

**Investment in Affordable Housing 2011-2014, 2014-
2019 Annual Public Reporting on Outcomes
2016-2017**

Background:

On December 20, 2011, the Governments of Canada and the Northwest Territories (NWT) announced a combined investment of \$11 million under a new affordable housing agreement over three years. The Investment in Affordable Housing for 2011-2014 provides provinces and territories with more flexibility in determining local needs and priorities and in designing and delivering programs.

This agreement provides the NWT with \$1,840,000 provided by the federal government through the Canada Mortgage and Housing Corporation (CMHC) in each of the three years. It is matched by the NWT, through the Northwest Territories Housing Corporation (NWTHC) for a total annual budget of \$3,680,000.

On January 30, 2015, The Governments of Canada and the Northwest Territories signed a 5-year extension of the Investment in Affordable Housing Agreement (IAH) for 2014-2019 representing \$9.2 million from Canada and a cost-matched \$9.2 from the NWT for a total investment of \$18.4 million.

In addition Budget 2016 announced the Social Infrastructure Fund (SIF) providing \$20.4 million dollars to the Northwest Territories. This funding flowed under the existing IAH agreement with the federal government. Of this amount the NWT is cost sharing the doubling of the IAH agreement (\$3.9 million).

Goals:

The NWTHC's primary goals under the Investment in Affordable Housing are to improve and preserve the quality of affordable housing and to support vulnerable households in accessing safe and affordable housing. These goals reflect the larger objective of the agreement in improving access to affordable, sound, suitable, and sustainable housing for households in need.

Outcomes and Indicators:

For the year 2016-2017, the NWTHC identified 611 units for funding under the agreement. These projects were comprised of 58 units supported by the IAH extension, and a further 553 supported by the new SIF funding. To care for victims of family violence, funding helped support a total of 37 units in shelters across the north.

PROGRAM SPENDING

CARE (CONTRIBUTING ASSISTANCE FOR REPAIRS AND ENHANCEMENTS)

The 2016-2017 funding provided through SIF helped fund 34 projects/units under the Contributing Assistance for Repairs and Enhancements (CARE) program.

HELP (Homeownership Entry Level Program)

The HELP program is intended for prospective first-time homebuyers and provides an opportunity for persons not able to secure mortgage financing, or who are unsure of their abilities as homeowners, to assume the responsibilities of homeownership before purchasing a home. SIF funding supported five households in four communities with their HELP projects.

AFFORDABLE HOUSING

Eight affordable housing projects were supported in Yellowknife under the Social Infrastructure Fund.

NEW PUBLIC HOUSING

The Public Housing program provides support through subsidized rent-geared-to-income rental housing units for residents in need. Under this funding, 18 units were constructed across the NWT.

VOFV (VICTIMS OF FAMILY VIOLENCE)

For 2016-2017, the NWT HC and CMHC also provided funding assistance of \$335,789 to support four shelters supporting victims of family violence. These include 16 units in Fort Smith, 8 units in Hay River, 9 units in Inuvik, and 4 units in Tuktoyatuk.

SENIORS

Funding for Seniors as well as funding for new construction was used to support a total of 27 seniors units in Fort Good Hope, Fort McPherson, and Whati. Nine of these units were funded under IAH, and the rest under SIF.

NORTHERN HOUSING

The Social Infrastructure Fund supported 53 Northern Housing projects, including new construction for 46 much needed units, and modernization and improvements for seven additional units.

RENOVATIONS, MODERNIZATION AND IMPROVEMENT

For 2016-2017, the NWT HC and CMHC supported much needed renovation and modernization & improvement projects. A total of 447 of such projects occurred across the NWT hitting small communities, regional centers and the capital.

2016-2017 PROGRAM DELIVERY

IAH PROGRAM DELIVERY

PROGRAM	UNITS	NWTHC	CMHC	ADMIN	TOTAL
B-4 (SHELTER ENHANCEMENT)	8	\$9,434	\$9,434	\$1,132	\$20,000
B-6 (MODERNIZATION)	41	\$957,818	\$957,818	\$114,940	\$2,030,576
B-7 (NEW CONSTRUCTION - PUBLIC HOUSING)	9	\$654,816	\$654,816	\$78,578	\$1,388,210
TOTAL	58	\$1,622,068	\$1,622,068	\$194,650	\$3,438,786

IAH Summary (Geographic Breakdown)

Distribution	Project Costs (\$)	Units	VOFV* Support
Yellowknife	-	-	-
Regional Centres	18,868	8	8
Rest of Communities	3,225,268	50	-
Administration	194,650	-	-
Total	3,438,786	58	8

* Victims of Family Violence

NWTHC: \$1,719,393

CMHC: \$1,719,393

Total: \$3,438,786

SIF PROGRAM DELIVERY

PROGRAM	UNITS	NWTHC	CMHC	ADMIN	TOTAL
B-2 (HELP)	5	50,000	50,000	6,000	106,000
B-3 (CARE)	34	326,045	326,045	39,124	691,214
B-5 (AFFORDABLE HOUSING)	8	295,000	295,000	35,400	625,400
B-6 (MODERNIZATION & IMPROVEMENT)	30	610,462	610,462	73,254	1,294,178
B-7 (NEW CONSTRUCTION - PUBLIC HOUSING)	9	476,127	476,127	57,136	1,009,390
H-1 (SENIORS)	9	0	727,088	43,625	770,713
H-2 (VOFV)	29	0	297,914	17,875	315,789
H-3 (RENOVATIONS & RETROFITS)	376	0	2,019,981	121,199	2,141,180
H-4 (NORTHERN HOUSING)	53	0	5,660,376	339,624	6,000,000
TOTAL	553	1,757,634	10,462,993	733,237	12,953,864

