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Northwest Territories
Housing Corporation

1979 Annual Report

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The Northwest Territories Housing Corporation develops, maintains and manages social housing and other housing programs for the benefit of all residents of the Northwest Territories.

The Northwest Territories Housing Corporation was established as an Agent of the Commissioner under the Northwest Territories Housing Corporation Ordinance 1972. The Corporation reports to the Legislative Assembly of the Northwest Territories through a Minister Responsible for the Housing Corporation.

Policy of the Corporation is created by the ten-member Board of Directors who are appointed by the Commissioner in the Legislative Assembly.

The day-to-day operations of the Corporation are directed by the Managing Director, who is also a member of the Board.

The Corporation commenced its operations on January 1st, 1974.

The objectives of the Northwest Territories Housing Corporation remained constant throughout 1979:

To develop, co-ordinate and direct social housing programs based on need, environment and research, so as to make available an adequate standard of housing to all residents of the Northwest Territories;

To become involved in community design (subdivision planning);

To build, maintain and operate the Corporation's facilities as prudent landlords;

To encourage and facilitate home ownership in the Northwest Territories and to develop proper and workable formulae to achieve this end.

Canada Mortgage and Housing Corporation
Société canadienne d'hypothèques et de logement

Canadian Housing Information Centre
Centre canadien de documentation sur
l'habitation

Board of Directors in 1979

Chairman

Robert S. Pilot,
Deputy Commissioner,
Government of the Northwest Territories

Vice-Chairman

Mr. Ib Kristensen,
Fort Smith, N.W.T.

Members

Mr. George J. Forrest,
Managing Director

Mr. James Arvaluk,
Pond Inlet, N.W.T.

Mr. Steve Brooks,
Hay River, N.W.T.

Mr. Leo Hardy,
Norman Wells, N.W.T.

Mr. Bryan Pearson,
Frobisher Bay, N.W.T.

Mr. David Kanayok,
Holman Island, N.W.T.

Mr. John Steen,
Tuktoyaktuk, N.W.T.

Mr. Simeon Aklunark, former Vice-Chairman,
resigned from the Board in March of 1979.

Offices of the Corporation

Head Office

Northwest Territories Housing Corporation,
P.O. Box 2100, Yellowknife, N.W.T.
(403) 873-7853

District Offices

Northwest Territories Housing Corporation
P.O. Box 2200, Inuvik, N.W.T.
(403) 979-2880

Northwest Territories Housing Corporation
P.O. Box 1750, Hay River, N.W.T.
(403) 874-6396

Northwest Territories Housing Corporation
Rankin Inlet, N.W.T.
(819) 645-2654

Northwest Territories Housing Corporation
Cambridge Bay, N.W.T.
(403) 983-2276

Northwest Territories Housing Corporation
P.O. Box 418, Frobisher Bay, N.W.T.
(819) 979-5266

Northwest Territories Housing Corporation
P.O. Box 2732, Yellowknife, N.W.T.
(403) 873-7795

Front Cover

*Log home building in Snowdrift, N.W.T. under the
Corporation's Small Settlement Home Assistance Grant
(SSHAG), a home-ownership program.*

Letters of Transmittal

To the Honourable Arnold McCallum,
Minister Responsible for the
Northwest Territories Housing Corporation

Dear Sir:

I have the honour to submit herewith the Annual Report of the Northwest Territories Housing Corporation.

Respectfully submitted,



R. S. Pilot,
Chairman, Board of Directors.

Mr. John H. Parker,
Commissioner,
Government of the Northwest Territories

Dear Sir:

I have the honour to present herewith, for the information of the Members of the Legislative Assembly and yourself, the Annual Report of the Northwest Territories Housing Corporation, covering the period January 1st, 1979, to December 31st, 1979.

Respectfully submitted,



Arnold J. McCallum, M.L.A.
Minister Responsible for the
Northwest Territories Housing Corporation.



On the job construction training program in
Pangnirtung, N.W.T.

