



## **Return to Written Question**

**Asked by: Adam Arreak Lightstone MLA for Iqaluit-Manirajak**

**Asked of: Hon. Patterk Netser  
Minister responsible for the Nunavut Housing Corporation**

**Number: 024 – 5(2)**

**Date: xxx xxx**

**Subject: Nunavut Housing Corporation Capital Carry Forward**

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I am pleased to provide a response to this written question on behalf of the Nunavut Housing Corporation (NHC), submitted by Adam Arreak Lightstone MLA for Iqaluit-Manirajak, regarding the NHC Capital Carry Forward in its Homeownership program.

The NHC is a public agency of the Government of Nunavut (GN). As such, the NHC is at arms-length from the GN and its operating boundaries are set out in Part IX of the Financial Administration Act, the section of the Act specifically devoted to Public Agencies.

Status as a Public Agency affords many advantages including:

- the ability to enter into funding partnerships with others, principally the Canada Mortgage and Housing Corporation (CMHC). This means that Nunavut's transfer payments received from the federal government are not affected by the funding that the Corporation receives;
- the ability to carry over funds from one year to the next, ensuring that funds from all sources designated for housing initiatives remain dedicated to housing solutions;
- the stewardship of funds in the Capital and Operating and Maintenance pools, giving the Corporation full authority for the delivery of housing initiatives.

Many factors contribute to dollar amounts being carried forward. Carry forwards are a product of varying construction schedules and limited sealift periods in a

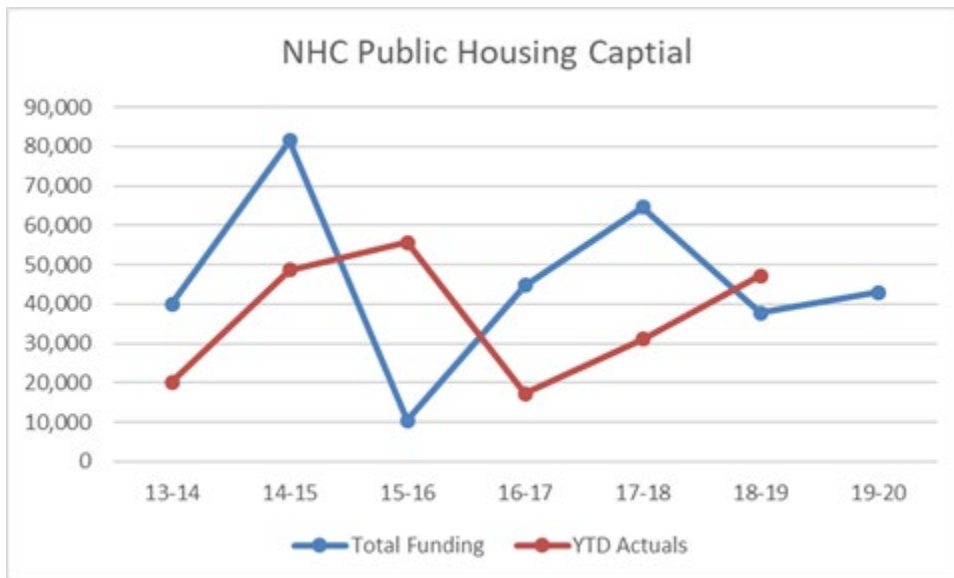
short building season. The availability of contractors in a community may also affect when projects are awarded through the NHC tender process, and when they are completed. Payment for completed construction will also result in carry forwards.

It is worth noting that the surplus of the NHC Capital Budget should not be considered on a strict year-by-year basis. Instead, the analysis of capital programs should always be conducted with consideration of the projects' life span.

