This collaboration supports non-profit housing organizations by providing financial resources, training and technical expertise. A key outcome of this partnership is the creation of the Nunalingni Piruqpaalirut (Growth in Our Land) Fund which offers \$1.3 million in funding to help organizations advance affordable housing projects.

The Centre is a national non-profit organization founded in 2018 with expertise and experience in delivering programs that support community housing nationwide. The Centre is motivated by the prospect of building on existing expertise, networks, and resources to drive transformation, sustainability and growth.

NUNAVUT TUNNGAVIK INCORPORATED (NTI) AND NUNAVUT ASSOCIATION OF MUNICIPALITIES (NAM)

NHC partners with NTI and NAM on the Land for Homes Initiative (L4H). Housing development depends not only on funding and construction but also on the availability of suitable land. Through L4H, the partners work to support land planning, preparation and allocation for housing projects. This initiative is critical in addressing land shortages, which can delay or limit housing development in many communities.

NUNAVUT ARCTIC COLLEGE (NAC)

NHC has a longstanding partnership with NAC to strengthen Nunavut's skilled trades workforce, ensuring that local residents have the training and qualifications needed to support the territory's growing housing sector. Together, they seek to train Nunavummiut in essential construction trades, ultimately reducing reliance on fly-in/fly-out labour and building a self-sufficient workforce within the territory.

This partnership is expanding to include the Department of Family Services with a focus on trades training and apprenticeship as part of new plans for workforce development.



NHC will continue to **design and redesign** programs that improve Nunavummiut participation in an **expanded housing** continuum.



NEW & RENEWED PROGRAMS

In April 2024, NHC announced a modernized suite of housing programs to support the goals of Nunavut 3000 to expand the housing continuum and provide Nunavummiut with more pathways to participate in the territory's housing market as renters and homeowners.

NHC will continue to design and redesign programs that improve Nunavummiut participation in an expanded housing continuum. This includes the public housing program, which is being enhanced through planned policy renewal, a new service delivery model, information technology systems enablement, and client-facing digital tools.

NUNAVUT AFFORDABLE HOUSING SUPPLY INCENTIVE (NAHSI)

Launched in April 2024, the NAHSI is a new program designed to encourage residential housing developers to consider affordable housing projects through a capital contribution.

NEW HOUSING CONTACT LINE FOR NON-EMERGENCIES

Accessing information about housing programs and services in Nunavut became easier in 2024 thanks to the new **Housing Contact Line** that was announced at the end of 2023-24.

Nunavummiut across Canada can call **1-844-413-9355** and NHC phone operators in Arviat will assist callers in finding the right person to help with housing-related questions. Callers can currently receive service in Inuktitut and English.

In 2024-25, NHC received 260 calls and inquiries, related to Public Housing, Homeownership and Staff Housing.

To incentivize the development of affordable units for rent or sale, NAHSI provides capital in the form of 10-year forgivable loans of \$150,000 for each eligible unit, including single family dwellings, residential multiplexes, condominiums, cooperatives and modular homes.

Eligible applicants include Inuit organizations, private sector housing developers and builders, municipalities, and non-profit organizations who seek to create affordable housing in Nunavut.

NUNAVUT HOMEOWNERSHIP ASSISTANCE PROGRAM (NHAP)

The NHAP is one of the territory's first programs introduced under Nunavut 3000 to increase housing choices for Nunavummiut.

This program encourages those who are interested in homeownership to pursue it, with the added benefits of learning about homeownership and gaining new skills through the process.

NHAP gives eligible Nunavummiut a forgivable \$250,000 loan and homeownership support to purchase and construct an approved building materials package.

NHAP ensures culturally relevant housing choices are included in the expansion of the housing continuum, while also revitalizing core community areas and helping families to create their own legacy within their communities.

NUNAVUT DOWN PAYMENT ASSISTANCE PROGRAM (NDAP)

The NDAP was redesigned in 2024 as part of Nunavut 3000. It assists eligible Nunavummiut with between \$15,000 and \$80,000 for a down payment to purchase a new or existing home. The amount of the loan is determined based on income and is forgiven over a 10-year period if all requirements are met.

Previously capped at \$30,000, the increase in financial assistance up to \$80,000 aims to better assist Nunavummiut in becoming homeowners, as part of NHC's revitalized suite of homeownership programs.

ELDERS HOUSING PROGRAM (EHP)

The EHP, renewed through Nunavut 3000, provides personalized counselling and financial support to give Elders, seniors and people with disabilities more choices for suitable housing.

The program can help Elders, seniors and people with disabilities to maintain their homes and make improvements for accessibility or aging in place. The program also offers homeownership counselling to support Elders and other participants to make informed choices about homeownership or moving to other housing options.

Program participants can receive:

- An annual grant of up to \$5,000 to cover the preventative maintenance of appliances, heating, plumbing, electrical systems and minor maintenance.



- A one-time grant of up to \$30,000 for repairs and renovations that support continued homeownership, including accessibility improvements, equipment installation and specialized modifications.

Elders and other eligible participants can combine supports from the EHP, which is not income-based, with NHC's Home Renovation Program (HRP) and Emergency

Repair Program (ERP). Homeowners aged 60 or older may receive up to \$30,000 through EHP. HRP and ERP funding amounts are determined by household income, and when combined with EHP, eligible Nunavummiut may access significant financial support for home repairs and renovations in a single year.

NHC's partnerships are helping deliver more homes — faster, smarter and with greater impact.

HOME RENOVATION PROGRAM (HRP)

The HRP assists Nunavummiut who own and occupy their own home to undertake major repairs or renovations.

Through HRP, NHC will provide successful applicants with a one-time loan to a maximum of \$100,000 forgivable over 10 years for planned renovations or repairs. This loan can be used to cover the cost of materials, freight and labour.

Approved projects are prioritized based on the type of renovation or repairs. The highest priority is given to projects that involve resolving health, safety, accessibility or suitability issues. HRP participants will also receive program and technical assistance from NHC before and during the construction process.

Nunavummiut can also apply for an HRP rebate for 50 per cent of eligible costs up to \$20,000 for renovations or repairs they have already completed.

EMERGENCY REPAIR PROGRAM (ERP)

The ERP assists homeowners to undertake urgent repairs that pose an imminent threat to health and safety in the home where they live.

Through ERP, you can receive a grant of up to \$15,000. The grant can be used for the costs of materials, labour and freight. Homeowners can apply for the grant before starting the work or within 14 days of completing it. There is no guarantee that a grant will be awarded for emergency repairs.

The ERP can be combined with NHC's Home Renovation Program (HRP), which offers a forgivable loan of up to \$100,000 based on household income. Clients earning between \$0 and \$125,000 annually may qualify for support, allowing eligible Nunavummiut to access significant funding for home repairs and renovations.

Nunavut 3000 is an opportunity to train Nunavummiut across the territory and grow a **skilled, local workforce** ready to meet the needs **of today and tomorrow.**



WORKFORCE DEVELOPMENT

Nunavut 3000 is an opportunity to train Nunavummiut across the territory and grow a skilled, local workforce ready to meet the needs of today and tomorrow. By aligning construction activity with strategic workforce development, Nunavut 3000 can be leveraged to increase the number of local pre-apprentices, apprentices and skilled tradespeople.

In 2024, NHC continued its collaboration with the Nunavut Arctic College and the Government of Nunavut's Department of Family Services to develop homegrown trades talent through hands-on, real-world training opportunities embedded in local housing projects. These partnerships are helping Inuit gain valuable skills, build sustainable careers and contribute meaningfully to their communities.

NUNAVUT 3000 IN ACTION: REAL PROJECTS, REAL IMPACT

- **Community-Based Skills Training**

Through the NCCD partnership, tailored training programs are delivered in the communities where homes are being built. Between April 2023 and March 31, 2025, has created approximately 110 training

opportunities for Inuit, with roughly 60 individuals completing the program—and over 50% securing employment as a result. This means more Nunavummiut are entering the trades with the skills and confidence to succeed.

- **Workforce Development through Strategic Partnerships**

In April 2024, NHC partnered with Birchcliff Development to deliver 24 new affordable homes on Iqaluit's beachfront. This project was intentionally designed to offer training opportunities for Inuit, resulting in approximately 25% Inuit labour participation. Birchcliff has committed to retaining successful trainees for future projects—ensuring continuity and long-term impact.

- **Innovative Approaches to Student Housing**

In May 2024, NHC joined forces with Pewapun Construction—a social enterprise founded by the Nisichawayasihk Cree Nation—to expand affordable student housing in Rankin Inlet while simultaneously offering trades training to Nunavut Arctic College students. Construction of six new student units is already underway and set for completion in fall 2025.

- **Expanding the Student Trades Training Program Across Nunavut**

In 2025, the student construction model will grow further. NHC and Pewapun Construction will develop six additional units in Rankin Inlet, while a new partnership with Arctic Fresh Projects Inc. will bring six more units to Igloolik. These projects ensure that trades training is not just a one-time benefit, but an ongoing investment in Nunavut's workforce.

- **Embedding Long-Term Capacity into Contracts**

To ensure sustained growth in local skills and capacity, NHC is integrating training and local labour participation requirements into relevant tenders, agreements, and contracts. This policy shift helps ensure that every housing project contributes not just to infrastructure—but to workforce resilience and community well-being.

PEWAPUN PROJECT

In May 2024, NHC joined with Nunavut Arctic College (NAC), Atoskiwin Training and Employment Centre Inc. (ATEC) and Pewapun Construction Limited to sign a partnership agreement for a new affordable housing pilot project.

The project will increase the supply of affordable student housing while also providing additional trades training opportunities for NAC students.

The project's construction includes six new three-bedroom affordable housing units for student families in Rankin Inlet, slated for occupancy by fall 2025. Pewapun is supplying \$3 million in materials and specialized support during construction, while the units are being built by students and instructors in NAC's skilled trades worker programs.

The initiative will provide a blueprint for additional pilot programs moving forward. By supporting students through on-the-job training, such programs can expand Nunavut's skilled workforce and extend housing solutions to communities throughout the territory.

Pewapun Construction Limited is a social enterprise created in 2016 by the Nisichawayasihk Cree Nation in Manitoba as a sister company to the ATEC. Pewapun's aim is to create sustainable livelihoods for Indigenous people by providing training, education, employment, and self-employment opportunities.

To learn more about the training and employment opportunities at NCCD, visit <https://www.nccig.ca/we-are-hiring/>.

To learn more about the training opportunities at the Nunavut Arctic College, visit <https://www.arcticcollege.com/trades-and-technology>.

The Government of Nunavut's **contributions** totalled **\$355 million**, representing 77% of the Corporation's **total revenues**.



FINANCIAL MANAGEMENT & ANALYSIS

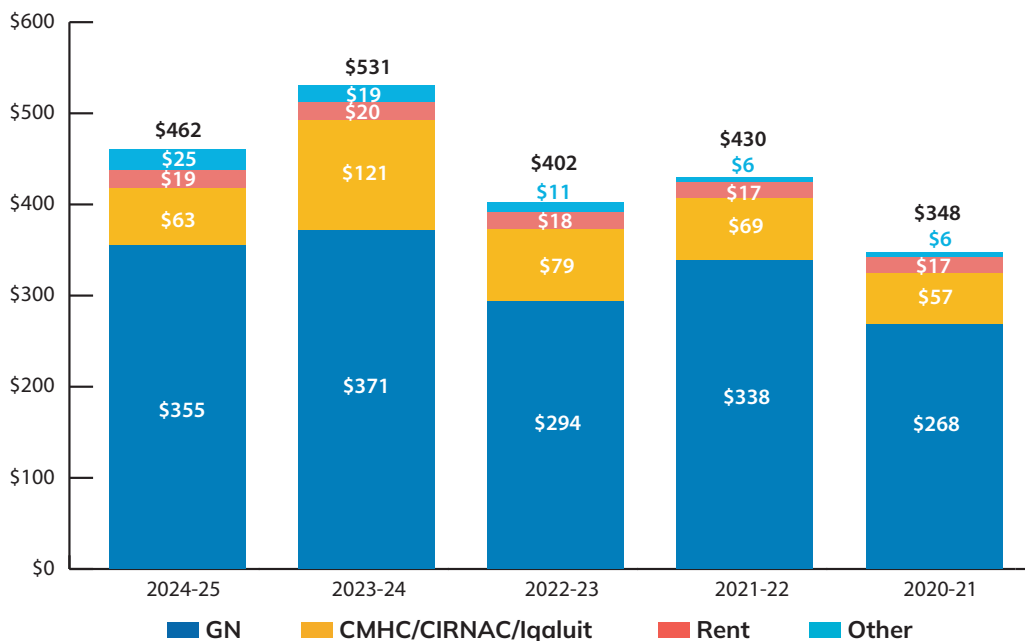
TOTAL REVENUE & GOVERNMENT FUNDING

Total revenues decreased to \$462 million in the current fiscal year, down from \$531 million in the prior year, as some one-time funding, predominantly from federal sources did not recur this year. Of this total, \$418 million (or 91%) was derived from transfers received from the Government of Nunavut, the Government of Canada, and the City of Iqaluit.