Report of the Chairman

The Northwest Territories Housing Corporation was originally formed in 1974 to fill a desperate need for the provision of shelter throughout the vast area of the Northwest Territories. The fifth year of the Corporation's operations involved philosophical and physical change in the carrying out of the Housing Corporation's mandate.

Northerners, most of whom now have housing, are taking an active decision-making role. The people, through experience, have developed their own ideas on what constitutes a "Northern" house suited to their way of life and harsh climate. Quite properly the people living in rental housing in the communities are now involved as partners of the total design/build process.

Home ownership is also becoming the "dream" of northern people. Northerners want an alternative to rental housing and with the communities, Canada Mortgage and Housing Corporation and Native groups the Corporation is developing programs for above the treeline to complement current programs below the treeline.

The Housing Corporation administration under the direction of George Forrest, Managing Director, has been working to establish a responsible partnership with the people of the communities in the total field of housing.

The ten-member Board, comprised of eight Northern residents from different areas of the Territories, the Deputy Commissioner of the Government of the Northwest Territories and the Managing Director of the Corporation has been striving to set housing policies to accomplish the desires of the people within the parameters of a restrained budget.

The Corporation built 228 housing units in 1979 and rehabilitated 67 of the units built between 1969 and 1973. Through the local Housing Associations and Authorities 3,915 units are administered on behalf of the Housing Corporation. In 1979 a budget of \$16,204,000.00 was provided for the operations and maintenance of these units and \$6,077,000.00 for capital.

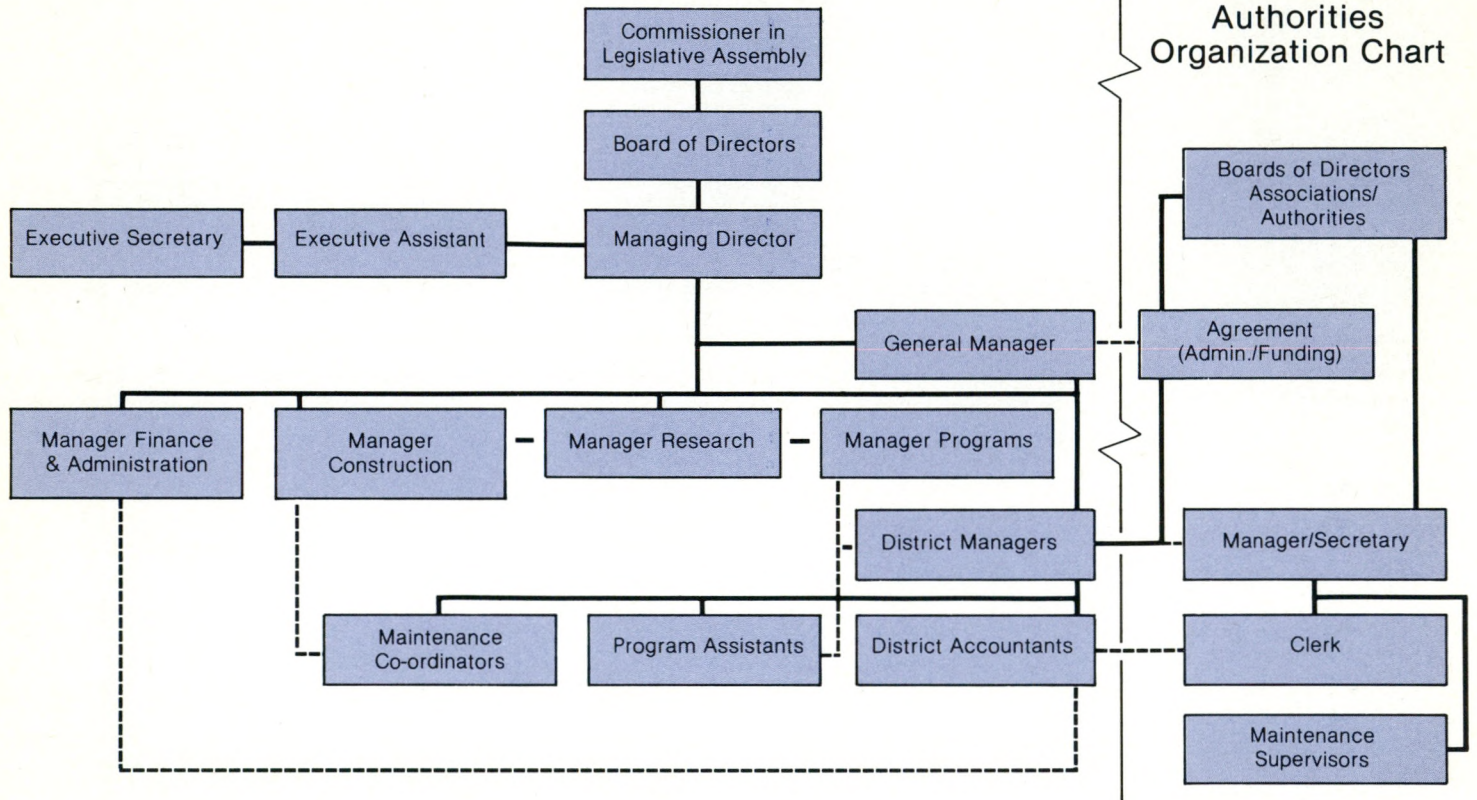
On behalf of the Board of Directors, I wish to express my appreciation to all of the Corporation employees for their dedication and hard work during the past year.



