

Introduction

The Nunavut Housing Corporation (NHC) is leading the development of an Action Plan to address Nunavut's housing crisis – the Blueprint for Action on Housing (BPAOH). The BPAOH will serve as a strategic action plan to be implemented over the next ten years. The Action Plan is a GN-wide perspective on the issues, solutions, and actions required to address housing challenges in Nunavut.

To inform the development of the BPAOH, the NHC has been carrying out departmental engagement sessions –supplemented by interviews and small focus groups – from April 1- June 17. The first round of engagement involved over one hundred participants from across the GN and other stakeholder groups.

This report provides a summary of the Issues – Challenges and Potential Solutions that should be addressed in the BPAOH. The table at the end of the report will be the focus of second round of engagement scheduled from May 30 – June 3, 2016. **Departments are asked to review the table and consider what concrete actions could be taken (or are already being taken) to address Nunavut's housing issues.**

NHC thanks you for your continued participation in developing a Blueprint for Action on Housing.

Goal 4: Increasing Investment in Housing

Nunavut needs greater investment in housing to increase stock and to provide a diversity of housing options. Direct investments in housing provide economic stimulus with measurable outputs. Furthermore, investments in housing infrastructure also provide cost savings to the government in terms of reduced pressure on other essential government services.

Topic for Discussion

Increasing Investment for Housing can be addressed by identifying ways to present a **coordinated argument for increased investments in housing and related infrastructure** from the federal government. An achievable and comprehensive long-term response to Nunavut's housing challenges requires **collaborative government involvement** and **significant investment** to address the entire continuum of housing.

Investment/Building a Stronger Business Case

a. Issues

There is a need to develop a strong and successful business case to increase investment for housing in Nunavut. Greater investment leads to an increase in housing stock and provides a diversity of housing options for Nunavummiut. In order to do this, a review of projected needs and financial resources available to meet those needs was recommended, as well as regular and **increased capital investment**.

b. Challenges

Session participants identified '**competing priorities**', both at the department level and Cabinet level, as a major challenge in Nunavut. Whether the need for housing in the Territory is being portrayed "strongly enough" was questioned.

Participants suggested that GN departments issuing RFP and community planning processes do not take into account or consider the impacts and demands those proposals and/or projects have on related social issues (i.e., lack of housing).

Some participants noted that many GN departments **work in silos**, while policies are created in isolation of each other – impacting, either directly or indirectly, housing in the Territory. For example, new health positions are created in the Department of Health without consideration of adequate housing for new hires.

c. Potential Solutions

Review Nunavut statistics and **identify the gaps** in housing was suggested as a possible approach to take in making the business case stronger for increased investment. Participants noted that it is important to quantitatively demonstrate existing gaps, identify what is needed to remedy the gaps, and show the potential results from proper investment in housing that would address those gaps. The group noted one way to do this is by illustrating how many of Nunavut's households do not currently meet the National Occupancy Standard requirements and demonstrating what is needed to rectify it.

It was suggested that this further presents an opportunity to **coordinate and partner** with Bureau of Statistics and Statistics Canada, for example, to **quantify the positive and beneficial impacts investment on housing** would have for all of Nunavut. For example, participants noted that increased investment would lead to lower crime rates and poverty levels, lower health care costs, offset social issues, and increase education opportunities for all Nunavummiut.

Participants noted that it is important to **continue lobbying efforts** and demonstrate the Government of Nunavut's commitment to housing and building a better and stronger business model that would grab the attention of the Federal government to provide necessary funding. The current **debt cap on capital housing investment** is a noted barrier in this respect that requires closer examination.

In terms of planning, it was recommended that the GN establish more **long-term planning processes** in areas such as construction and land development to ensure housing allocations match needs and capacities as communities grow.

It was further suggested a **coordinated capital planning** approach across GN departments is needed and should be demonstrated. A coordinated approach to capital planning would help **reduce competing priorities across GN departments**.

Increasing Investment in Housing

The following table provides a summary of the issues and solutions that were raised in the round one engagement sessions, as well as action items and roles for their implementation (TBD during round 2), for this topic of discussion. There was general consensus from participants on the identified issues, potential solutions and action items presented below. The purpose of round two is to confirm / validate what we heard in round one and further develop action items, roles and responsibilities, and timelines for the Blueprint for Action on Housing (BPOAH).