The Government of Nunavut's contributions totalled \$355 million, representing 77% of the Corporation's total revenues.

Transfers from the Government of Canada include funding from CMHC and CIRNAC. CMHC revenues consist of both capital contributions and operating funding provided under the Social Housing Agreement. CIRNAC revenues relate to infrastructure funding.

2024-25 Revenue Sources (\$ Millions)



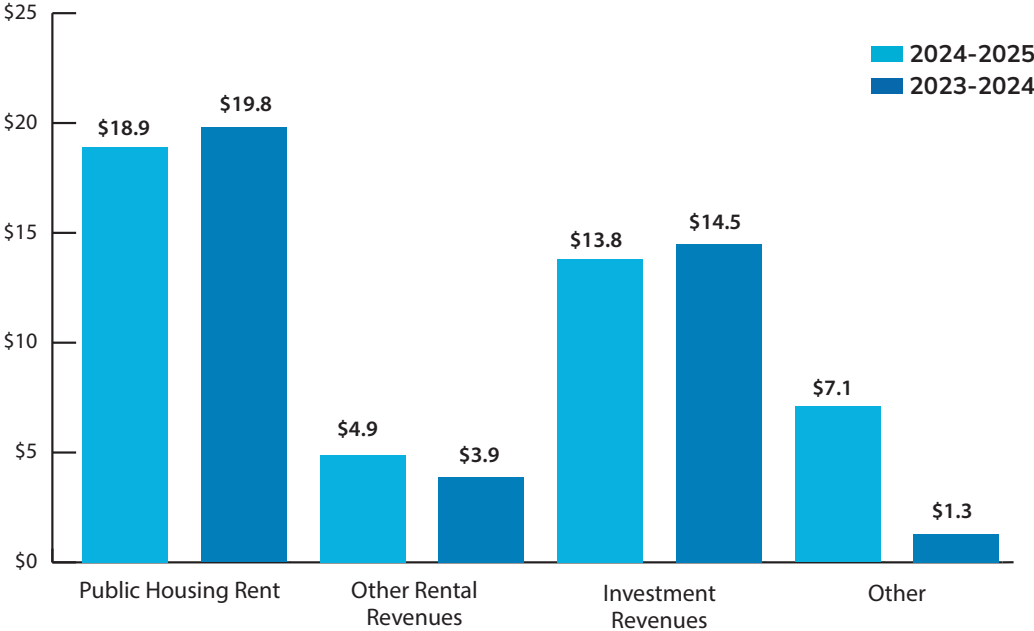
Investment revenues remained strong at **\$13.8 million**, maintaining the significant gains achieved in 2023-24.

NON-GOVERNMENT REVENUES (\$ MILLIONS)

Generated revenues increased to \$44.7 million in 2024-25 from \$39.5 million in 2023-24 and \$29.4 million in 2022-23, reflecting steady year-over-year growth.

Public Housing Rent remains the largest component, generating \$18.9 million, though slightly lower than the previous year. Other rental revenues increased modestly to \$4.9 million. Investment revenues remained strong at \$13.8 million, maintaining the significant gains achieved in 2023-24. “Other” revenues rose substantially to \$7.1 million, up from \$1.3 million, driven by condominium sales and reversal of land lease accruals.

Non-Government Revenues (\$ Millions)



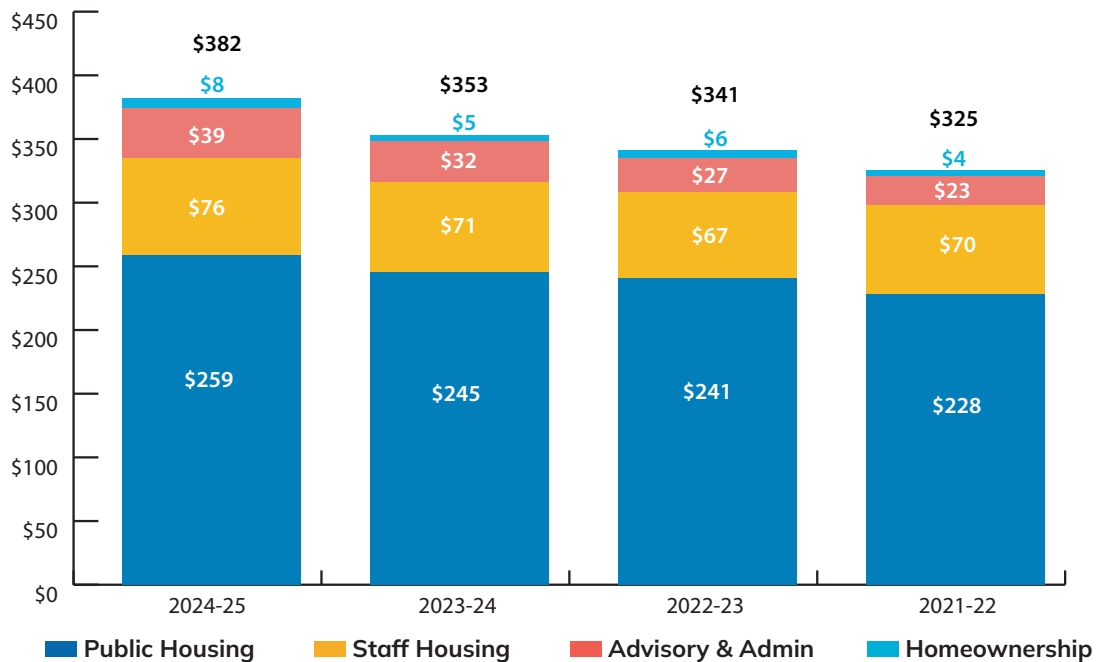
TOTAL EXPENSES

Total expenditures increased across all program areas in 2024-25 compared to 2023-24.

Public Housing expenditures rose to \$259 million from \$245 million, reflecting ongoing investments in housing operations and maintenance. Staff Housing expenditures increased to \$76 million from \$71 million,

while Advisory and Administrative costs grew to \$39 million from \$32 million, reflecting expanded program support and operational activities. Homeownership program expenditures also increased to \$8 million, up from \$5 million in the prior year, driven by enhanced maintenance activities in the fiscal, supporting ongoing homeownership.

Expenses (\$ Millions)



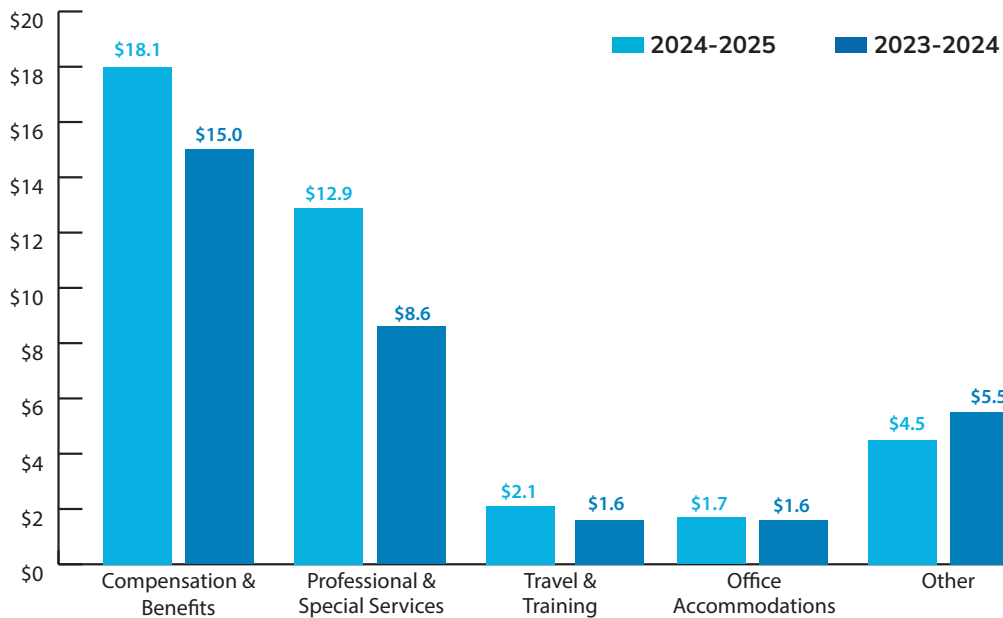
ADVISORY & ADMINISTRATION

Advisory and Administration costs (excluding administration costs related to staff housing) increased to \$39.3 million from \$32.3 million.

Professional and special services expenses increased by \$4.3 million compared to prior year to support the Nunavut 3000 projects. Compensation costs increased \$3.1 million - also in support of Nunavut 3000 projects.

The Corporation completed the roll-out of the new asset management system; continues to address the AR and Collections tracking at the LHOs and is in the process of implementing a new tenant management system. Internet service system improvement projects across all communities have been completed and hardware equipment upgrades continue to be prioritized.

Advisory and Administration Costs (\$ Millions)