R. S. Pilot,
Chairman, Board of Directors.

1979 Programs and Activities

NWTHC Organization Chart



1979 Programs and Activities

Rental Housing

Public Housing

In 1979, 176 units of family accommodation were provided, of which 25 units were prefabs of the same type as the 1978 program, 100 Woolfenden design units and 51 stick-built.

The Woolfenden units (26 — 2 bedroom duplexes and 48 — 4 bedroom single family) were modified in design jointly by the Keewatin Federation of Housing Associations and the Northwest Territories Housing Corporation with optimal energy saving techniques in mind. In addition, many of the problems encountered with earlier prefab models were resolved. Cathedral type ceilings were used, improved vapour barrier installations, new truss joist floor and roof systems and the sewage holding tank contained within the building envelope. These Woolfenden units were built in the communities of Baker Lake, Eskimo Point, Cambridge Bay, Coppermine, Gjoa Haven, Broughton Island, Hall Beach, Igloodik and Pond Inlet.

The prefab units were erected in only five communities, Arctic Bay, Lake Harbour, Sanikiluaq, Sachs Harbour and Paulatuk.

The communities of Tuktoyaktuk, Aklavik, Inuvik, Fort Smith, Fort Providence and Pangnirtung received stick-built units.

The decision for the type of unit to go into a community depends a great deal on the expertise of the construction ability in that particular community as well as the wishes of the residents.

Senior Citizens' Accommodation

A Senior Citizens' complex in Fort Providence which was in the planning stage with the community for about a year and a half was completed in 1979.

The facility overlooks the Mackenzie River and is comprised of sixteen units divided into three buildings surrounding a central courtyard. The main building contains 4 personal care units, 4 bachelor units, 1 handicapped unit, 1 caretaker's unit and common living, dining and kitchen facilities. The two smaller buildings each contain two units for married couples and one single unit.

The Housing Corporation policy provides for the supply of Senior Citizens' accommodation only when there is a sufficient need in a community which is not being met by existing housing and home support services.

Single Persons' Accommodation

Thirty-six units of single persons' accommodation were built in 1979 in the form of one four-plex in Eskimo Point, two in Fort Smith and six in Frobisher Bay.

With the trend of young people leaving the family home before marriage and working away from their home community there is a growing need for housing for this segment of the population.

Rehabilitation Program

During 1979 sixty-seven Northern Territorial Rental units built between 1969 and 1973 were rehabilitated to bring them up to National Housing Act standards. Insulation values were increased, pressure systems and sewage pump-out systems were installed or replaced, and heating and electrical systems upgraded to conform to modern standards.

