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Return to Written Question

Asked by: Adam Arreak Lightstone MLA for Iqaluit-Manirajak

Asked of: Hon. Margaret Nakashuk
Minister responsible for the Nunavut Housing Corporation

Number: 85 – 5(2)

Date: June 9, 2021

**Subject: Administration of Government of Nunavut's Staff
Housing 2021**

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 Administration of the Government of Nunavut (GN) Staff Housing.

The NHC is committed to supplying and managing staff housing units throughout the territory to meet GN employees' needs and assist program objectives. Our answers are in detail on the following pages.

1. As of March 31, 2021 broken down by community and size of unit (bachelor unit, 1 bedroom unit, 2 bedroom unit, 3 bedroom unit and 4+ bedroom unit), how many staff housing units were maintained by the Nunavut Housing Corporation?

Table 1 below shows the breakdown of the number of staff housing units that the NHC maintained as of March 31, 2021.

Table 1 – Number of Staff Housing Units Maintained

Community	GN STAFF HOUSING AS OF MARCH 31, 2021					
	Total # of Staff Housing units	Total Bachelor units	Total 1 bedroom units	Total 2 bedroom units	Total 3 bedroom units	Total 4 bedroom units
Major Communities						
Iqaluit	726	10	363	236	106	11
Rankin Inlet	186	0	69	88	29	0
Cambridge Bay	137	0	42	77	18	0
Total Major	1004	10	426	402	155	11
Decentralized Communities						
Pond Inlet	68	0	12	37	19	0
Igloolik	73	0	5	51	15	2
Pangnirtung	56	0	0	35	20	1
Cape Dorset	60	0	8	34	18	0
Arviat	73	0	6	50	17	0
Baker Lake	52	0	11	26	15	0
Kugluktuk	48	0	6	32	10	0
Gjoa Haven	39	0	7	26	6	0
Total Decentralized	467	0	61	284	119	3
Other Communities						
Qikiqtarjuaq	17	0	2	12	2	0
Arctic Bay	19	0	0	16	3	0
Clyde River	28	0	4	24	0	0
Kimmirut	10	0	0	7	3	0
Hall Beach	16	0	0	12	3	1
Resolute Bay	8	0	0	6	2	0
Sanikiluaq	15	0	0	12	3	0
Grise Fiord	4	0	0	3	1	0
Chesterfield Inlet	10	0	0	10	0	0
Coral Harbour	17	0	0	15	2	0
Naujaat	19	0	2	15	2	0
Whale Cove	12	0	0	9	3	0
Taloyoak	17	0	0	14	2	1
Kugaaruk	17	0	1	13	3	0
Total Other	204	0	9	165	28	2
GN Total	1675	10	496	851	302	16

2. As of March 31, 2021, broken down by community and size of unit (bachelor unit, 1 bedroom unit, 2 bedroom unit, 3 bedroom unit and 4+ bedroom unit), how many staff housing units were vacant?

Table 2 below shows the breakdown of the number of staff housing units that were vacant as of March 31, 2021.

Community	<i>GN STAFF HOUSING AS OF MARCH 31, 2021</i>				
	Total Bachelor units vacant	Total 1 bedroom units vacant	Total 2 bedroom units vacant	Total 3 bedroom units vacant	Total 4 bedroom units vacant
Major					
Iqaluit	1	3	21	6	3
Rankin Inlet	0	10	18	5	0
Cambridge Bay	0	8	23	5	0
Total Major	0	27	56	19	1
Decentralized Communities					
Pond Inlet	0	1	8	7	0
Igloolik	0	1	9	4	1
Pangnirtung	0	0	7	7	1
Cape Dorset	0	0	6	1	0
Arviat	0	0	9	3	0
Baker Lake	0	0	6	7	0
Kugluktuk	0	0	4	0	1
Gjoa Haven	0	1	4	0	0
Total Decentralized	0	4	49	36	2
Other Communities					
Qikiqtarjuaq	0	0	0	0	0
Arctic Bay	0	0	2	0	0
Clyde River	0	0	6	0	0
Kimmirut	0	0	0	1	0
Hall Beach	0	0	1	0	0
Resolute Bay	0	0	1	0	0
Sanikiluaq	0	0	4	0	0
Grise Fiord	0	0	0	0	0
Chesterfield Inlet	0	0	2	0	0
Coral Harbour	0	0	4	0	0
Naujaat	0	0	0	0	0
Whale Cove	0	0	1	2	0
Taloyoak	0	0	4	0	1
Kugaaruk	0	0	0	0	0
Total other	0	0	19	8	0
GN Total	0	31	124	63	3

3. As of March 31, 2021, broken down by community and size of unit (bachelor unit, 1 bedroom unit, 2 bedroom unit, 3 bedroom unit and 4+ bedroom unit), how many staff housing units were occupied?