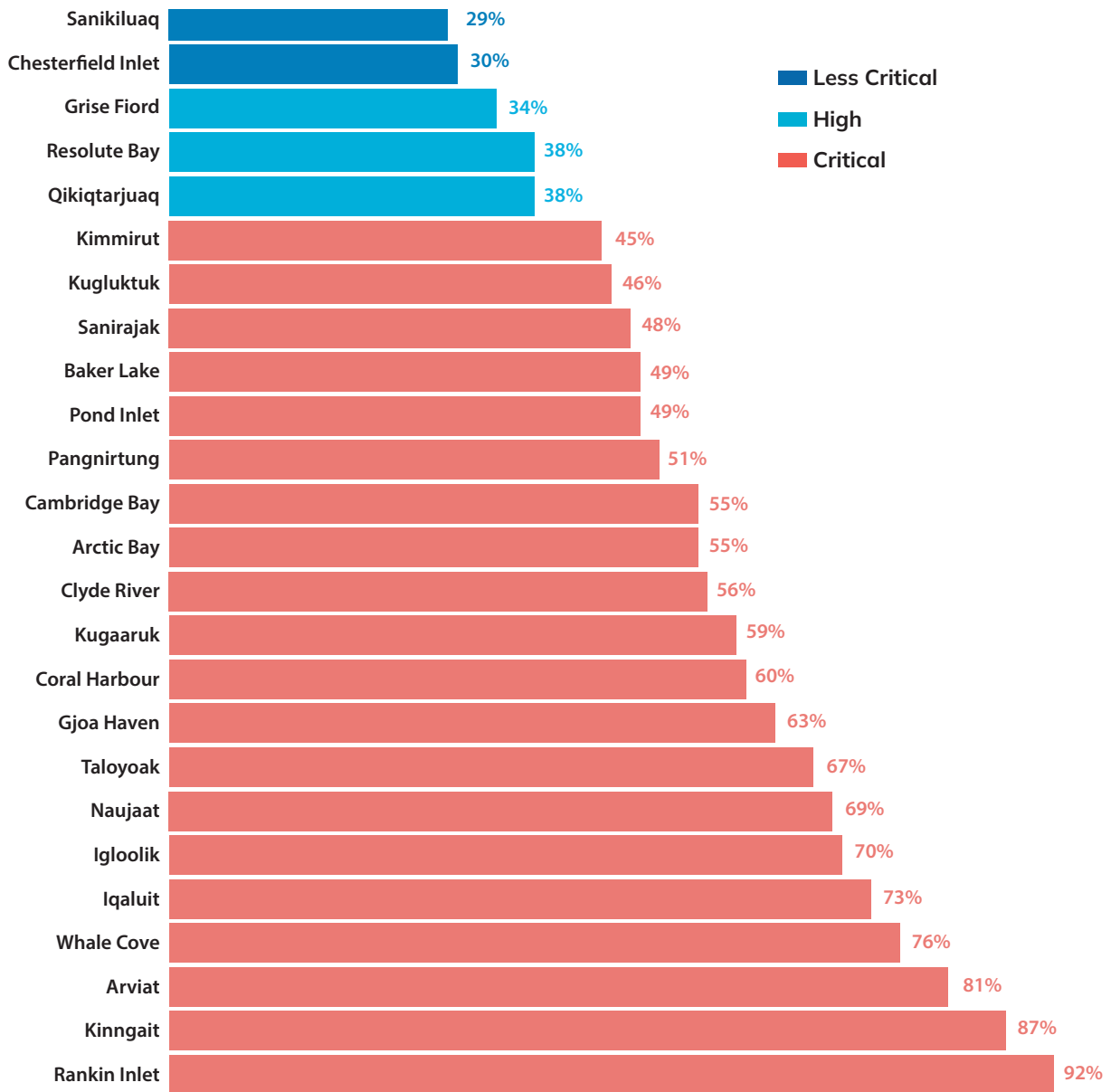
PUBLIC HOUSING

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 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



The Nunavut Housing Corporation employs the metric of housing need as a percentage of existing stock to strategically inform and prioritize new residential construction initiatives. Funding for these projects is sourced both from the Government of Nunavut's capital budget and through federal contributions under the National Housing Strategy. This approach ensures a data-driven allocation of resources,

focusing development efforts where housing shortages are most acute. Over time, the continued application of relative need as the guiding methodology for construction is anticipated to incrementally reduce disparities in housing availability across all Nunavut communities, supporting the broader objective of equitable access to appropriate and affordable housing throughout the territory.

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

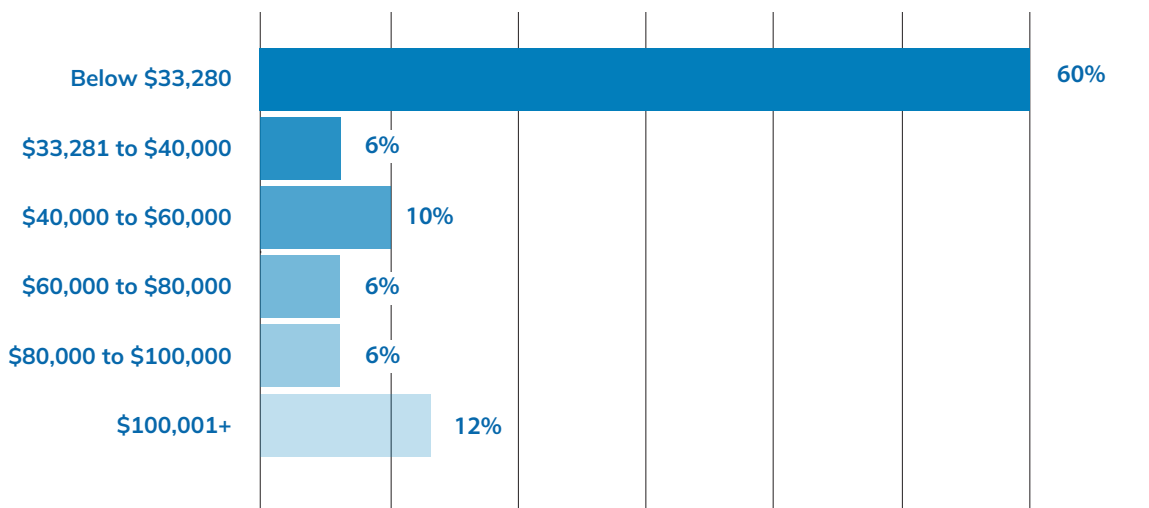
Public housing rent assessments are geared to a tenant's income, meaning the more income a tenant makes, the more rent they are likely to pay.

The public housing rent scale assesses the income of the two primary tenants in each unit based on the following annual income brackets:

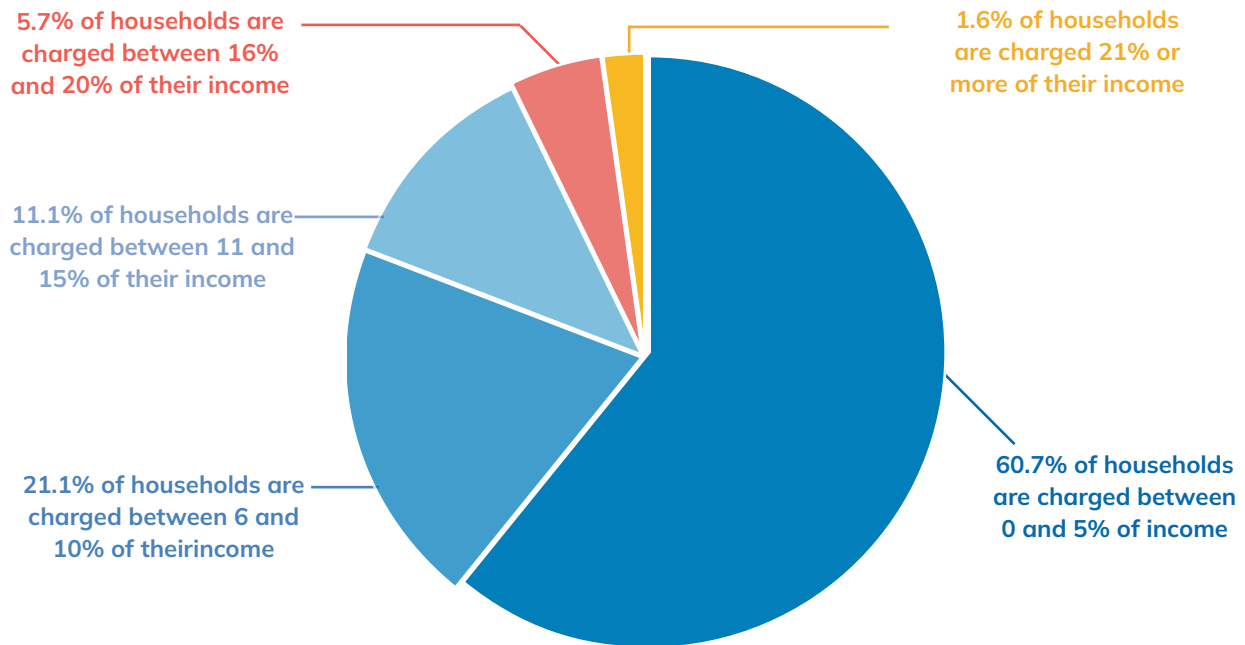
- Below \$33,280: Up to \$60 a month
- \$33,280 to \$40,000: 20% of annual income
- \$40,000 to \$80,000: 25% of annual income
- \$80,000 and above: 30% of annual income

With 60 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



Rent Charged for Public Housing Units as a Percentage of Household Income



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 average collections rates improving to 88% in 2024-25, compared with 78% in 2023-24, however arrears remain a significant issue.

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 by soliciting Rental Officer support, utilizing small claims court, garnishment of wages, and third-party collections. Additionally, NHC continues to provide specialized administrative support to LHOs who are not meeting collection targets.

In 2024-25, NHC expanded the use of a consultant firm to assist in debt collection and in the modernization of NHC's Collection Policies and Procedures. In 2025, NHC will continue its focus on repayments and arrears prevention solutions. Procedural updates will be aimed at supporting LHO staff to work collaboratively with NHC personnel and their tenants to collect existing arrears and prevent further accumulation.

Public Housing Rent Collection Rates

| Community | Rent Receivable | Number of Months Outstanding | 2024-2025 | 2023-2024 | 2022-2023 |
|--------------------------|-----------------|------------------------------|-----------|-----------|-----------|
| | (\$'000) | | (%) | (%) | (%) |
| Arctic Bay | \$2,750 | 71 | 105 | 61 | 43 |
| Clyde River | \$5,914 | 108 | 73 | 61 | 51 |
| Grise Fiord | \$ 430 | 36 | 42 | 53 | 58 |
| Igloolik | \$4,192 | 46 | 46 | 40 | 52 |
| Iqaluit | \$3,194 | 33 | 75 | 61 | 64 |
| Kimmirut | \$1,058 | 28 | 87 | 69 | 75 |
| Kinngait | \$1,537 | 27 | 101 | 101 | 103 |
| Pangnirtung | \$3,103 | 37 | 63 | 71 | 73 |
| Pond Inlet | \$4,449 | 44 | 95 | 63 | 67 |
| Qikiqtarjuaq | \$1,344 | 49 | 83 | 58 | 70 |
| Resolute Bay | \$268 | 18 | 99 | 102 | 95 |
| Sanikiluaq | \$1,603 | 33 | 113 | 57 | 58 |
| Sanirajak | \$3,881 | 69 | 77 | 74 | 69 |
| Qikiqtaaluk Total | \$33,723 | 47 | 80 | 64 | 67 |
| Arviat | \$2,492 | 23 | 102 | 91 | 101 |
| Baker Lake | \$1,723 | 14 | 97 | 103 | 102 |
| Chesterfield Inlet | \$ 632 | 21 | 97 | 75 | 68 |
| Coral Harbour | \$435 | 8 | 97 | 86 | 84 |
| Repulse Bay | \$722 | 10 | 93 | 86 | 95 |
| Rankin Inlet | \$1,790 | 13 | 105 | 107 | 98 |
| Whale Cove | \$251 | 10 | 66 | 80 | 83 |
| Kivalliq Total | \$8,045 | 15 | 98 | 95 | 93 |
| Cambridge Bay | \$2,825 | 42 | 80 | 85 | 98 |
| Gjoa Haven | \$1,852 | 28 | 91 | 77 | 87 |
| Kugaaruk | \$1,157 | 22 | 82 | 80 | 90 |
| Kugluktuk | \$1,865 | 30 | 104 | 71 | 82 |
| Taloyoak | \$1,292 | 25 | 92 | 96 | 91 |
| Kitikmeot Total | \$8,991 | 30 | 90 | 81 | 87 |
| Total Nunavut | \$50,759 | 32 | 88 | 78 | 80 |

In 2024-25, Local Housing Organizations (LHOs) assessed \$18.9 million in public housing rent. This amounts to only **seven per cent** of the cost of providing public housing. The Government of Nunavut (GN) provide the bulk of the funds needed to run

a viable public housing program. The GN's contribution will continue to grow as expenses to maintain units continues to increase yearly and as more and more housing units are added to the stock.