Most of these contracts were handled by the local Housing Associations.

Rehabilitation must be considered in conjunction with new construction. In small communities temporary accommodation for tenants while houses are being rehabilitated is difficult to find. Another significant consideration factor is that in many cases a three-bedroom older home of 67 to 70 square metres in size may become a two-bedroom home when rehabilitated and, therefore, must be allocated to a smaller family.



Pangnirtung construction trainees receiving classroom instruction.

1979 Programs and Activities

Home Ownership

Rural and Remote Housing Program

The Rural and Remote Housing Program is a subsidized home ownership program operated in partnership with Canada Mortgage and Housing Corporation. The program assists lower income families to buy or build a modestly priced home by subsidizing mortgage payments so that the owner is paying a maximum of 25% of income on house payments. Seven families living in the communities of Fort Smith, Hay River and Inuvik utilized this program during 1979.

Small Settlement Home Assistance Grant Program (SSHAG)

This home ownership program allows people in designated communities to make use of indigenous material such as logs to build the shell of their home. The program provides an outright grant of up to \$7,500 for material and up to \$2,500 for freight to complete the house. In 1979 four families in Snowdrift built log homes under the SSHAG program.

For people living above the treeline, this program is labelled the Small Settlement Grant Program (SSSG). The provision is the same as the SSHAG program except that the \$10,000 grant covers the cost of purchasing a modest shell rather than building it, the finishing of the unit and freight.

Many of the larger communities in the Northwest Territories wish to be eligible to receive these grants. The program was reviewed by the Corporation's Board of Directors in late fall to recommend changes or additions for 1980 which would make the program more appropriate for a wider market.

Interim Financing

Interim Financing provides interim or bridge financing to registered members of building co-ops who have approved mortgages. Under this program, homeowners can obtain financing during house construction prior to receiving their regular mortgage draws. This program was utilized by five families in 1979. To date, co-op building only takes place in the communities of Yellowknife and Fort Smith.

Training Program

Knowledge and understanding through training allows for a greater acceptance of responsibility and devolution. Therefore, training has become the focal point of the Corporation.

Some of the training activities in 1979 included:

- Two major Regional Housing Conferences were held in the Keewatin and Central Arctic Districts, involving a total of 12 communities and 53 delegates. These conferences were cost-shared by Canada Mortgage and Housing Corporation and the Northwest Territories Housing Corporation. Delegates attending these conferences passed resolutions which will assist the Corporation's Board of Directors in the formation of future housing policy.
 - Several publications were produced and distributed through the Corporation field staff to the Housing Associations and in some cases the tenants. The major publication was an Operating Manual for the guidance of Housing Associations to provide standardization in the administration of housing throughout the Territories. An offshoot of the Manual was a series of brochures on all aspects of housing for use by the tenants. The Manual and Brochures were cost-shared by Canada Mortgage and Housing Corporation and the Northwest Territories Housing Corporation.
 - Numerous workshops were held in each of the Corporation's six districts to assist in the training of Housing Association Secretary-Managers and Maintenance staff.
 - Construction training went into its second year in Pangnirtung where twelve trainees built three duplexes.
 - Staff training and development of the Corporation's employees received a high priority.
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Financial Statements

The Commissioner and
Council of the Northwest Territories
Yellowknife, Northwest Territories

I have examined the balance sheet of the Northwest Territories Housing Corporation as at December 31, 1979 and the statements of expense, equity and changes in financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

As disclosed in Note 2, investment in projects includes an amount of \$10,654,000 which is the original cost of certain Northern Rental Houses transferred on January 1, 1974 to the Corporation by the Government of the Northwest Territories. The Corporation is in the process of establishing detailed fixed asset records and determining the estimated useful life of the assets. Until such time as this detailed information is available, depreciation is not being recorded on these assets.