Table 3 below shows the breakdown of the number of staff housing units that were occupied as of March 31, 2021.

Community	<i>GN STAFF HOUSING AS OF MARCH 31, 2021</i>				
	Total bachelor units occupied	Total 1 bedroom units occupied	Total 2 bedroom units occupied	Total 3 bedroom units occupied	Total 4 bedroom units occupied
Major Communities					
Iqaluit	9	360	215	100	8
Rankin Inlet	0	59	70	24	0
Cambridge Bay	0	34	54	13	0
Total Major	10	399	346	136	10
Decentralized Communities					
Pond Inlet	0	11	29	12	0
Igloolik	0	4	42	11	1
Pangnirtung	0	0	28	12	0
Cape Dorset	0	8	28	17	0
Arviat	0	6	41	14	0
Baker Lake	0	11	20	8	0
Kugluktuk	0	6	28	10	0
Gjoa Haven	0	6	22	6	0
Total Decentralized	0	57	235	83	1
Other Communities					
Qikiqtarjuaq	0	2	12	2	0
Arctic Bay	0	0	13	3	0
Clyde River	0	4	18	0	0
Kimmirut	0	0	7	2	0
Hall Beach	0	0	11	3	1
Resolute Bay	0	0	5	2	0
Sanikiluaq	0	0	8	3	0
Grise Fiord	0	0	3	1	0
Chesterfield Inlet	0	0	8	0	0
Coral Harbour	0	0	11	2	0
Naujaat	0	2	15	2	0
Whale Cove	0	0	1	8	0
Taloyoak	0	0	10	2	0
Kugaaruk	0	1	13	3	0
Total Other	0	9	146	20	2
GN Total	10	465	727	239	13

4. As of March 31, 2021, broken down by community and size of unit (within the meaning of Schedule E of the Government of Nunavut's Staff Housing Policy), how many of the staff housing units referred to in question #1 were owned by the Nunavut Housing Corporation?

Table 4 below shows the breakdown of the number of staff housing units that were owned by the NHC as of March 31, 2021.

Community	<i>GN STAFF HOUSING AS OF MARCH 31, 2021</i>				
	Total Bachelor units owned	Total 1 bedroom units owned	Total 2 bedroom units owned	Total 3 bedroom units owned	Total 4 bedroom units owned
Major Communities					
Iqaluit	0	8	8	7	0
Rankin Inlet	0	24	41	11	0
Cambridge Bay	0	13	11	12	0
Total Major	0	35	64	31	0
Decentralized Communities					
Pond Inlet	0	3	11	5	0
Igloolik	0	0	26	5	0
Pangnirtung	0	0	11	0	0
Cape Dorset	0	0	14	4	0
Arviat	0	0	14	5	0
Baker Lake	0	0	7	1	0
Kugluktuk	0	6	24	4	0
Gjoa Haven	0	2	21	1	0
Total Decentralized	0	16	119	27	1
Other Communities					
Qikiqtarjuaq	0	1	7	2	0
Arctic Bay	0	0	15	3	0
Clyde River	0	0	16	0	0
Kimmirut	0	0	5	3	0
Hall Beach	0	0	8	3	1
Resolute Bay	0	0	6	2	0
Sanikiluaq	0	0	11	3	0
Grise Fiord	0	0	2	1	0
Chesterfield Inlet	0	0	9	0	0
Coral Harbour	0	0	10	2	0
Nauyasat	0	0	10	2	0
Whale Cove	0	0	9	1	0
Taloyoak	0	0	12	1	1
Kugaaruk	0	1	12	1	1
Total Other	0	2	127	24	2
GN Total	0	53	310	82	3

5. As of March 31, 2021, broken down by community and size of unit, how many of the staff housing units referred to in question #1 were leased by the Nunavut Housing Corporation?