Public Housing Costs and Rent Collected (\$ Millions)

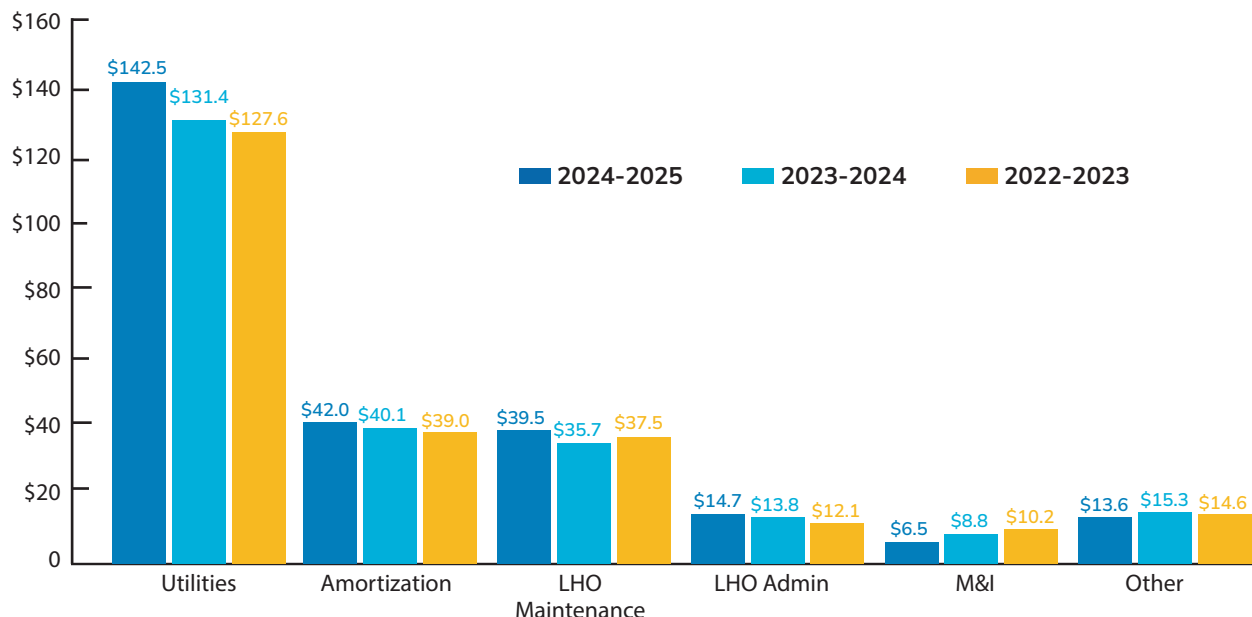


OPERATION & MAINTENANCE COSTS FOR PUBLIC HOUSING (\$ MILLIONS)

The Public Housing Program expenses are listed on a single line of the Consolidated Statement of Operations with the details outlined in graph below. In 2024-25, NHC saw the Public Housing Program costs

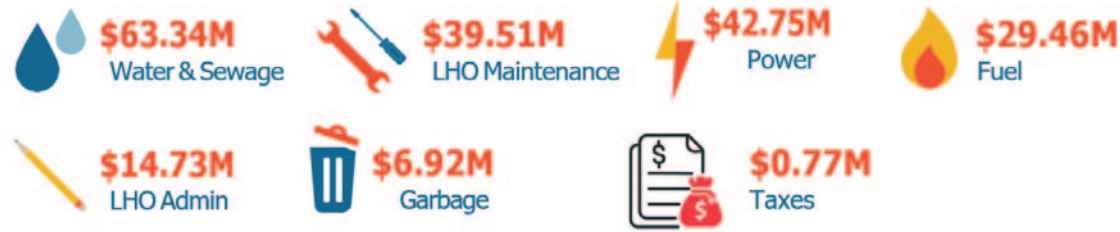
increase by \$13.9 million to \$258.9 million, primarily due to increases in utilities, and in LHO administration and maintenance costs driven by cost escalation and the increasing cost of maintaining aging housing inventory. NHC continues to work with our partners to explore innovative ways to increase funding and reduce the cost of delivering housing.

Operating Costs Break Down (\$ Millions)



Water and sewage cost are the largest single expense for public housing.

They are greater than the cost of LHO administration and maintenance combined.



| Average Operating Costs Per Unit (\$ Thousands) | | | |
|---|---------------|-------------------------------|---------------|
| Water & Sewage | \$10.7 | LHO Maintenance | \$6.7 |
| Power | \$7.2 | LHO Admin | \$2.5 |
| Fuel | \$5.0 | | |
| Garbage | \$1.2 | | |
| Taxes | \$0.1 | | |
| Subtotal for Utilities: | \$24.2 | Subtotal for LHO: | \$9.2 |
| | | Total LHO + Utilities: | \$33.4 |

MODERNIZATION & IMPROVEMENT (\$ MILLIONS)

NHC is responsible for 5,934 units in the public housing portfolio.

The Modernization and Improvement Program ensures the health, safety and suitability of these units. In 2024-25, \$6.5 million (2023-24 – \$8.8 million) was spent on modernization and improvements. Funding for the program came from the GN and CMHC.

Modernization and Improvement Funding (\$ Millions)

| Funding Source | 2024-24 | 2023-24 |
|----------------|--------------|--------------|
| GN | \$1.1 | \$2.2 |
| CMHC | \$5.4 | \$6.6 |
| Total | \$6.5 | \$8.8 |

STAFF HOUSING

The inventory of 1,721 staff housing units is administered by the Corporation.

Of these, 606 are owned by the Corporation while 1,115 units are leased (65 per cent of the staff housing portfolio). The Corporation is addressing the composition of this portfolio with a view toward rebalancing its assets. Steps are being taken to increase the range of housing options available to Government of Nunavut staff.

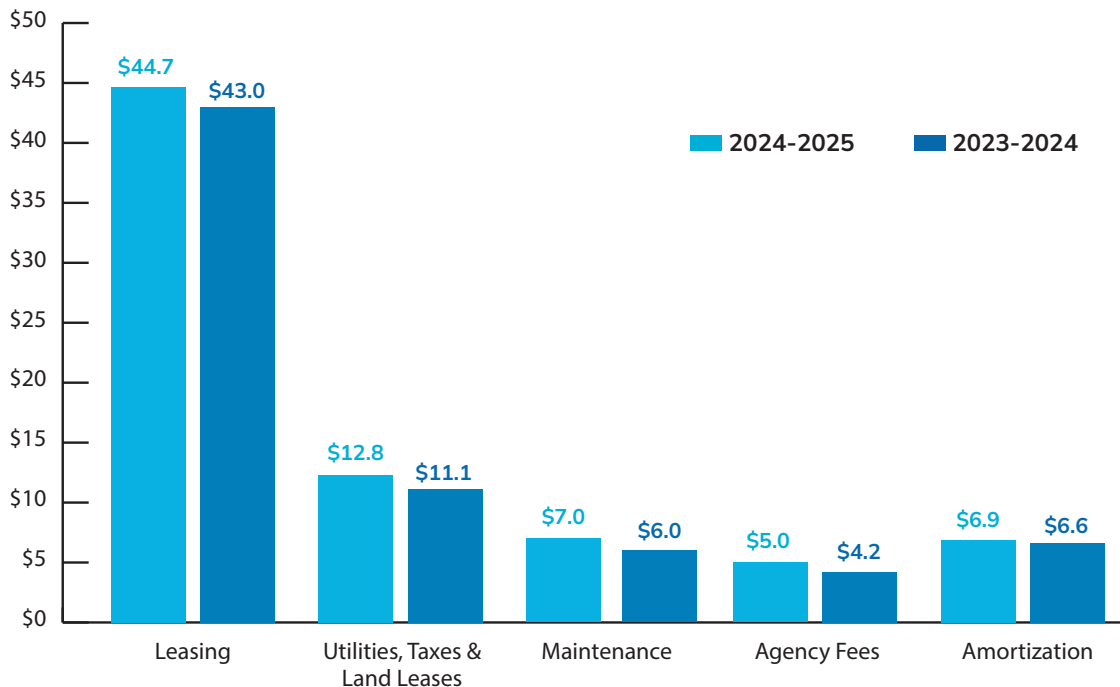
Staff housing program costs increased to \$76.4 million from \$70.9 million, an increase of \$5.5 million. This was largely driven by a \$1.7 million increase in leasing cost; \$1.7 million increase in utilities



expenses; and \$1 million increase in maintenance cost.

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. In 2024-25, some programs were consolidated to help streamline the application process for applicants.

Active Home Purchase Programs Currently Offered:

- Nunavut Downpayment Assistance Program (NDAP)
- Nunavut Homeownership Assistance Program (NHAP)

Active Home Renovation and Repair Programs Currently Offered:

- Elders Housing Program (EHP)
- Home Renovation Program (HRP)
- Emergency Repair Program (ERP)
- Renewable Energy Homeowner Grant Program (REHGP)

Home Ownership Value of Approvals per Program

| Program | Location | | | |
|--------------|---------------------|-------------------|---------------------|---------------------|
| | Qikiqtaaluk | Kitikmeot | Kivalliq | Total Nunavut |
| ERP | \$ 351,000 | \$ 83,000 | \$ 409,000 | \$ 843,000 |
| HRP | 623,000 | 59,000 | 434,000 | 1,116,000 |
| EHP | 45,000 | 29,000 | 190,000 | 264,000 |
| NDAP | 640,000 | 370,000 | 120,000 | 1,130,000 |
| NHAP | 0 | 0 | 0 | 0 |
| REHGP | 0 | 0 | 0 | 0 |
| Total | \$ 1,659,000 | \$ 541,000 | \$ 1,153,000 | \$ 3,353,000 |

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 Approved per Community

| Community | Homeownership Program | | | | | | Total |
|---------------------------|-----------------------|-----------|-----------|-----------|----------|----------|------------|
| | ERP | HRP | EHP | NDAP | NHAP | REHGP | |
| Arctic Bay | 4 | 1 | - | - | - | - | 5 |
| Clyde River | - | 1 | - | - | - | - | 1 |
| Grise Fiord | - | - | - | - | - | - | - |
| Igloolik | 5 | 3 | 1 | - | - | - | 9 |
| Iqaluit | 16 | 17 | 5 | 22 | - | - | 60 |
| Kimmirut | - | - | - | - | - | - | - |
| Kinngait | 5 | - | - | - | - | - | 5 |
| Pangnirtung | 2 | 1 | - | - | - | - | 3 |
| Pond Inlet | 1 | 1 | 1 | - | - | - | 3 |
| Qikiqtarjuaq | 8 | 6 | 2 | - | - | - | 16 |
| Resolute Bay | 1 | 1 | - | - | - | - | 2 |
| Sanikiluaq | 4 | 2 | 1 | - | - | - | 7 |
| Sanirajak | - | - | - | - | - | - | - |
| Qikiqtaaluk Totals | 46 | 33 | 10 | 22 | 0 | 0 | 111 |
| Cambridge Bay | 7 | 2 | 2 | 8 | - | - | 19 |
| Gjoa Haven | 1 | - | - | - | - | - | 1 |
| Kugaaruk | 4 | 1 | 1 | - | - | - | 6 |
| Kugluktuk | 2 | - | - | 1 | - | - | 3 |
| Taloyoak | 1 | - | - | - | - | - | 1 |
| Kitikmeot Totals | 15 | 3 | 3 | 9 | 0 | 0 | 30 |
| Arviat | 24 | 9 | 14 | - | - | - | 47 |
| Baker Lake | 12 | 4 | 6 | 1 | - | - | 23 |
| Chesterfield Inlet | 4 | 1 | - | - | - | - | 5 |
| Coral Harbour | 2 | 4 | 1 | - | - | - | 7 |
| Nauyasat | 4 | 6 | 7 | - | - | - | 17 |
| Rankin Inlet | 14 | 12 | 4 | 2 | - | - | 32 |
| Whale Cove | 2 | - | 2 | - | - | - | 4 |
| Kivalliq Totals | 62 | 36 | 34 | 3 | 0 | 0 | 135 |
| Nunavut Totals | 123 | 72 | 47 | 34 | 0 | 0 | 276 |



HOMEOWNERSHIP PROGRAM ELIGIBILITY

Eligibility criteria for the homeownership programs includes income testing.

Verifications 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.

- **Maximum Construction Cost (MCC)**

Calculated for the purpose of establishing affordability threshold to calculate an income needed to own and operate home. Cost to build a modest 3-bedroom house (Including site preparation, foundation, materials, freight and labour). Utilizing a cost per square foot x 1000 square feet. MCC may be adjusted to allow for unit suitability (according to national occupancy standards).