In my opinion, except for the failure to record depreciation on Northern Rental Houses, these financial statements present fairly the financial position of the Northwest Territories Housing Corporation as at December 31, 1979 and the results of its operations and the changes in its financial position for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.



Senior Deputy Auditor General
for the Auditor General of Canada

Ottawa, Ontario
November 25, 1980

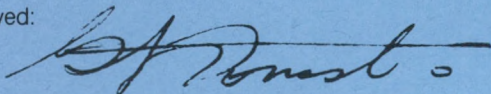
Balance Sheet

as at December 31, 1979

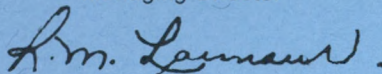
Assets	1979	1978
Current		
Cash and short-term deposits	\$ 1,731,451	\$ 1,086,959
Accounts receivable:		
Canada Mortgage and Housing Corporation	11,919,470	5,679,541
Others	1,274,301	903,215
	<u>14,925,222</u>	<u>7,669,715</u>
Investment in projects, at cost — Schedule (Notes 3, 4 & 5)	85,788,354	69,233,579
Fixed assets at cost less accumulated depreciation (Note 6)	819,682	632,843
	<u>\$101,533,258</u>	<u>\$ 77,536,137</u>
Liabilities		
Current		
Accounts payable	\$ 2,550,082	\$ 1,831,725
Accrued interest	4,137,198	3,592,616
Due to the Government of the Northwest Territories:		
Advances	4,842,000	—
Accounts payable	3,492,657	1,404,869
	<u>8,334,657</u>	<u>1,404,869</u>
Holdbacks payable	713,827	428,545
Current portion of long-term debt	106,710	76,132
	<u>15,842,474</u>	<u>7,333,887</u>
Long-term debt (Note 7)		
Loans payable to Canada Mortgage and Housing Corporation less principal of \$59,235 due within one year	42,242,459	27,135,296
Advances from Canada Mortgage and Housing Corporation	11,055,540	11,791,104
Loans payable to Canada less principal of \$47,475 due within one year	638,723	686,198
	<u>\$ 53,936,722</u>	<u>\$ 39,612,598</u>
Equity		
Equity of the Northwest Territories	31,754,062	30,589,652
	<u>\$101,533,258</u>	<u>\$ 77,536,137</u>

The accompanying notes and schedule are an integral part of the financial statements.

Approved:

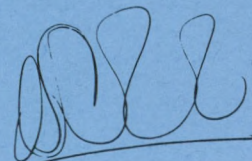


Managing Director



Acting Comptroller

Approved on behalf of the Board:



Chairman

Statement of Expense

for the year ended December 31, 1979

Expense	1979	1978
Program		
Contributions to Housing Authorities/Associations	\$ 15,223,381	\$ 13,249,809
Interest on long-term debt	3,977,892	2,726,070
Workshops and studies	300,374	190,232
Special programs and subsidies	294,193	199,507
Net cost of apartment operations (Note 8)	200,577	102,168
Depreciation	172,607	141,201
Small settlement home ownership assistance	108,476	125,096
Mortgage forgiveness and administration	918	198
	<u>20,278,418</u>	<u>16,734,281</u>
Site work, start-up and improvements	424,195	1,065,642
Administration		
Salaries and employee benefits	2,556,710	1,975,276
Interest	652,145	6,055
Travel	409,302	322,301
Rentals — buildings and equipment	303,725	191,461
Professional and special services	246,767	162,719
Recruitment and removal	160,337	167,863
Communications	139,360	135,719
Depreciation	74,500	55,704
Materials and supplies	46,944	31,061
Directors fees and expenses	41,502	47,746
Repairs and utilities	24,328	15,557
	<u>4,655,620</u>	<u>3,111,462</u>
	<u>25,358,233</u>	<u>20,911,385</u>
Deduct		
Expenditure recoveries — Housing programs (Note 9)	4,885,498	3,619,247
Interest income	795,356	440,120
Rental revenue from Housing Authorities and other agencies under bulk lease agreements	231,162	159,852
Rental revenue from staff accommodation	27,367	23,340
Gain on sale of fixed assets	11,070	6,233
Other expenditure recoveries	75,390	224,098
	<u>6,025,843</u>	<u>4,472,890</u>
Net expense for the year	<u>\$ 19,332,390</u>	<u>\$ 16,438,495</u>

The accompanying notes and schedule are an integral part of the financial statements.