Table 5 below shows the breakdown of the number of staff housing units that were leased by the NHC as of March 31, 2021.

<i>GN STAFF HOUSING AS OF MARCH 31, 2021</i>					
Community	Total Leased Bachelor Units	Total Leased 1 bedroom units	Total Leased 2 bedroom units	Total Leased 3 bedroom units	Total Leased 4 bedroom units
Major Communities					
Iqaluit	10	355	228	99	11
Rankin Inlet	0	45	47	18	0
Cambridge Bay	0	29	66	6	0
Total Major	10	391	338	124	11
Decentralized Commun					
Pond Inlet	0	9	26	14	0
Igloolik	0	5	25	10	2
Pangnirtung	0	0	24	20	1
Cape Dorset	0	8	20	14	0
Arviat	0	6	36	12	0
Baker Lake	0	11	19	14	0
Kugluktuk	0	0	8	6	0
Gjoa Haven	0	5	5	5	0
Total Decentralized	0	45	165	92	2
Other Communities					
Qikiqtarjuaq	0	1	5	0	0
Arctic Bay	0	0	1	0	0
Clyde River	0	4	8	0	0
Kimmirut	0	0	2	0	0
Hall Beach	0	0	4	0	0
Resolute Bay	0	0	0	0	0
Sanikiluaq	0	0	1	0	0
Grise Fiord	0	0	1	0	0
Chesterfield Inlet	0	0	1	0	0
Coral Harbour	0	0	5	0	0
Naujaat	0	2	5	0	0
Whale Cove	0	0	0	2	0
Taloyoak	0	0	2	1	0
Kugaaruk	0	0	3	1	0
Total Other	0	7	38	4	0
GN Total	10	443	541	220	13

6. As of March 31, 2021, broken down by community, from which entities were the units referred to in question #5 leased? For each entity identified, please provide the total value of lease payments for the 2020-2021 fiscal year.

Table 6 below shows the breakdown of the units that the NHC leased as of March 31, 2021. Appendix A shows the total lease payments of each entity identified as of for the 2020-2021 fiscal year.

Table 6 - Number of Leased and Occupied Staff Housing Units

Community	GN STAFF HOUSING AS OF MARCH 31, 2021					
	Total Bachelor units leased	Landlords	Total 1 bedroom units leased	Landlords	Total 2 bedroom units leased	Landlords
Major Communities						
Iqaluit	10	10 - Nunastar	355	37 - Inuksugait Inc. 229 - Northview 61 - Nunastar 8 - Nunavut Employees Union Holding Corp. 20 - TBG Construction Ltd.	228	1 - DJ Specialities Ltd. 5 - Inuksugait Inc. 26 - NCC Residential Properties Ltd. 168 - Northview 4 - Nunastar 5 - Nunavut Teachers Association 19 - TBG Construction Ltd.
Rankin Inlet	0	0	45	11- EPLS Properties Ltd. 22 - Illagiiktut Ltd. 5 - NCC Residential Properties Ltd. 7 - TGB Constuction Ltd.	47	6 - EPLS Properties LTD. 28 - Illagiiktut Ltd. 2 - NCC Residential Properties Ltd. 11 - TBG Construction Ltd.
Cambridge Bay	0	0	29	8 - Enokhok Development Corp. 8 - Northview 5 - NCC Residential Properties Ltd 8 - TBG Construction	66	4 - 5043 Nunavut Ltd. 4 - Enokhok Development Corp. 49 - Northview 2 - NCC Residential Properties Ltd. 1 - Dave & Kimberley Crockett 6 - TBG Construction
Total Major	10		391		338	
Decentralized Communities						
Pond Inlet	0	0	9	8 - NCC Residential Properties Ltd. 1 - Toonook Sahoonek Co-op Ltd.	26	8 - Northview 14 - NCC Residential Properties Ltd. 4 - Toonook Sahoonek Co-Operative Ltd.
Igloolik	0	0	5	5 - NCC Residential Properties Ltd.	25	1 - Carl's Woodworking Ltd. 18 - NCC Residential Properties Ltd. 6 - Northview
Pangnirtung	0	0	0		24	1 - Pangnirtung Eskimo Co-Op Ltd 17 - NCC Residential Properties Ltd. 6 - Northview
Cape Dorset	0	0	8	8 - NCC Residential Properties Ltd.	20	8 - NCC Residential Properties Ltd. 8 - Northview 4 - West Eskimo Co-Operative Ltd.
Arviat	0	0	6	6 - EPLS Properties Ltd.	36	6 - Alex & Shelia Arychuk 13 - EPLS Properties Ltd 17 - NCC Residential Properties Ltd.
Baker Lake	0		11	11 - Baker Lake Contracting Service	19	5 - Baker Lake Contracting Services 14 - NCC Residential Properties Ltd.
Kugluktuk	0		0		8	7 - NCC Residential Properties Ltd. 1 - Enokhok Development Corp.
Gjoa Haven	0		5	5 - NCC Residential Properties Ltd.	5	2 - NCC Residential Properties Ltd. 3 - NCC Gjoa Haven Inc.
Total Decentralized	0		45		165	
Other Communities						
Qikiqtarjuaq	0	0	1	1 - B15 Ltd.	5	4 - B15 Ltd. 1 - Tulugak Co-Operative Society Ltd.
Arctic Bay	0	0	0	0	1	1 - Northview
Clyde River	0	0	4	4 - Ilisaqivik Society	8	2 - Ilisaqivik Society 6 - Northview
Kimmirut	0	0	0	0	2	2 - Northview
Hall Beach	0	0	0	0	4	4 - Northview
Resolute Bay	0	0	0	0	0	0
Sanikiluaq	0	0	0	0	1	1 - Kawtak Construction
Grise Fiord	0	0	0	0	1	1 - Grise Fiord Inuit Co-Operative Ltd.