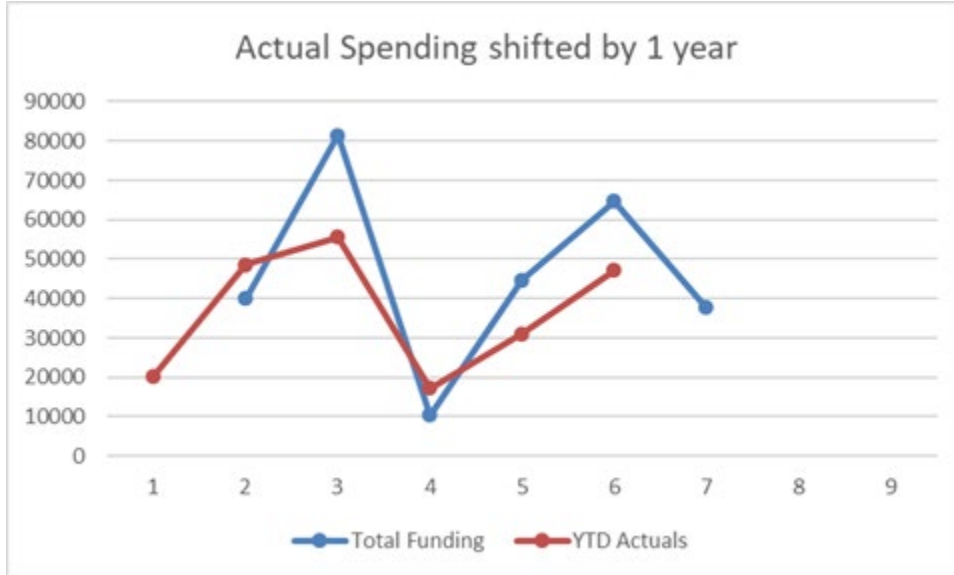
The major expenditure of the construction projects approved under a fiscal year's budget will not reflect on the NHC's financial statement until 1-2 years after this approval. This is a result of the GN budget cycle: approval and operation procedures. An example of this is the NHC's Public Housing program, illustrated below.

*Chart A* shows real time data for the NHC Public Housing Capital Budget and Actual Spending. *Chart B* shows the same data, but includes the Year to Date (YTD) actuals shifted by 1 year. *Chart B* also shows the correlation between spending and total funding. The surplus as of now is the result of time lag and good financial management by the NHC.

### **Chart A**



## **Chart B**



**Appendix A** below details each project in the Homeownership program and the corresponding amounts asked for by MLA Lightstone. For the purpose of this table, carry-forward is abbreviated CFWD.

### **Question 1:**

Provide the amount carried forward from March 31, 2016 to April 1, 2016 for each of the following projects:

- NHC 01 – Fire Damage Replacement
- NHC 02 – Homeownership programs – Nunavut
- NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing)
- NHC 06 – Staff Housing Units
- NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program
- NHC 10 – Modernization and Improvement/Retrofit – Staff Housing
- NHC 11 – Mobile Equipment
- NHC 12 – Senior and Disabled Persons Preventative Maintenance Program
- NHC 13 – Public Housing Units
- NHC 14 – LHO Workshop, Warehouse & Administrative Offices

**Response:**

- **NHC 01 – Fire Damage Replacement = \$6,873,000**
- **NHC 02 – Homeownership programs – Nunavut = \$4,324,000**
- **NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing) = \$12,791,000**
- **NHC 06 – Staff Housing Units = \$28,250,000**
- **NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program = \$284,000**
- **NHC 10 – Modernization and Improvement/Retrofit – Staff Housing = \$1,026,000**
- **NHC 11 – Mobile Equipment = \$33,000**
- **NHC 12 – Senior and Disabled Persons Preventative Maintenance Program = \$529,000**
- **NHC 13 – Public Housing Units = \$19,712,000**
- **NHC 14 – LHO Workshop, Warehouse & Administrative Offices = \$225,000**

**Question 2:**

Provide the capital budget appropriated April 1, 2016 for each of the following projects for the 2016-17 fiscal year:

- NHC 01 – Fire Damage Replacement
- NHC 02 – Homeownership programs – Nunavut
- NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing)
- NHC 06 – Staff Housing Units
- NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program
- NHC 10 – Modernization and Improvement/Retrofit – Staff Housing
- NHC 11 – Mobile Equipment
- NHC 12 – Senior and Disabled Persons Preventative Maintenance Program
- NHC 13 – Public Housing Units
- NHC 14 – LHO Workshop, Warehouse & Administrative Offices

**Response:**

- **NHC 01 – Fire Damage Replacement = \$3,382,000**
- **NHC 02 – Homeownership programs – Nunavut = \$4,000,000**
- **NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing) = \$14,208,000**
- **NHC 06 – Staff Housing Units = \$5,000,000**
- **NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program = \$500,000**
- **NHC 10 – Modernization and Improvement/Retrofit – Staff Housing = \$500,000**
- **NHC 11 – Mobile Equipment = \$1,020,000**
- **NHC 12 – Senior and Disabled Persons Preventative Maintenance Program = \$116,000**
- **NHC 13 – Public Housing Units = \$45,549,000**
- **NHC 14 – LHO Workshop, Warehouse & Administrative Offices = \$4,700,000**

**Question 3:**

Provide the capital expenditures incurred during April 1, 2016 to March 31, 2017 for each of the following projects:

- NHC 01 – Fire Damage Replacement
- NHC 02 – Homeownership programs – Nunavut
- NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing)
- NHC 06 – Staff Housing Units
- NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program
- NHC 10 – Modernization and Improvement/Retrofit – Staff Housing
- NHC 11 – Mobile Equipment
- NHC 12 – Senior and Disabled Persons Preventative Maintenance Program
- NHC 13 – Public Housing Units
- NHC 14 – LHO Workshop, Warehouse & Administrative Offices

**Response:**

- **NHC 01 – Fire Damage Replacement = \$1,776,000**
- **NHC 02 – Homeownership programs – Nunavut = \$4,800,000**
- **NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing) = \$10,364,000**
- **NHC 06 – Staff Housing Units = \$14,034,000**
- **NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program = \$243,000**
- **NHC 10 – Modernization and Improvement/Retrofit – Staff Housing = \$169,000**
- **NHC 11 – Mobile Equipment = \$1,173,000**
- **NHC 12 – Senior and Disabled Persons Preventative Maintenance Program = \$9,000**
- **NHC 13 – Public Housing Units = \$18,106,000**
- **NHC 14 – LHO Workshop, Warehouse & Administrative Offices = \$698,000**

**Question 4:**

Provide the amount carried forward from March 31, 2017 to April 1, 2017 for each of the following projects:

- NHC 01 – Fire Damage Replacement
- NHC 02 – Homeownership programs – Nunavut
- NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing)
- NHC 06 – Staff Housing Units
- NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program
- NHC 10 – Modernization and Improvement/Retrofit – Staff Housing
- NHC 11 – Mobile Equipment
- NHC 12 – Senior and Disabled Persons Preventative Maintenance Program
- NHC 13 – Public Housing Units
- NHC 14 – LHO Workshop, Warehouse & Administrative Offices

**Response:**

- **NHC 01 – Fire Damage Replacement = \$8,479,000**
- **NHC 02 – Homeownership programs – Nunavut = \$3,524,000**
- **NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing) = \$16,635,000**
- **NHC 06 – Staff Housing Units = \$19,216,000**
- **NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program = \$541,000**
- **NHC 10 – Modernization and Improvement/Retrofit – Staff Housing = \$1,357,000**
- **NHC 11 – Mobile Equipment = -\$120,000**
- **NHC 12 – Senior and Disabled Persons Preventative Maintenance Program = \$636,000**
- **NHC 13 – Public Housing Units = \$47,155,000**
- **NHC 14 – LHO Workshop, Warehouse & Administrative Offices = \$4,227,000**

**Question 5:**

Provide the capital budget appropriated April 1, 2017 for each of the following projects for the 2017-18 fiscal year:

- NHC 01 – Fire Damage Replacement
- NHC 02 – Homeownership programs – Nunavut
- NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing)
- NHC 06 – Staff Housing Units
- NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program
- NHC 10 – Modernization and Improvement/Retrofit – Staff Housing
- NHC 11 – Mobile Equipment
- NHC 12 – Senior and Disabled Persons Preventative Maintenance Program
- NHC 13 – Public Housing Units
- NHC 14 – LHO Workshop, Warehouse & Administrative Offices

**Response:**

- **NHC 01 – Fire Damage Replacement = \$2,558,000**
- **NHC 02 – Homeownership programs – Nunavut = \$4,000,000**
- **NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing) = \$11,403,000**
- **NHC 06 – Staff Housing Units = \$5,000,000**
- **NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program = \$500,000**
- **NHC 10 – Modernization and Improvement/Retrofit – Staff Housing = \$500,000**
- **NHC 11 – Mobile Equipment = \$1,049,000**
- **NHC 12 – Senior and Disabled Persons Preventative Maintenance Program = \$116,000**
- **NHC 13 – Public Housing Units = \$65,137,000**
- **NHC 14 – LHO Workshop, Warehouse & Administrative Offices = \$4,900,000**

**Question 6:**

Provide the capital expenditures incurred during April 1, 2017 to March 31, 2018 for each of the following projects:

- NHC 01 – Fire Damage Replacement
- NHC 02 – Homeownership programs – Nunavut
- NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing)
- NHC 06 – Staff Housing Units
- NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program
- NHC 10 – Modernization and Improvement/Retrofit – Staff Housing
- NHC 11 – Mobile Equipment
- NHC 12 – Senior and Disabled Persons Preventative Maintenance Program
- NHC 13 – Public Housing Units
- NHC 14 – LHO Workshop, Warehouse & Administrative Offices