Statement of Equity

for the year ended December 31, 1979

	1979	1978
Equity at beginning of the year	\$ 30,589,652	\$ 30,001,947
Grants provided by the Northwest Territories		
Operating	14,419,800	11,134,200
Capital	6,077,000	5,892,000
	<u>51,086,452</u>	<u>47,028,147</u>
Net expense for the year	19,332,390	16,438,495
Equity at end of the year	<u>\$ 31,754,062</u>	<u>\$ 30,589,652</u>

The accompanying notes and schedule are an integral part of the financial statements.

Statement of Changes in Financial Position

for the year ended December 31, 1979

Funds provided	1979	1978
Grants provided by the Northwest Territories		
Operating	\$ 14,419,800	\$ 11,134,200
Capital	6,077,000	5,892,000
	<u>20,496,800</u>	<u>17,026,200</u>
Proceeds of long-term borrowing	14,443,377	8,391,594
Principal repayments on mortgage loans	27,447	97,436
	<u>34,967,624</u>	<u>25,515,230</u>
 Funds applied		
Operations		
Net expense for the year	19,332,390	16,438,495
Less items not involving an outlay or receipt of funds (net)	247,107	167,473
	<u>19,085,283</u>	<u>16,271,022</u>
Capital project expenditure	16,754,829	10,778,317
Acquisition of fixed assets	261,339	83,637
Reduction of long-term debt	119,253	61,523
	<u>36,220,704</u>	<u>27,194,499</u>
Decrease in working Capital	(1,253,080)	(1,679,269)
Working Capital, beginning of the year	335,828	2,015,097
Working Capital (Deficiency) end of the year	<u>\$ (917,252)</u>	<u>\$ 335,828</u>

The accompanying notes and schedule are an integral part of the financial statements.

Notes to Financial Statements

December 31, 1979

1. Objective of the Corporation

The objective of the Corporation is the development, maintenance and management of public housing programs in the Northwest Territories.

2. Significant accounting policies

Projects under construction

The costs of projects constructed by the Corporation is financed from proceeds of loans from Canada Mortgage and Housing Corporation and by capital grants, which are recorded when received from the Government of the Northwest Territories.

During the construction period, interest on the applicable loan advances are added to the cost of capital projects.

Investments under Federal-Territorial agreements

The investments recorded under Federal-Territorial agreements include only the Corporation's share of the capital cost of housing projects constructed jointly with Canada Mortgage and Housing Corporation.

Depreciation of investment in projects

Public housing projects constructed in accordance with terms of the National Housing Act, are, when completed, depreciated by the sinking fund method based on the principal repayment of the applicable long-term loans. Investments under Federal-Territorial agreements are amortized in a similar manner.

Northern Rental Houses were transferred to the Corporation by the Government of the Northwest Territories at their cost of \$10,654,000. Depreciation has not been charged on these buildings and subsequent acquisitions.

Depreciation of fixed assets

	Annual Rate	
Buildings	5%	Straight line
Office furniture and equipment	20%	Declining balance
Leasehold improvements		Straight line over terms of the lease plus one renewal term

Operating Grants

The Corporation receives operating grants from the Government of the Northwest Territories and records these as equity when received.

Contributions to Housing Authorities/Associations

Houses owned by the Corporation are operated by local Housing Authorities/Associations. The Corporation provides contributions to cover operating deficits incurred by these Housing Authorities/Associations.