Chesterfield Inlet	0	0	0	0	1	1 - Pitsuilak Co-Operative Association Ltd
Coral Harbour	0	0	0	0	5	5 - Illagiiktut Ltd.
Naujaat	0	0	2	2 - Naujaat Co-Operative Ltd.	5	3 - Illagiiktut Ltd. 2 - Naujaat Co-Operative Ltd.
Whale Cove	0	0	0	0	0	0
Taloyoak	0	0	0	0	2	2 - 923117 NWT Ltd.
Kugaaruk	0	0	0	0.	3	3 - Koomiut Co-Operative Ltd.
Total Other	0		7		38	
GN Total	10		443		541	

Appendix A – Total Lease Payments

Lease Payments - 2020 - 2021 Fiscal Year	
<i>Entity</i>	<i>Annual Lease Payment</i>
5043 Nunvut Ltd.	\$ 136,000.00
5554 NUNAVUT LTD.	\$ 210,000.00
923117 NWT Ltd.	\$ 48,000.00
Alex & Sheila Arychuk - Yk	\$ 296,564.40
Baker Lake Contracting	\$ 783,600.00
BI 5 LIMITED	\$ 240,000.00
Carl's Woodworking Ltd.	\$ 58,999.92
David and Kimberley Crockatt	\$ 35,280.00
DJ Specialties	\$ 22,800.00
Eepow Construction Ltd.	\$ 2,170.00
Enokhok Dev.Corp	\$ 388,512.00
EPLS PROPERTIES LTD.	\$ 1,195,224.00
Grise Fiord Co-op	\$ 30,000.00
Hamlet of Kugluktuk	\$ 26,004.00
Ilagiiktut Limited	\$ 2,611,680.00
ILLISAQSIK SOCIETY	\$ 166,041.60
Inuksugait Inc.	\$ 1,246,800.00
Kawtaq Construction Limited	\$ 36,000.00
Kissarvik Co-op Ass.	\$ 33,600.00
Koomiut Cooperative	\$ 134,400.00
Midnight Sun Management	\$ 41,400.00
Naujat Co-Op Ltd.	\$ 132,000.00
NCC GjoaHaven Inc	\$ 162,180.00
NCC Residential Properties	\$ 9,835,914.12
NORTHVIEW APARTMENT REIT	\$ 19,237,428.00
Nunastar Properties	\$ 2,062,075.12
Nunavut Employees Union Holding Corp	\$ 146,873.88
Nunavut Teacher's Association	\$ 161,133.36
Pangnirtung Eskimo Co-Op Ltd.	\$ 25,953.20
Pitsiulak Co-op Ass.	\$ 33,600.00
TBG Construction Ltd	\$ 2,854,500.00
Toonoonik Sagoonik	\$ 168,000.00
Tulugak CO-OP	\$ 33,600.00
West Baffin Eskimo Coop.Ltd	\$ 132,000.00

Total Annual Lease Payments for All	\$ 42,728,333.60
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7. As of March 31, 2021, broken down by unit size, what was the average monthly value of the staff housing subsidy?