- **Shelter Costs (SC)**

This includes property taxes, maintenance, insurance, heat, municipal services.

- **Land Lease Costs**

Where a community charges an annual lease payment, it will be included as a shelter cost as a monthly payment. Where a community issues equity leases, payment in full can be made and added to the financing costs through the lender and added to the MCC.



CONSTRUCTION PROGRAM

Housing Units Made Available (approved for occupancy) in 2023-24

| Community | Building Type | # of Units |
|--------------------|----------------|------------|
| Arctic Bay | Duplex-Modular | 2 |
| Arviat | Duplex-Modular | 2 |
| Baker Lake | Duplex-Modular | 2 |
| Cambridge Bay | Duplex-Modular | 2 |
| Iqaluit | Multiplex | 18 |
| Rankin Inlet | Multiplex | 5 |
| Rankin Inlet | Multiplex | 5 |
| Rankin Inlet | Duplex-Modular | 2 |
| Total Units | | 38 |

Housing Units Made Available in 2024-25

| Community | Building Type | # of Units |
|--------------------|----------------|------------|
| Iqaluit | Multiplex- SH | 24 |
| Iqaluit | Multiplex- PH | 18 |
| Sanirajak | Duplex-Modular | 2 |
| Gjoa Haven | Duplex-Modular | 2 |
| Total Units | | 46 |

Housing Construction in Progress 2024-2025

| Community | Building Type | # of Units |
|--------------------|-------------------------|------------|
| Arctic Bay | Multiplex | 8 |
| Arctic Bay | Multiplex | 12 |
| Arviat | Multiplex | 8 |
| Arviat | Multiplex | 12 |
| Baker Lake | Multiplex | 8 |
| Baker Lake | Multiplex | 12 |
| Cambridge Bay | Multiplex | 12 |
| Chesterfield Inlet | Multiplex | 8 |
| Chesterfield Inlet | Modular | 2 |
| Clyde River | Multiplex | 8 |
| Clyde River | Modular | 2 |
| Coral Harbour | Multiplex | 12 |
| Coral Harbour | Modular | 2 |
| Gjoa Haven | Multiplex | 8 |
| Gjoa Haven | Multiplex | 12 |
| Grise Fiord | Multiplex | 6 |
| Igloolik | Multiplex | 12 |
| Igloolik | Multiplex | 8 |
| Igloolik | Modular | 2 |
| Kinngait | Duplex-Modular | 2 |
| Kinngait | Multiplex | 8 |
| Kinngait | Multiplex | 12 |
| Kinngait | Modular- RCMP | 2 |
| Kugaaruk | Multiplex | 8 |
| Kugaaruk | Modular | 2 |
| Kugluktuk | Multiplex | 12 |
| Kugluktuk | Modular | 2 |
| Nauyasat | Multiplex | 8 |
| Nauyasat | Modular | 2 |
| Pangnirtung | Multiplex | 8 |
| Pangnirtung | Multiplex | 8 |
| Pangnirtung | Duplex-Modular | 2 |
| Pond Inlet | Multiplex | 8 |
| Pond Inlet | Modular | 2 |
| Qikiqtarjuaq | Multiplex | 6 |
| Qikiqtarjuaq | Modular | 2 |
| Rankin Inlet | Duplex- Student Housing | 2 |
| Rankin Inlet | Duplex- Student Housing | 2 |
| Rankin Inlet | Duplex- Student Housing | 2 |
| Rankin Inlet | Modular- RCMP | 2 |
| Rankin Inlet | Multiplex | 8 |
| Rankin Inlet | Multiplex | 12 |
| Resolute Bay | Multiplex | 6 |
| Resolute Bay | Modular | 2 |
| Sanikiluaq | Multiplex | 8 |
| Sanikiluaq | Modular | 2 |
| Sanikiluaq | Duplex-Modular | 2 |
| Sanirajak | Multiplex | 8 |
| Taloyoak | Duplex-Modular | 2 |
| Taloyoak | Multiplex | 8 |
| Taloyoak | Multiplex | 12 |
| Whale Cove | Multiplex | 6 |
| Whale Cove | Modular | 2 |
| Total Units | | 334 |

WRITE-OFF OF CORPORATE DEBT

For the fiscal year ended 31 March 2025, the Nunavut Housing Corporation wrote off \$4.97 million (prior year: \$0) in receivables, in accordance with Section 84 and Section 82 of the *Financial Administration Act*.

NHC may write off debts up to \$20,000; amounts above this require Legislative Assembly approval. Write-offs relate to:

- Deceased Clients: Balances from deceased tenants or mortgage holders with no estate assets, verified through Vital Statistics and Public Trustees.

- Statute-Barred Accounts: Debts inactive for over six years, legally unenforceable under the *Limitation of Actions Act*, after all reasonable collection efforts.

All individual write-offs over \$20,000 were Board-approved. These debts are not forgiven, and collection efforts continue where possible.

Below is the listing by community categorized by account balances less than and greater than \$500.

Account Balances Written Off in FY 2024/25

| Deceased Clients | Count | Balances < CAD\$500 | Count | Balances > CAD\$500 | Total Count | Total Balances |
|-----------------------------------|-----------|---------------------|------------|---------------------|-------------|---------------------|
| Arctic Bay | 0 | \$ - | 1 | \$ 163,346 | 1 | \$ 163,346 |
| Arviat | 4 | 1,111 | 10 | 48,763 | 14 | 49,874 |
| Baker Lake | 1 | 120 | 11 | 131,986 | 12 | 132,106 |
| Cambridge Bay | 0 | - | 10 | 31,592 | 10 | 31,592 |
| Chesterfield Inlet | 3 | 729 | 1 | 13,057 | 4 | 13,786 |
| Clyde River | 0 | - | - | - | - | - |
| Coral Harbour | 3 | 668 | 5 | 52,221 | 8 | 52,889 |
| Grise Fiord | 0 | - | - | - | - | - |
| Igloolik | 12 | 1,497 | 18 | 65,463 | 30 | 66,961 |
| Iqaluit | 10 | 2,011 | 7 | 23,641 | 17 | 25,653 |
| Kimmirut | 0 | - | - | - | - | - |
| Kikitak (Gjoa Haven) | 0 | - | 12 | 76,133 | 12 | 76,133 |
| Kinngait (Cape Dorset) | 13 | 3,281 | 23 | 164,098 | 36 | 167,379 |
| Kugaaruk | 2 | 638 | - | - | 2 | 638 |
| Kugluktuk | 1 | 75 | 6 | 38,140 | 7 | 38,215 |
| Nauyasat | 2 | 396 | 3 | 7,635 | 5 | 8,031 |
| Pangnirtung | 23 | 4,515 | 23 | 118,574 | 46 | 123,089 |
| Pond Inlet | 0 | - | - | - | - | - |
| Qikiqtarjuaq | 0 | - | - | - | - | - |
| Rankin Inlet | 4 | 688 | 11 | 31,959 | 15 | 32,647 |
| Resolute Bay | 3 | 641 | 4 | 175,478 | 7 | 176,119 |
| Sanikiluaq (Qammaq) | 4 | 777 | 8 | 124,411 | 12 | 125,187 |
| Sanirajak (Hall Beach) | 4 | 873 | 5 | 102,251 | 9 | 103,124 |
| Taloyoak | 1 | 60 | 4 | 42,221 | 5 | 42,281 |
| Tasiuqtit (Whale Cove) | 0 | - | 1 | 493,672 | 1 | 493,672 |
| Total for Deceased Clients | 90 | \$ 18,080 | 163 | \$ 1,904,640 | 253 | \$ 1,922,720 |

| Statue Barred Clients | Count | Balances < CAD\$500 | Count | Balances > CAD\$500 | Total Count | Total Balances |
|--|------------|---------------------|------------|---------------------|--------------|---------------------|
| Arctic Bay | 7 | \$ 852 | 6 | \$ 62,465 | 13 | \$ 63,317 |
| Arviat | 17 | 1,510 | 3 | 65,299 | 20 | 66,809 |
| Baker Lake | 30 | 5,007 | 24 | 150,434 | 54 | 155,441 |
| Cambridge Bay | 41 | 6,522 | 35 | 199,742 | 76 | 206,264 |
| Chesterfield Inlet | 22 | 5,118 | 10 | 29,146 | 32 | 34,264 |
| Clyde River | 7 | 1,448 | 7 | 23,081 | 14 | 24,529 |
| Coral Harbour | 21 | 4,997 | 12 | 33,560 | 33 | 38,557 |
| Grise Ford | 3 | 760 | 8 | 30,396 | 11 | 31,156 |
| Igloodik | 65 | 12,073 | 84 | 465,684 | 149 | 477,757 |
| Iqaluit | 19 | 3,557 | 65 | 402,047 | 84 | 405,604 |
| Kikitak (Gjoa Haven) | 86 | 17,560 | 67 | 295,589 | 153 | 313,150 |
| Kimmirut | 7 | 1,287 | 18 | 34,119 | 25 | 35,406 |
| Kinngait (Cape Dorset) | 33 | 6,844 | 43 | 173,394 | 76 | 180,238 |
| Kugaaruk | 9 | 1,725 | 4 | 20,717 | 13 | 22,441 |
| Kugluktuk | 30 | 6,734 | 39 | 93,358 | 69 | 100,092 |
| Naujaat | 6 | 1,374 | 9 | 13,177 | 15 | 14,551 |
| Pangnirtung | 0 | - | - | - | - | - |
| Pond Inlet | 51 | 11,218 | 45 | 160,120 | 96 | 171,338 |
| Qikiqtarjuag | 4 | 902 | 8 | 123,768 | 12 | 124,669 |
| Rankin Inlet | 13 | 2,354 | 31 | 101,209 | 44 | 103,564 |
| Resolute Bay | 8 | 1,821 | 19 | 67,048 | 27 | 68,869 |
| Sanikiluaq (Qammaq) | 26 | 3,977 | 17 | 59,266 | 43 | 63,243 |
| Sanirajak (Hall Beach) | 7 | 1,631 | 17 | 151,435 | 24 | 153,066 |
| Taloyoak | 33 | 6,714 | 31 | 183,644 | 64 | 190,359 |
| Tasiurqtit (Whale Cove) | 19 | 2,419 | - | - | 19 | 2,419 |
| Total for Statue Barred Clients | 564 | \$ 108,404 | 602 | \$ 2,938,698 | 1,166 | \$ 3,047,102 |

Total Written Off for Deceased and Statue Barred Accounts

1,419 4,969,822

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 fiscal year.

Nunavut Housing Corporation (NHC) is required to remove the cost from 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 to 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 2024-25, with the approval of the Legislative Assembly, the corporation wrote-off/wrote down tangible capital assets with a net book value of \$1 million.

| Number of Public Housing Units | Reason for Write-off/ Write Down | Amount (\$'000s) |
|--------------------------------|--|------------------|
| 12 | Burnt and demolished | \$ 222 |
| 3 | Burnt and requires repair | \$ 4 |
| 102 | Mould damaged and requires remediation | \$ 780 |
| Total | | \$1,006 |

CONSOLIDATED FINANCIAL STATEMENTS



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March 31, 2025

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NUNAVUT HOUSING CORPORATION
LA SOCIÉTÉ D'HABITATION DU NUNAVUT
NUNAVUNMI IGLULIQIYIIRYUAT

Directorate
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P.O. Box 1000, Station 1400,
Iqaluit, NU X0A 0H0

Management's Responsibility for Financial Reporting

To the Honourable Lorne Kusugak
Minister Responsible for the Nunavut Housing Corporation
P.O. Box 1150 Iqaluit Nunavut
Iqaluit, Nunavut X0A 0H0

Dear Mr. Kusugak,

Re: Management's Responsibility for Financial Reporting

The accompanying consolidated financial statements have been prepared by management in accordance with Canadian Public Sector Accounting Standards. Management is responsible for the integrity and objectivity of the data in these consolidated financial statements and, where appropriate, the consolidated statements include estimates and judgments based on careful consideration of information available to management.