SIF Summary (Geographic Breakdown)

Distribution	Project Costs (\$)	Units	VOFV* Support
Yellowknife	2,611,892	393	-
Regional Centres	4,748,749	82	25
Rest of Communities	4,713,136	78	4
Administration	733,237	-	-
Total	12,953,864	553	29

SUMMARY OF RESULTS

CMHC – Northwest Territories Investment in Affordable Housing

On April 1, 2011, the Government of Northwest Territories and the Canada Mortgage and Housing Corporation (CMHC) signed a three-year CMHC-Northwest Territories Agreement for Investment in Affordable Housing (IAH). The overall outcome of this joint initiative focuses on improving the living conditions of NT households in need by increasing access to affordable housing that is sound, suitable and sustainable. Through this agreement, the NT government was provided with over \$1.84 million in annual CMHC funding from 2011 to 2014, totalling over \$5.52 million. Under the terms of the agreement, the NT government has matched CMHC's funding for a combined investment of more than \$11 million for the 2011-2014 period.

In May 2014, the Governments of Canada and NT announced a five year extension to the Investment in Affordable Housing agreement to help more individuals and families in housing need. Under the terms of the extension agreement, there is an additional combined investment of \$18.4 million for the 2014-2019 period.

In April 2016, the Governments of Canada and NT signed the Social Infrastructure Funding (SIF) Agreement under the Investment in Affordable Housing agreement. This agreement will provide an combined investment of \$24.3 million to further focuses on improving the living conditions of NT households in need by increasing access to affordable housing that is sound, suitable and sustainable.

Through the Investment in Affordable Housing agreement, 435 have been created, renovated or regenerated to improve and increase the supply of affordable housing in the Territory, and to ensure NT households most in need have access to safe and appropriate housing options.

Through the Social Infrastructure agreement, 553 have been created, renovated or regenerated to improve and increase the supply of affordable housing in the Territory, and to ensure NT households most in need have access to safe and appropriate housing options.

The following table represents both the annual and cumulative total of households assisted through the IAH Agreement from April 1, 2011 to March 31, 2017 and SIF for 2016-17:

	2011 - 2014 Original Agreement	2014 EXTENSION AGREEMENT			2016 Social Infrastructure Fund	
	Total 2011-2014	2014-15	2015-16	2016-17	2016-17	Grand Total
Number of households no longer in housing need as a result of the Investment in Affordable Housing	308	99	278	58	-	435
Number of households who are no longer living in inadequate conditions as a result of the Investment in Affordable Housing	119	21	230	50	-	301
Number of seniors or persons with disabilities who are able to remain living independently as a result of the Investment in Affordable Housing.	133	66	178	9	-	253
The number of victims of family violence who were able to leave violent situations as a result of the Investment in Affordable Housing.	56	12	30	8	-	50
Number of households no longer in housing need as a result of the 2016-2018 Special SIF Funding under the Investment in Affordable Housing (IAH).	N/A	N/A	N/A	N/A	86	86
Number of households no longer in housing need as a result of Program H-1: Seniors New Construction and Renovation.	N/A	N/A	N/A	N/A	9	9
Number of households no longer in housing need as a result of Program H-2: Victims of Family Violence New Construction and Renovation	N/A	N/A	N/A	N/A	29	29
Number of households no longer in housing need as a result of Program H-3: Renovation and Retrofit of Social Housing	N/A	N/A	N/A	N/A	376	376
Number of households no longer in housing need as a result of Program H-4: Renovation and Retrofit of Social Housing	N/A	N/A	N/A	N/A	53	53

Foster training of skilled labour by supporting apprenticeships in the residential housing sector.

	2011 - 2014 ORIGINAL AGREEMENT	2014 EXTENSION AGREEMENT
Description of activities / initiatives to promote or support apprenticeships in IAH Projects	N/A	Supporting M&I Projects
The number apprentices working on any IAH projects.	N/A	10

CULMULATIVE REPORTING

IAH 2011-2014 Geographic Summaries

Distribution	Project Costs (\$)	Units	VOFV* Support
Yellowknife	1,366,236	74	50
Regional Centres	3,366,399	86	8
Rest of Communities	5,787,929	150	-
Administration	519,436	-	-
Total	11,040,000	310	58

NWTHC: \$5,520,000

CMHC: \$5,520,000

Total: \$11,040,000

IAH 2014-2019 Geographic Summaries

Distribution	Project Costs (\$)	Units	VOFV* Support
Yellowknife	1,677,023	47	-
Regional Centres	7,887,008	142	50
Rest of Communities	611,256	267	-
Administration	10,798,786	-	-
Total	1,677,023	456	50

NWTHC: \$3,680,000

CMHC: \$3,680,000

Total: \$7,360,000

SIF 2016-2018 Program Delivery

Distribution	Project Costs (\$)	Units	VOFV* Support
Yellowknife	2,611,892	393	-
Regional Centres	4,748,749	82	25
Rest of Communities	4,713,136	78	4
Administration	733,237	-	-
Total	12,953,864	553	29