- Bachelor - \$1,270.00**
- 1 Bedroom - \$1,350.00**
- 2 Bedroom - \$1,570.00**
- 3 Bedroom - \$1,825.00**
- 4 Bedroom - \$2,155.00**

8. As of March 31, 2021, broken down by community and employing entity (Government of Nunavut department, Crown agency and territorial corporation), within the meaning of the "Sponsoring" provision that is provided for in Schedule A of the Government of Nunavut's Staff Housing Policy, how many casual, transient or contract employees of the Government of Nunavut were residing in staff housing units?

Non-GN employees are typically not permitted to live in staff housing units that NHC operates through the staff housing program (as the primary tenant). Therefore, total amount would be 0. A department can sponsor a non-GN employee under the Policy, departments typically request units for non-employees for which NHC will establish a lease agreement through a Memorandum of Understanding with the department. The requesting department is responsible for the cost of the unit and its use.

a. How much are each employing entity paying for housing non-GN employees?

Table 7 lists each employing entity and the total rent charged per community, through the Memoranda of Understanding to other GN departments, as of March 31, 2021.

Table 7 – Total Rent Charged per MOU

Department	Community	MOU Monthly Rate	Admin Fee	Total Rent
CGS	Iqaluit	\$24,989.	\$2,498.90	\$27,487.9
			Total	\$27,487.9
FAMILY SERVICES	Iqaluit	\$14,415.	\$1,441.	\$15,856.5
	Rankin Inlet	\$4,000.0	\$400.0	\$4,400.00
	Arctic Bay	0	0	\$2,420.00
	Igloolik	\$2,200.0	\$220.0	\$2,640.00
	Pangnirtung	0	0	\$2,970.00
			Total	\$28,286.5

EDUCATION	Iqaluit	\$3,206.2	\$320	\$3,526.88
			Total	\$3,526.88
HEALTH	Iqaluit	\$96,416.50	\$9,641.65	\$106,058.15
	Arviat	\$8,380.00	\$838.00	\$9,218.00
	Rankin Inlet	\$23,880.00	\$2,388.00	\$26,268.00
	Sanikiluaq	\$3,937.50	\$393.75	\$4,331.25
	Baker Lake	\$7,400.00	\$740.00	\$8,140.00
	Igloolik	\$5,600.00	\$560.00	\$6,160.00
	Arctic Bay	\$10,000.00	\$1,000.00	\$11,000.00
	Cambridge Bay	\$17,787.88	\$1,778.78	\$19,566.66
	Kugluktuk	\$2,983.31	\$298.33	\$3,281.64
	Clyde River	\$4,934.00	\$493.40	\$5,427.40
	Gjoa Haven	\$7,200.00	\$720.00	\$7,920.00
			Total	\$207,371.11
JUSTICE	Iqaluit	\$5,522.50	\$552.25	\$6,074.75
	Taloyoak	\$2,500.00	\$0.00	\$2,500.00
	Kinngait	\$2,500.00	\$0.00	\$2,500.00
	Clyde River	\$2,500.00	\$0.00	\$2,500.00
	Igloolik	\$3,937.23	\$0.00	\$3,937.23
			Total	\$17,511.98

- b. Last year NHC indicated that leased units for those departments requesting units through a Memoranda of Understanding. The NHC invoices each department for the cost of the lease. However, independent to the NHC, each department will have its own agreements with the individuals. Please provide the details of each lease departments has with the individuals.**

The NHC has no involvement with the departments leases or agreements with their staff when it comes to MOU units. Departments have their own agreements they set up with employees and NHC does not have access to these agreements.

- c. Does the employing entity cover the full cost of the lease, or is it deducted from the contract employees?**

Yes, the employing entity covers the full cost of the lease. NHC does not have information on how much the departments or employing entities charge their employees