Management is responsible for developing and maintaining books of accounts, records, financial and management controls, information systems and management practices. These are designed to provide reasonable assurance as to the reliability of financial information, that assets are safeguarded and controlled, and that transactions are in accordance with the *Financial Administration Act* of Nunavut, the *Nunavut Housing Corporation Act* and policies of the Corporation. The Corporation's management recognizes its responsibility for conducting the Corporation's affairs in accordance with the requirements of applicable laws and sound business principles, and for maintaining standards of conduct that are appropriate to a territorial corporation.

The Board of Directors is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control. The Board of Directors meet periodically with management and external auditors. The external auditors have full and free access to the Board of Directors.

The Auditor General of Canada provides an independent, objective audit for the purpose of expressing her opinion on the consolidated financial statements of the Corporation. She also considers whether the transactions that come to her notice in the course of this audit are, in all significant respects, in accordance with the specified legislation.

Eiryn Devereaux
President & Chief Executive Officer

Peter Deegan, CPA, CGA
VP Finance and Corporate Services

Iqaluit, Nunavut
August 27, 2025



Office of the
Auditor General
of Canada

Bureau du
vérificateur général
du Canada

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 2025, 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 2025, 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.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes 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.




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

Ottawa, Canada
27 August 2025

NUNAVUT HOUSING CORPORATION
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT MARCH 31, 2025
(in thousands of dollars)

| | 2025 | 2024 |
|---|---------------------|---------------------|
| Financial assets | | |
| Cash | \$ 214,123 | \$ 227,453 |
| Accounts receivable (Note 3) | 51,221 | 45,673 |
| Condominiums held for resale (Note 4) | 453 | - |
| Portfolio investments (Note 5) | 50,100 | 50,198 |
| Mortgages receivable | 1,133 | 1,125 |
| Total financial assets | 317,030 | 324,449 |
| Liabilities | | |
| Accounts payable and accrued liabilities (Note 6) | 83,116 | 60,456 |
| Deferred revenue (Note 7) | 3,029 | 7,035 |
| CMHC long-term debt (Note 8) | 3,720 | 4,595 |
| Capital lease obligations | 13 | 171 |
| Liability for contaminated sites | 146 | 436 |
| Asset retirement obligations (Note 9) | 93,207 | 83,965 |
| Employee future benefits | 1,820 | 1,929 |
| Total liabilities | 185,051 | 158,587 |
| Net financial assets | 131,979 | 165,862 |
| Non-financial assets | | |
| Tangible capital assets (Schedule A) | 1,077,319 | 966,667 |
| Advances on contracts (Note 10) | 17,469 | 20,209 |
| Condominiums held for resale (Note 4) | - | 2,489 |
| Inventory for use | 9,231 | 9,363 |
| Housing under development for resale | 3,775 | - |
| Prepaid expenses | 4,562 | 266 |
| Total non-financial assets | 1,112,356 | 998,994 |
| Accumulated surplus | \$ 1,244,335 | \$ 1,164,856 |
| Contingencies (Note 11) | | |
| 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, 2025
(in thousands of dollars)

| | Budget 2025 | Actual 2025 | Actual 2024 |
|--|---------------------|---------------------|---------------------|
| Revenues | | | |
| Public housing rental revenue | \$ 18,159 | \$ 18,898 | \$ 19,840 |
| Portfolio investment and interest income | 6,000 | 13,810 | 14,535 |
| Other rental revenue | 4,000 | 4,933 | 3,936 |
| Other revenue and recoveries (Schedule B) | 500 | 7,064 | 1,204 |
| Total revenues before government funding | <u>28,659</u> | <u>44,705</u> | <u>39,515</u> |
| Expenses | | | |
| Public housing program | 254,655 | 258,945 | 245,067 |
| Staff housing program | 80,623 | 76,398 | 70,916 |
| Corporate administration | 33,618 | 39,251 | 32,332 |
| Homeownership program | 14,500 | 7,966 | 4,556 |
| Total expenses (Schedule C) | <u>383,396</u> | <u>382,560</u> | <u>352,871</u> |
| Net results of operations before government funding | <u>(354,737)</u> | <u>(337,855)</u> | <u>(313,356)</u> |
| Government funding - operations | | | |
| Government of Canada (Note 14) | 16,476 | 19,830 | 20,648 |
| Government of Nunavut (Note 15) | 290,115 | 280,211 | 266,952 |
| Total government funding - operations | <u>306,591</u> | <u>300,041</u> | <u>287,600</u> |
| Net results of operations before government funding - capital | <u>(48,146)</u> | <u>(37,814)</u> | <u>(25,756)</u> |
| Government funding - capital | | | |
| Government of Canada (Note 14) | 24,000 | 38,022 | 88,863 |
| Government of Nunavut (Note 15) | 64,069 | 74,271 | 104,047 |
| City of Iqaluit (Note 16) | - | 5,000 | 11,048 |
| Total government funding - capital | <u>88,069</u> | <u>117,293</u> | <u>203,958</u> |
| Surplus for the year | 39,923 | 79,479 | 178,202 |
| Accumulated surplus, opening | <u>1,164,856</u> | <u>1,164,856</u> | <u>986,654</u> |
| Accumulated surplus, closing | <u>\$ 1,204,779</u> | <u>\$ 1,244,335</u> | <u>\$ 1,164,856</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, 2025
(in thousands of dollars)

| | Budget 2025 | Actual 2025 | Actual 2024 |
|--|-------------------|-------------------|-------------------|
| Surplus for the year | \$ 39,923 | \$ 79,479 | \$ 178,202 |
| Tangible capital assets (Schedule A) | | | |
| Additions | (88,069) | (154,077) | (116,753) |
| Amortization | 50,808 | 48,975 | 46,660 |
| Write-downs and disposals | - | 1,077 | 781 |
| Asset retirement cost adjustments | - | (6,627) | 2,626 |
| | 2,662 | (31,173) | 111,516 |
| Consumption of inventory for use | 7,156 | 7,234 | 7,557 |
| Purchases of inventory for use | (7,156) | (7,102) | (7,810) |
| Disposals of condominiums for resale | - | 2,036 | - |
| Condominiums for resale - Reclassified as financial (non-financial) assets | - | 453 | (1,052) |
| Net (addition) to housing under development for resale | - | (3,775) | - |
| Net (addition) to / usage of advances on contracts | - | 2,740 | (20,209) |
| Net (addition) to prepaid expenses | - | (4,296) | (47) |
| Change in net financial assets | 2,662 | (33,883) | 89,955 |
| Net financial assets, opening | 165,862 | 165,862 | 75,907 |
| Net financial assets, closing | <u>\$ 168,524</u> | <u>\$ 131,979</u> | <u>\$ 165,862</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, 2025
(in thousands of dollars)

| | 2025 | 2024 |
|---|-------------------|-------------------|
| Cash provided by / (used for) operations | | |
| Cash received from: | | |
| Transfers from Government of Nunavut | \$ 277,865 | \$ 266,974 |
| Transfers from Government of Canada | 21,905 | 14,704 |
| Rent collections from public housing | 16,949 | 14,799 |
| Miscellaneous revenues and recoveries | 19,850 | 22,303 |
| Cash paid for: | | |
| Homeownership program | (7,402) | (3,629) |
| Administration | (32,423) | (30,564) |
| Staff housing | (72,199) | (64,995) |
| Public housing | <u>(209,365)</u> | <u>(223,698)</u> |
| Cash provided by / (used for) operations | <u>15,180</u> | <u>(4,106)</u> |
| Cash (used for) / provided by capital activities | | |
| Transfers from Government of Nunavut | 74,271 | 104,047 |
| Transfers from Government of Canada | 32,564 | 30,000 |
| Proceeds from disposals of tangible capital assets | 11 | 1 |
| Advances on contracts | (4,544) | (20,209) |
| Tangible capital asset acquisitions | <u>(129,334)</u> | <u>(105,140)</u> |
| Cash (used for) / provided by capital activities | <u>(27,032)</u> | <u>8,699</u> |
| Cash used for financing activities | | |
| Principal payments on capital lease | <u>(157)</u> | <u>(155)</u> |
| Cash used for financing activities | <u>(157)</u> | <u>(155)</u> |
| Cash (used for) / provided by investing activities | | |
| Portfolio investments redeemed | 25,208 | 30,001 |
| Portfolio investments acquired | (25,100) | - |
| Mortgage payments received | 97 | 186 |
| Acquisition of housing under development for resale | (3,775) | - |
| Proceeds from sales of condominiums | <u>2,249</u> | <u>-</u> |
| Cash (used for) / provided by investing activities | <u>(1,321)</u> | <u>30,187</u> |
| (Decrease) / increase in cash | (13,330) | 34,625 |
| Cash, opening | <u>227,453</u> | <u>192,828</u> |
| Cash, closing | <u>\$ 214,123</u> | <u>\$ 227,453</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, 2025
(in thousands of dollars)

1. AUTHORITY AND OPERATIONS

(a) Authority

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).

(b) Mandate

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.

(c) Economic dependence

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

(a) Basis of accounting

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.

(b) Reporting entity

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 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.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(b) Reporting entity (continued)

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.

(c) Financial instruments

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

| | |
|--|--------------------------|
| Financial Assets | Measurement Basis |
| Cash | Cost |
| Accounts receivable | Cost |
| Portfolio investments | Amortized cost |
| Mortgages receivable | Amortized cost |
| Financial Liabilities | Measurement Basis |
| 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.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(d) Accounts receivable

Accounts receivable are measured 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 likelihood of recovery.

When an account receivable is uncollectible, it is written off against the allowance account. Write-offs of accounts receivable require approval by either the local housing organization's board of directors, the Corporation's Board of Directors or an act of the Legislative Assembly of Nunavut, depending on the dollar value. 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) Portfolio investments

Portfolio investments are accounted for at cost and consist of guaranteed investment certificates and other fixed-income securities with Canadian chartered banks. 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.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(f) 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.

(g) 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.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(h) Tangible capital assets

Tangible capital assets are recorded at cost less accumulated amortization. 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:

| | |
|---|--|
| Equipment | Declining balance 20% |
| Warehouses and office buildings | Declining balance 5% |
| Public housing, staff housing and other housing | Declining balance 5% |
| Equity land leases and capital leases | Straight-line basis over lease term |
| Leaseholds | 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.

Certain contracts require advances on contracts, which represent payments made in advance of construction commencement, typically based on a percentage of the total contract value. These payments are initially recorded as advances on contract (as non-financial assets, similar to prepaid expenses). As construction progresses and various phases of construction are completed, contract advances are then recognized as construction in progress for the completed phases. Should the third party fail to meet their performance obligations under the contract (e.g., failure to complete the housing construction), the Corporation is entitled to a refund of the unspent advance.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(i) 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.

(j) Budget figures

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

(k) 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 until those stipulations are met. The funding used is reported in the Consolidated Statement of Operations and Accumulated Surplus as government funding.

The Corporation occasionally receives tangible capital assets from other government organizations at no cost or for a nominal transfer fee. These tangible capital assets are recognized at their estimated fair value when the Corporation assumes control.

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.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(l) 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.

(m) Measurement uncertainty

The preparation of the consolidated financial statements requires the Corporation to make estimates and assumptions that affect the reported and disclosed amounts of assets, liabilities, revenues and expenses reported in the consolidated financial statements and accompanying notes. The estimates are based on facts and circumstances, historical experience, general economic conditions and reflect Management's best estimate of the related amount at the end of the reporting period. Estimates and underlying assumptions are reviewed annually at March 31. Revisions to accounting estimates are recognized in the period in which estimates are revised if revisions affect both current and future periods.

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 near term. Near term is defined as a 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.
- iv. Determining the value of the projects in progress: Management uses judgment in determining the percentage of completion of the projects in progress as well as the value of the activities performed for these projects.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(n) 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.