3. Notes receivable and options

Investment in projects include the following items:

	Notes Receivable	Purchase Options
Referred to in (a) below	\$ 77,386	\$ 28,602
Referred to in (b) below	163,476	58,398
	<u>\$ 240,862</u>	<u>\$ 87,000</u>

(a) Canada Mortgage and Housing Corporation has loaned \$1,056,000 to a third party to finance the construction of a low income housing project.

The loan is repayable in monthly instalments to September 1, 2026, bears interest at 8% and is secured by a first mortgage.

At a cost of \$28,602 the Corporation has purchased an exclusive option to acquire the housing project from the third party on September 1, 1991.

If the option is exercised the purchase price will be the aggregate of:

- (i) \$105,988 in cash; and,
- (ii) the balance owing under the mortgage at September 1, 1991.

Should the Corporation not exercise its option within the allowed period, the option consideration of \$28,602 will be forfeited to the third party and an interest-free note receivable which the Corporation holds from that third party, in the amount of \$77,386 will be forgiven as compensation for damages.

(b) Under similar circumstances and conditions as above, the Corporation has purchased at a cost of \$58,398 an option to acquire a second housing project.

The principal of the loan from Canada Mortgage and Housing Corporation for the second project was \$2,168,290 for which the purchase price will be:

- (i) \$221,873 in cash; and,
- (ii) the balance owing under the mortgage at September 1, 1991.

If the option is not exercised, the option consideration of \$58,398 will be forfeited and an interest free note receivable which the Corporation holds from that third party in the amount of \$163,476 will be forgiven as compensation for damages.

4. Investment in projects

Details of cost of buildings, investments under Federal-Territorial agreements, and their accumulated depreciation and amortization included in investment in projects are as follows:

	Public Housing	Senior Citizens Housing	R & R Home Owner- ship	Total
Buildings at cost	\$ 45,949,210	—	—	\$45,949,210
Less accumulated depreciation	495,658	—	—	495,658
	<u>\$ 45,453,552</u>	<u>—</u>	<u>—</u>	<u>\$ 45,453,552</u>
Investments under Federal-Territorial Agreements	\$ 5,767,627	\$1,459,389	\$ 104,007	\$ 7,331,023
Less accumulated amortization	13,179	6,392	—	19,571
	<u>\$ 5,754,448</u>	<u>\$1,452,997</u>	<u>\$ 104,007</u>	<u>\$ 7,311,452</u>

5. Mortgages, including advances

Mortgages receivable including advances comprise the following:

	1979	1978
First mortgages bearing interest at rates varying between 6% and 7¾% per annum repayable over a maximum period of 25 years	\$ 392,798	\$ 407,168
Rural and remote housing first mortgages bearing interest at rates varying between 9½% to 10¼% per annum, repayable over a maximum period of 25 years	329,008	36,679
Second mortgages, administered by Canada Mortgage and Housing Corporation, bearing interest at rates varying between 7¼% to 9½% per annum, repayable over a maximum period of 25 years	22,804	35,482
Second mortgages, interest-free, repayable over a maximum period of 10 years	3,016	3,415
Mortgages receivable	\$ 747,626	\$ 482,744
Development advance to a Northern Housing manufacturer	46,000	—
	<u>\$ 793,626</u>	<u>\$ 482,744</u>

6. Fixed Assets

Fixed assets which are stated at cost, comprise the following:

	1979	1978
Warehouses	\$ 155,404	\$ —
Staff houses	\$ 370,816	\$ 370,816
District offices	161,039	161,039
Office furnishings and equipment	177,975	133,766
Leasehold improvements	160,154	98,428
	1,025,388	764,049
Less accumulated depreciation	205,706	131,206
	<u>\$ 819,682</u>	<u>\$ 632,843</u>

7. Long-term debt

Loans from Canada Mortgage and Housing Corporation are repayable in annual amounts until the year 2029 and bear interest at an average weighted rate of 9.86%.

Advances from Canada Mortgage and Housing Corporation which bear interest at an average weighted rate of 10.60% represent interim financing for construction of housing projects and are recorded as loans payable after the applicable interest adjustment date.