**Response:**

- **NHC 01 – Fire Damage Replacement = \$552,000**
- **NHC 02 – Homeownership programs – Nunavut = \$4,150,000**
- **NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing) = \$18,969,000**
- **NHC 06 – Staff Housing Units = \$9,741,000**
- **NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program = \$264,000**
- **NHC 10 – Modernization and Improvement/Retrofit – Staff Housing = \$32,000**
- **NHC 11 – Mobile Equipment = \$1,051,000**
- **NHC 12 – Senior and Disabled Persons Preventative Maintenance Program = \$13,000**
- **NHC 13 – Public Housing Units = \$32,234,000**
- **NHC 14 – LHO Workshop, Warehouse & Administrative Offices = \$3,581,000**

**Question 7:**

Provide the amount carried forward from March 31, 2018 to April 1, 2018 for each of the following projects:

- NHC 01 – Fire Damage Replacement
- NHC 02 – Homeownership programs – Nunavut
- NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing)
- NHC 06 – Staff Housing Units
- NHC 09 – Homeownership Programs – Heating Oil Tank Replacement program
- NHC 10 – Modernization and Improvement/Retrofit – Staff Housing
- NHC 11 – Mobile Equipment
- NHC 12 – Senior and Disabled Persons Preventative Maintenance Program
- NHC 13 – Public Housing Units
- NHC 14 – LHO Workshop, Warehouse & Administrative Offices

**Response:**

- **NHC 01 – Fire Damage Replacement = \$9,885,000**
- **NHC 02 – Homeownership programs – Nunavut = \$4,623,000**
- **NHC 05 – Modernization and Improvement/Retrofit – GN Funds (public housing) = \$14,329,000**
- **NHC 06 – Staff Housing Units = \$14,475,000**
- **NHC 09 – Homeownership Programs – Heating Oil Tank Replacement Program = \$241,000**
- **NHC 10 – Modernization and Improvement/Retrofit – Staff Housing = \$1,825,000**
- **NHC 11 – Mobile Equipment = -\$122,000**
- **NHC 12 – Senior and Disabled Persons Preventative Maintenance Program = \$26,000**
- **NHC 13 – Public Housing Units = \$75,398,000**
- **NHC 14 – LHO Workshop, Warehouse & Administrative Offices = \$5,546,000**

### Appendix A

		CFWD	Capital	Capital	CFWD	Transfers	Capital	Capital	CFWD
		2016 (000)	Appropriated 2016-17 (000)	YTD Actuals 2016-17 (000)	2016-17 (000)	2017-18	Appropriated 2017- 18 (000)	YTD Actuals 2017-18 (000)	2017-18 (000)
NHC-01	Fire Damage Replacement	\$6,873	\$3,382	\$1,776	\$8,479	-\$600	\$2,558	\$552	\$9,885
NHC-02	Homeownership Programs - Nunavut	\$4,324	\$4,000	\$4,800	\$3,524	\$1,249	\$4,000	\$4,150	\$4,623
NHC-05	Modernization & Improvements/ Retrofit GN Funds - PH	\$12,791	\$6,342	\$4,241	\$14,892	\$5,260	\$6,342	\$13,881	\$12,613
	Federal Funding		\$7,866	\$6,123	\$1,743		\$5,061	\$5,088	\$1,716
NHC-06	Staff Housing Units	\$28,250	\$5,000	\$14,034	\$19,216		\$5,000	\$9,741	\$14,475
NHC-09	Homeownership Programs Heating Oil Tank Replacement	\$284	\$500	\$243	\$541	-\$536	\$500	\$264	\$241
NHC-10	Modernization & Improvements/ Retrofit Staff Housing	\$1,026	\$500	\$169	\$1,357		\$500	\$32	\$1,825
NHC-11	Mobile Equipment	\$33	\$1,020	\$1,173	-\$120		\$1,049	\$1,051	-\$122
NHC-12	Senior and Disabled Persons Preventative Maintenance	\$529	\$116	\$9	\$636	-\$713	\$116	\$13	\$26
NHC-13	Public Housing	\$16,076	\$12,500	\$12,403	\$16,173	-\$4,660	\$15,000	\$4,328	\$22,185
	Federal Funding	\$3,636	\$33,049	\$5,703	\$30,982		\$50,137	\$27,906	\$53,213
NHC-14	LHO Workshop, Warehousing and Administrative Offices	\$225	\$4,700	\$698	\$4,227		\$4,900	\$3,581	\$5,546
<b>Totals</b>		<b>\$74,047</b>	<b>\$78,975</b>	<b>\$51,372</b>	<b>\$101,650</b>	<b>\$0</b>	<b>\$95,163</b>	<b>\$70,587</b>	<b>\$126,226</b>