(o) 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
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
MARCH 31, 2025
(in thousands of dollars)

3. ACCOUNTS RECEIVABLE

| | 2025 | 2024 |
|--|------------------|------------------|
| Related party accounts receivable | | |
| Government of Nunavut departments | \$ 6,482 | \$ 2,327 |
| Qulliq Energy Corporation | 160 | 166 |
| Petroleum Products Revolving Fund | 1 | 1 |
| | 6,643 | 2,494 |
| Other | | |
| Tenants | 50,758 | 52,160 |
| CMHC | 31,080 | 32,359 |
| Trade and other | 16,585 | 12,851 |
| | 105,066 | 99,864 |
| Less: Allowance for doubtful accounts (Note 17(a)) | (53,845) | (54,191) |
| | \$ 51,221 | \$ 45,673 |

There was \$3,893 of write-offs of accounts receivable and \$1,035 of mortgages receivable during the year (2024 - \$Nil)

The aging analysis of tenants accounts receivable by year is as follows:

| | 2025 | 2024 |
|--|-----------------|-----------------|
| < 1 year | \$ 5,783 | \$ 7,120 |
| 1 - 2 years | 5,985 | 5,530 |
| 2 - 3 years | 5,079 | 4,334 |
| 3 - 4 years | 4,101 | 3,920 |
| 4 - 5 years | 3,753 | 4,011 |
| 5 - 6 years | 3,842 | 3,631 |
| 6+ years | 22,215 | 23,614 |
| | 50,758 | 52,160 |
| Less: Allowance for doubtful accounts (Note 17(a)) | (48,781) | (49,800) |
| | \$ 1,977 | \$ 2,360 |

NUNAVUT HOUSING CORPORATION
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4. 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. Prior to fiscal 2024, two units were transferred to the staff housing portfolio, and 13 units were sold.

In fiscal 2024 all 36 units in building 4096, valued at \$9,466, were transferred to the staff housing portfolio, resulting in 11 units remaining. Eligibility criteria for purchasing units were updated to both GN staff and non-GN staff. In 2025, nine of the remaining 11 units were sold (2024 - 0). Of the two remaining units, both are subject to signed purchase and sale agreements and have been classified as a financial asset. In 2024, the 11 remaining units were classified as non-financial assets.

5. PORTFOLIO INVESTMENTS

| | 2025 | 2024 |
|--|-----------|-----------|
| Marketable securities, market value \$50,074 (2024 - \$48,922) | \$ 50,100 | \$ 50,198 |

6. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

| | 2025 | 2024 |
|---|-----------|-----------|
| Related party accounts payable and accrued liabilities | | |
| Petroleum Products Revolving Fund | \$ 10,342 | \$ 4,575 |
| Qulliq Energy Corporation | 4,797 | 4,818 |
| Government of Nunavut departments | 12,599 | 10,014 |
| | 27,738 | 19,407 |
| Other | | |
| Trade payable and accrued liabilities | 33,931 | 28,131 |
| Contractor holdbacks | 16,090 | 7,741 |
| Accrued wages and employee benefits | 3,929 | 3,839 |
| Security deposits | 1,428 | 1,338 |
| | \$ 83,116 | \$ 60,456 |

NUNAVUT HOUSING CORPORATION
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7. DEFERRED REVENUE

In 2019, the Corporation entered into a Bilateral Agreement under the 2017 National Housing Strategy (NHS) with CMHC for 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.

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

| | 2025 | | | 2024 | |
|-------------------------------|-----------------|------------------------|---------------|-----------------|-----------------|
| | CMHC NHS | CMHC Co- Investment | CMHC Other | Total | Total |
| Opening balance | \$ 6,677 | \$ - | \$ 358 | \$ 7,035 | \$ 38,686 |
| Funding received / receivable | 29,439 | 6,069 | - | 35,508 | 29,459 |
| Eligible expenditures | <u>(36,116)</u> | <u>(3,198)</u> | <u>(200)</u> | <u>(39,514)</u> | <u>(61,110)</u> |
| Closing balance | <u>\$ -</u> | <u>\$ 2,871</u> | <u>\$ 158</u> | <u>\$ 3,029</u> | <u>\$ 7,035</u> |

8. 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.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
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(in thousands of dollars)

8. LONG-TERM DEBT WITH CMHC (continued)

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.

| | Debt balance | CMHC Funded Portion | 2025 Net debt balance | 2024 Net debt balance |
|---|------------------|---------------------------|-----------------------------|-----------------------------|
| 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% (2024 - 9.5% to 19.75%). | \$ 42,411 | \$ (42,411) | \$ - | \$ - |
| Loans payable to CMHC (NHA section 82 debt), repayable in annual installments until 2032, bearing annual interest of 6.97% (2024 - 6.97%). | 8,208 | (4,560) | 3,648 | 4,503 |
| Loans payable to CMHC, assumed from Inuit Non-Profit Housing Corporation, repayable in monthly installments, maturing in 2028 bearing annual interest of 10.375% (2024 - 10.375%). | 72 | - | 72 | 92 |
| | <u>\$ 50,691</u> | <u>\$ (46,971)</u> | <u>\$ 3,720</u> | <u>\$ 4,595</u> |

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

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

| | Principal | Interest | Total |
|-----------------|-----------------|---------------|-----------------|
| 2026 | \$ 917 | \$ 265 | \$ 1,182 |
| 2027 | 856 | 199 | 1,055 |
| 2028 | 742 | 137 | 879 |
| 2029 | 558 | 85 | 643 |
| 2030 | 248 | 46 | 294 |
| 2031 and beyond | 399 | 41 | 440 |
| | <u>\$ 3,720</u> | <u>\$ 773</u> | <u>\$ 4,493</u> |

NUNAVUT HOUSING CORPORATION
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9. 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 \$181,456 (2024 - \$168,474).
- ii) Expected timing of payments of the cash flow for asset remediation or removal is expected to occur between 2031 and 2054 (2024 - 2031 and 2054) with the average occurring by 2046 (2024 - 2046).
- iii) Discount rate of 3.36% (2024 - 3.35%).
- iv) The inflation rate is based on the mid-point of the Bank of Canada's targeted inflation rate of 2.00% (2024 - 2.00%).

| | <u>2025</u> | <u>2024</u> |
|-----------------------------------|------------------|------------------|
| Opening balance | \$ 83,965 | \$ 86,794 |
| Accretion expense | 2,809 | 2,448 |
| Asset write-downs | (110) | (72) |
| Revisions in estimated cash flows | 6,543 | (5,205) |
| Closing balance | <u>\$ 93,207</u> | <u>\$ 83,965</u> |

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>2025</u> | | <u>2024</u> | |
|-------------|----------------------|-----------------------|----------------------|-----------------------|
| | <u>Discount Rate</u> | <u>Inflation Rate</u> | <u>Discount Rate</u> | <u>Inflation Rate</u> |
| 1% increase | \$ (15,992) | \$ 24,394 | \$ (15,050) | \$ 21,959 |
| 1% decrease | 19,816 | (19,298) | 18,814 | (17,375) |

NUNAVUT HOUSING CORPORATION
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10. ADVANCES ON CONTRACTS

The Corporation periodically enters into construction contracts that require an advance (downpayment) upon signing, representing a percentage of the total contract value. These advance payments will be transferred to tangible capital assets in future years according to the progress of work completed.

| | 2025 | 2024 |
|------------------|-----------|-----------|
| Opening balance | \$ 20,209 | \$ - |
| Advances paid | 4,544 | 20,209 |
| Advances claimed | (7,284) | - |
| Closing balance | \$ 17,469 | \$ 20,209 |

11. CONTINGENCIES

There are a number of claims outstanding against the Corporation with a total value of less than \$1,000, where the outcomes are not determinable. If it becomes likely that there will be a future payment and a reasonable estimate of the amount can be made, the Corporation will record a liability.

12. CONTRACTUAL OBLIGATIONS

The Corporation leases staff housing, public housing and commercial units, and is committed to making basic rental payments under these agreements. 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:

| | |
|------|-----------|
| 2026 | \$ 33,542 |
| 2027 | 19,621 |
| 2028 | 5,887 |
| 2029 | 2,063 |
| 2030 | 163 |
| | \$ 61,276 |

The Corporation has contracted the construction of new housing of \$114,492 with expected completion dates up to December 2026.

The Corporation has committed to provide homeownership grants with expected disbursement of \$6,290 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 \$795 in addition to the amount stated for the above housing leases.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
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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>2026</u> | <u>2027</u> | <u>2028</u> | <u>2029</u> | <u>2030</u> | <u>2031 and Thereafter</u> |
|--|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------|
| CMHC SHA | 2037 | \$13,892 | \$12,744 | \$11,525 | \$ 9,776 | \$ 7,846 | \$ 29,685 |
| CMHC NHS | 2028 | 33,065 | 34,675 | 35,945 | - | - | - |
| GN residential property lease payments | 2030 | 2,009 | 1,070 | 326 | 59 | 20 | - |
| Interest income | 2027 | 462 | 83 | - | - | - | - |
| | | <u>\$49,428</u> | <u>\$48,572</u> | <u>\$47,796</u> | <u>\$ 9,835</u> | <u>\$ 7,866</u> | <u>\$ 29,685</u> |

14. TRANSFERS FROM GOVERNMENT OF CANADA

| | <u>2025</u> | <u>2024</u> |
|--|------------------|------------------|
| Government funding - Operations | | |
| CMHC | | |
| SHA | \$ 11,789 | \$ 14,513 |
| NHS | 3,731 | 3,846 |
| Housing Supply Challenge | 2,264 | 250 |
| National Housing Co-Investment Fund | 1,602 | 1,378 |
| Affordable Housing Fund | 238 | - |
| Housing Accelerator Fund | 200 | - |
| Inuit Non-Profit Housing Corporation (INPHC) | 6 | 6 |
| Investment in Affordable Housing (IAH) | - | 21 |
| Social Infrastructure Fund (SIF) | - | 84 |
| Tenant Education | - | 550 |
| | <u>\$ 19,830</u> | <u>\$ 20,648</u> |

NUNAVUT HOUSING CORPORATION
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14. TRANSFERS FROM GOVERNMENT OF CANADA (continued)

| | 2025 | 2024 |
|-------------------------------------|-----------|-----------|
| Government funding - Capital | | |
| CMHC | | |
| NHS | \$ 32,854 | \$ 51,329 |
| SHA | 2,608 | - |
| National Housing Co-Investment Fund | 1,596 | 1,703 |
| Affordable Housing Fund | 964 | - |
| RHI 2.0 | - | 5,831 |
| | 38,022 | 58,863 |
| CIRNAC | | |
| Infrastructure funding | - | 30,000 |
| | \$ 38,022 | \$ 88,863 |

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

15. TRANSFERS FROM GOVERNMENT OF NUNAVUT

| | 2025 | 2024 |
|---|------------|------------|
| Government funding - Operations | | |
| Operating and maintenance appropriation | \$ 269,369 | \$ 257,244 |
| Capital appropriation - Minor capital | 8,398 | 6,463 |
| Services received without charge | 2,346 | 2,247 |
| Language Funding | 98 | 121 |
| Low Carbon Economy Fund | - | 855 |
| Renewable Energy Homeowner Program | - | 22 |
| | \$ 280,211 | \$ 266,952 |
| Government funding - Capital | | |
| Capital appropriation | \$ 74,271 | \$ 104,047 |

16. TRANSFERS FROM CITY OF IQALUIT

| | 2025 | 2024 |
|--|----------|-----------|
| Government funding - Capital | | |
| 18-plex transferred to the Corporation without charge. The Corporation entered into a land lease on the transfer date. | \$ - | \$ 11,048 |
| Funding toward four 6-plexes | 5,000 | - |
| | \$ 5,000 | \$ 11,048 |

NUNAVUT HOUSING CORPORATION
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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 the counterparty to a financial instrument will fail to discharge an obligation and cause a financial loss. The Corporation's maximum exposure to credit risk is limited to the carrying value of cash, accounts receivables, portfolio investments and mortgages receivable

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

Concentration of credit risk is limited to amounts due from the Government of Nunavut and CMHC, which in aggregate represent 74% (2024 - 76%) 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, excluding tenant receivables, are generally due in 30 days and depending on the terms and conditions of service, interest may be charged at the rate specified thereafter. Tenant receivables are due on the first day of each month. The Corporation utilizes an allowance account for potential credit losses related to accounts receivable.