Loans from Canada are repayable in annual amounts through 1996 and bear interest at an averaged weighted rate of 7.29%.

Principal repayments required over the next five years on outstanding loans exclusive of advances are as follows:

1980	—	\$106,710
1981	—	115,487
1982	—	125,025
1983	—	135,392
1984	—	146,664

The repayment of principal and interest on borrowings by the Corporation is guaranteed by the Commissioner of the Northwest Territories under provision of Section 15 of the Northwest Territories Housing Corporation Ordinance.

8. Rental operations

The Corporation leases two apartment buildings to provide housing in the City of Yellowknife. The results of operating these apartments are outlined as follows:

	1979	1978
Rent	\$ 404,817	\$ 411,018
Operating expenses	<u>605,394</u>	<u>513,186</u>
Net cost of apartment operations	<u>\$200,577</u>	<u>\$102,168</u>

9. Expenditure recoveries

Under the terms of the National Housing Act, a proportion of the deficits incurred in operating low rental housing projects built under the Act, are recovered from Canada Mortgage and Housing Corporation.

10. Commitments

The Corporation leases office space and apartment buildings under long-term contracts and is committed to rental payments of \$509,000 during each of the next five years.

At December 31, 1979 the Corporation was committed in the amount of \$9,600,000 for construction and land assembly projects not completed.

11. Funding of net deficit

The Government, under section 19 of the Northwest Territories Housing Corporation Ordinance, is required to make advances from funds appropriated to meet operating, maintenance and capital costs of the Corporation. This section further provides for a grant to be made from the funds appropriated and advanced to the Corporation, equivalent to the net operating deficit, if any, at the end of the Corporation's fiscal year. The position in accordance with section 19 is as follows:

	1979	1978
Net expense for the year	<u>\$19,332,390</u>	<u>\$16,438,495</u>
Less — items not requiring an outlay or receipt of funds (net)	247,107	167,473
— items provided for by capital grants in respect of Site-work, start-up and improvements	424,195	802,000
— Small settlement home ownership assistance	<u>108,476</u>	<u>125,096</u>
	<u>779,778</u>	<u>1,094,569</u>
	18,552,612	15,343,926
Less operating grant	<u>14,419,800</u>	<u>11,134,200</u>
Deficit for the year	4,132,812	4,209,726
Deficit (surplus) at beginning of the year	<u>376,976</u>	<u>(3,832,750)</u>
Deficit at end of the year	<u>\$ 4,509,788</u>	<u>\$ 376,976</u>

Investment in Projects December 31, 1979

Schedule

	Housing Loans	Northern Rental Houses	Public Housing	Land Assembly	Senior Citizens Housing	Rural and Remote Home- Ownership	1979	1978
Mortgages, including advances (Note 5)	\$ 793,626	\$	\$	\$	\$	\$	\$ 793,626	\$ 482,744
Projects								
—at transferred amount		10,654,000					10,654,000	10,654,000
—at cost		2,736,530					2,736,530	2,736,530
—at cost less accumu- lated depreciation (Note 4)			45,453,552	218,808			45,672,360	39,362,758
Investments under Federal- Territorial agreements at cost less accumulated amortization (Note 4)			5,754,448		1,452,997	104,007	7,311,452	3,499,840
Construction in progress, at cost			13,380,685	4,911,839			18,292,524	12,169,845
Notes receivable (Note 3)	240,862						240,862	240,862
Purchase options (Note 3)			87,000				87,000	87,000
Total 1979	<u>\$ 1,034,488</u>	<u>\$13,390,530</u>	<u>\$64,675,685</u>	<u>\$ 5,130,647</u>	<u>\$ 1,452,997</u>	<u>\$ 104,007</u>	<u>\$85,788,354</u>	<u>—</u>
Total 1978	<u>\$ 723,606</u>	<u>\$13,390,530</u>	<u>\$52,323,083</u>	<u>\$ 1,515,617</u>	<u>\$ 954,241</u>	<u>\$ 326,502</u>	<u>\$69,233,579</u>	