The aging analysis of accounts receivable is as follows:

| | <u>Current</u> | <u>Past due 31 - 60 days</u> | <u>Past due 61 - 90 days</u> | <u>Past due > 90 days</u> | <u>Total 2025</u> | <u>Total 2024</u> |
|-----------------|------------------|--------------------------------------|--------------------------------------|----------------------------------|-----------------------|-----------------------|
| Tenants | \$ 760 | \$ 544 | \$ 601 | \$ 48,853 | \$ 50,758 | \$ 52,160 |
| Trade and other | 10,368 | 325 | 134 | 5,758 | 16,585 | 12,851 |
| Less: Allowance | - | - | - | (53,845) | (53,845) | (54,191) |
| | <u>\$ 11,128</u> | <u>\$ 869</u> | <u>\$ 735</u> | <u>\$ 766</u> | <u>\$ 13,498</u> | <u>\$ 10,820</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.

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
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17. FINANCIAL RISK MANAGEMENT (continued)

(a) Credit risk (continued)

Allowance for doubtful accounts:

| | <u>Tenant</u> | <u>Trade & Other</u> | <u>Total 2025</u> | <u>Total 2024</u> |
|-----------------------------------|------------------|------------------------------|-----------------------|-----------------------|
| Balance, beginning of the year | \$ 49,800 | \$ 4,391 | \$ 54,191 | \$ 48,752 |
| Increase in the allowance account | <u>(1,019)</u> | <u>673</u> | <u>(346)</u> | <u>5,439</u> |
| | <u>\$ 48,781</u> | <u>\$ 5,064</u> | <u>\$ 53,845</u> | <u>\$ 54,191</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.

In order to manage the credit risk on portfolio investments, the Corporation only invests in high quality fixed income investments with senior Canadian chartered banks.

As the Corporation no longer issues new mortgages, credit risk is mitigated by performing regular follow-up on past due accounts.

(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):

| | <u>Carrying Amount</u> | <u>Contractual Cash Flows</u> | | | | <u>Total 2024</u> |
|--|----------------------------|-------------------------------|-------------------------|-------------------------|-----------------------|-----------------------|
| | | <u>2026</u> | <u>2027 to 2030</u> | <u>2031 to 2032</u> | <u>Total 2025</u> | |
| Accounts payable and accrued liabilities | \$83,116 | \$ 83,116 | \$ - | \$ - | \$83,116 | \$60,456 |
| CMHC Long-term debt | 3,720 | 1,182 | 2,871 | 440 | 4,493 | 5,695 |
| Capital lease obligations | <u>13</u> | <u>13</u> | <u>-</u> | <u>-</u> | <u>13</u> | <u>176</u> |
| | <u>\$86,849</u> | <u>\$ 84,311</u> | <u>\$ 2,871</u> | <u>\$ 440</u> | <u>\$87,622</u> | <u>\$66,327</u> |

NUNAVUT HOUSING CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
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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 3 and 6 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.

| | 2025 | 2024 |
|-----------------------------------|------------------|------------------|
| Related party revenues | | |
| Government of Nunavut departments | \$ 5,508 | \$ 4,543 |
| Qulliq Energy Corporation | 10 | 143 |
| | \$ 5,518 | \$ 4,686 |
| Related party expenses | | |
| Qulliq Energy Corporation | \$ 45,716 | \$ 42,855 |
| Petroleum Products Revolving Fund | 32,716 | 27,993 |
| Government of Nunavut departments | 1,867 | 1,459 |
| | \$ 80,299 | \$ 72,307 |

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, 2025
(in thousands of dollars)

| | Public Housing | Staff Housing | Other Housing | Capital Lease | Warehouses & Offices | Equipment & Leaseholds | Equity Land Lease | Total 2025 | Total 2024 |
|--|-------------------|-------------------|------------------|---------------|----------------------|------------------------|-------------------|---------------------|-------------------|
| Cost | | | | | | | | | |
| Balance, opening | \$ 1,390,044 | \$ 186,120 | \$ - | \$ 2,082 | \$ 36,637 | \$ 14,487 | \$ 21,293 | \$ 1,650,663 | \$ 1,596,781 |
| Transfer from construction in progress | 26,756 | 13,495 | 72 | - | 12,830 | - | - | 53,153 | 30,708 |
| Additions ¹ | 5,753 | - | - | - | - | 10,621 | 573 | 16,947 | 17,959 |
| Transfers | (15,284) | - | 15,284 | - | - | - | - | - | 9,466 |
| Disposals | - | - | - | - | - | (373) | - | (373) | (4,150) |
| Adjustments ² | 6,415 | 20 | - | - | 192 | - | - | 6,627 | 2,026 |
| Write-downs | (2,842) | (154) | - | - | - | - | - | (2,996) | (2,127) |
| Balance, closing | <u>1,410,842</u> | <u>199,481</u> | <u>15,356</u> | <u>2,082</u> | <u>49,659</u> | <u>24,735</u> | <u>21,866</u> | <u>1,724,021</u> | <u>1,650,663</u> |
| | \$ 689,103 | \$ 62,489 | \$ - | \$ 1,978 | \$ 16,993 | \$ 9,649 | \$ 5,284 | \$ 785,496 | \$ 739,680 |
| Accumulated Amortization | | | | | | | | | |
| Balance, opening | 35,896 | 6,856 | 730 | 104 | 1,624 | 3,047 | 718 | 48,975 | 46,660 |
| Amortization | (1,836) | (154) | - | - | - | - | - | (1,990) | (1,435) |
| Write-downs | (764) | - | 764 | - | - | - | - | - | - |
| Transfers | - | - | - | - | - | (302) | - | (302) | (4,061) |
| Disposals | - | - | - | - | - | - | - | - | - |
| Adjustments ² | - | - | - | - | - | - | - | - | 4,652 |
| Balance, closing | <u>722,399</u> | <u>69,191</u> | <u>1,494</u> | <u>2,082</u> | <u>18,617</u> | <u>12,394</u> | <u>6,002</u> | <u>832,179</u> | <u>785,496</u> |
| | \$ 88,399 | \$ 88 | \$ - | \$ - | \$ 13,013 | \$ - | \$ - | \$ 101,500 | \$ 33,414 |
| Construction in Progress | | | | | | | | | |
| Balance, opening | (908) | 318 | 590 | - | - | - | - | - | - |
| Transfers | 79,353 | 13,299 | 44,247 | - | 231 | - | - | 137,130 | 98,794 |
| Additions ¹ | (26,756) | (13,495) | (72) | - | (12,830) | - | - | (53,153) | (30,708) |
| Transfers to in service | 140,088 | 210 | 44,765 | - | 414 | - | - | 185,477 | 101,500 |
| Balance, closing | <u>789,340</u> | <u>123,719</u> | <u>-</u> | <u>104</u> | <u>32,657</u> | <u>4,838</u> | <u>16,009</u> | <u>966,667</u> | <u>890,515</u> |
| Net Book Value, opening | <u>\$ 828,531</u> | <u>\$ 130,500</u> | <u>\$ 58,627</u> | <u>\$ -</u> | <u>\$ 31,456</u> | <u>\$ 12,341</u> | <u>\$ 15,864</u> | <u>\$ 1,077,319</u> | <u>\$ 966,667</u> |

1. The tangible capital asset acquisitions presented in the Consolidated Statement of Cash Flow excludes an amount of \$30,484 (2024 - excludes an amount of \$13,703) in relation to the acquisition and construction of tangible capital assets that remain unpaid as at March 31, 2025, as well as an amount of \$679 (\$11,048 in 2024) for non-monetary contributions received during the year.

2. Asset retirement cost impact of revisions in estimated cash flows of the asset retirement obligations (Note 9), largely as a result of the change in discount rate during the year and revisions to the estimated cost or prevalence rates.

NUNAVUT HOUSING CORPORATION
CONSOLIDATED SCHEDULE OF OTHER REVENUE AND RECOVERIES
 FOR THE YEAR ENDED MARCH 31, 2025
 (in thousands of dollars)

| | <u>2025</u> | <u>2024</u> |
|---|-----------------|-----------------|
| Other revenue and recoveries | | |
| Condominiums sold revenue | \$ 2,249 | \$ - |
| Miscellaneous revenue and recoveries | 1,631 | 697 |
| Recovery of mortgage receivable | 105 | 76 |
| Mortgage interest revenue | 93 | 30 |
| Staff housing recoveries | <u>53</u> | <u>31</u> |
| | 4,131 | 834 |
| Recovery of prior year expenditures | | |
| Other recoveries of prior year expenditures | 2,385 | - |
| Homeowner's assistance recovery | <u>548</u> | <u>370</u> |
| Total other revenue and recoveries | <u>\$ 7,064</u> | <u>\$ 1,204</u> |

NUNAVUT HOUSING CORPORATION
CONSOLIDATED SCHEDULE OF EXPENSES BY OBJECT
FOR THE YEAR ENDED MARCH 31, 2025
(in thousands of dollars)

| | Public housing program | Staff housing program | Corporate administration | Homeownership program | 2025 | 2024 |
|--|---------------------------|--------------------------|-----------------------------|--------------------------|-------------------|-------------------|
| Expenses | | | | | | |
| Water, sewer and garbage | \$ 70,259 | \$ 6,374 | \$ - | \$ - | \$ 76,633 | \$ 69,240 |
| Compensation and benefits | 40,864 | 1,982 | 18,078 | - | 60,924 | 53,591 |
| Leasing | 6,900 | 44,706 | 1,743 | - | 53,349 | 52,010 |
| Amortization | 42,016 | 6,959 | - | - | 48,975 | 46,660 |
| Power | 42,745 | 1,356 | 13 | - | 44,114 | 41,922 |
| Heating fuel | 29,463 | 5,034 | 36 | - | 34,533 | 29,767 |
| Demand and preventative maintenance | 10,013 | 7,007 | 44 | - | 17,064 | 16,554 |
| Professional and special services | - | 36 | 12,924 | - | 12,960 | 8,808 |
| Repairs for modernization and improvements | 6,449 | 638 | - | - | 7,087 | 9,155 |
| Homeownership grants and contributions | - | - | - | 5,929 | 5,929 | 4,556 |
| Office supplies | 45 | 55 | 3,457 | - | 3,557 | 3,110 |
| LHO administration | 3,359 | - | - | - | 3,359 | 3,218 |
| Bad debt | 2,765 | - | 517 | - | 3,282 | 4,957 |
| Accretion | 2,805 | 4 | - | - | 2,809 | 2,448 |
| Travel | - | 93 | 2,054 | - | 2,147 | 1,648 |
| Agency fees | - | 2,145 | - | - | 2,145 | 1,872 |
| Costs of condominiums sold | - | - | - | 2,037 | 2,037 | - |
| Write-downs of tangible capital assets | 1,065 | - | - | - | 1,065 | 711 |
| Property taxes and land leases | 77 | 4 | 385 | - | 466 | 2,253 |
| Interest on long term debt with CMHC | 312 | 5 | - | - | 317 | 391 |
| ARO revaluation | (192) | - | - | - | (192) | - |
| Total expenses | \$ 258,945 | \$ 76,398 | \$ 39,251 | \$ 7,966 | \$ 382,560 | \$ 352,871 |

Pension plans

Total employer contributions to the Public Service Pension Plan of \$1,231 (2024 - \$1,046) and to the Northern Employee Benefits Services of \$1,247 (2024 - \$1,153) were recognized as an expense in the current year. Total employee contributions were \$1,224 and \$1,247 respectively (2024 - \$1,038 and \$1,158).



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NUNAVUT HOUSING CORPORATION
LA SOCIÉTÉ D'HABITATION DU NUNAVUT
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