Issue / Challenges	Potential Solution(s)	Action Item(s)	Existing Initiatives	Parties Involved in Implementation & Lead/Support	Oversight Committee	Timeline
<p>There is a need to develop a strong and successful business case in the Territory to increase investment for housing in Nunavut.</p> <p>There is a lack of quantifiable data needed to build a robust business case.</p>	<ul style="list-style-type: none"> -Review of projected needs and financial resources available to meet those needs, as well as regular and increased capital investment. -Illustrate why Nunavut does not currently meet the National Occupancy Requirements and demonstrating what is needed to rectify it. -Determine what data is missing and required from across departments. Better coordination of data gathering (more strategic data gathering) would help build a stronger business case. -Develop strategies to quantify and correlate inputs and outcomes. <ul style="list-style-type: none"> o For example, research such as the Laval study to determine a correlation between health and investment in housing help to provide a 'mathematical' formula for payback on the investment in housing. <p>-Draft Action Plan: research viability and suitability of alternative financing options for additional housing stock.</p>	<ul style="list-style-type: none"> -Coordinate and partner with Nunavut Bureau of Statistics, Statistics Canada, and across the GN to quantify the positive and beneficial impacts investment on housing would have for all of Nunavut, including socio-economic indicators (e.g., crime, violence, etc.) -Review Nunavut statistics and identify the gaps in housing as a possible approach to take in making the business case stronger for increased investment. -Quantitatively demonstrate existing gaps, identify what is needed to remedy the gaps, and show the potential results from proper investment in housing that would address those gaps. -Draft Action Plan: Investigate ways to ensure that not-for-profit organizations, banks, and other financial institutions can better deliver services to Nunavut's varied markets. 	<p>Business Plan Priorities (2016-19)</p> <ul style="list-style-type: none"> -NHC continues to work with the Canada Housing and Renewal Association (CHRA) to lobby for increases in the supply, quality and affordability of housing in Nunavut. NHC is working with other territories to develop a Northern Business Case for Federal Investments in Housing. 	<p>EIA, C&H, FIN, NHC, NBS, FIN</p>		

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<p>There are 'competing financial priorities', at the department level</p> <p>GN departments work in silos, while policies are created in isolation of each other – impacting, either directly or indirectly, housing in the Territory.</p>	<p>-Initiate a coordinated capital planning approach for housing across GN departments. A coordinated approach to capital planning would help reduce competing priorities across GN departments.</p> <p>-Develop causal links across departments / initiatives to substantiate priorities (e.g., demonstrating that if x happens y and z will result).</p> <p>-Develop an approach to the business planning and capital planning cycles in order to restate GN priorities across departments so that departmental priorities coordinate with cross-governmental goals and initiatives and make the best use of available funds and address competing priorities.</p> <p>-Arrange PM meeting between CGS/NHC/FIN and other key departments to identify priorities and determine direction.</p>	<p>-Draft <u>Action Plan</u>. Undertake research to identify the costs and benefits of investing in housing and supporting infrastructure with an emphasis on housing's contributions to social and</p>	<p>Business Plan Priorities (2016-19)</p> <p>-EDT, Transportation Policy and Planning prioritized projects for consideration in the last GN Capital Plan based on a 20-year capital needs assessment.</p> <p>-The Department of Economic Development and Transportation (EDT) has committed to work with the Nunavut Economic Forum to develop an implementation plan for the Nunavut Economic Development Strategy II (2014-2024).</p>			
<p>The RFD and community planning processes do not require departments to consider impacts to housing demand and other existing social issues (e.g., employment).</p> <p>The demands those project have on related community/infrastructure capacity (i.e., lack of housing) should be considered more closely.</p>	<p>-Focus on convincing/getting buy-in from departments (creating/building in efficiencies); need strong capital funding function to coordinate department voices; departments provide RFDs to Cabinet that consider impacts to housing, existing social issues (e.g., jobs) and not just financial/legal considerations.</p> <p>-Create a planning tool / template that includes required ratios of housing to new jobs created. And/or include a section (ex. "Other Considerations") in RFD process that requires departments to consider the impacts of new infrastructure, jobs, etc. on the existing stock of public/staff housing in a community (note: CGS also noted this disconnect as an issue for their department re: lack of available office space)</p> <p>-Explore opportunities to mandate provisions for housing in legislation? (ex. Build houses for every new school)</p>		<p>Business Plan Priorities (2016-19)</p> <p>-EDT is responsible for the implementation of the new NNI Policy which promotes long-term economic development through maximizing the participation of Nunavummiut, and especially Inuit, in the workforce.</p>			
<p>Functionality of housing - reproposing existing buildings and build new houses more</p>	<p>-In terms of planning, establish more long-term planning processes in areas such as construction and land development to ensure housing allocations match needs and</p>					

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<p>effectively and efficiently.</p>	<p>capacities as communities grow.</p> <p>-Draft Action Plan: Establish a GN Long-Term Housing Construction Program to address future population growth and explore means to implement the Program.</p> <p>-Continue lobbying efforts and demonstrate the Government of Nunavut's commitment to housing and building a better and stronger business model that would grab the attention of the federal government to provide necessary funding.</p> <p>-Explore potential of the National Poverty Reduction Strategy as a forum for additional lobbying</p> <p>-Draft Action Plan: Continue to support national debate for long term funding solution for affordable housing.</p> <p>-Draft Action Plan: Develop lobbying document based on a GN Long-Term Housing Construction Program.</p>	<p>economic development.</p> <p>-Draft Action Plan: Revisit the ten-year Action Plan for Inuit Housing with Nunavut Tunngavik Inc. and jointly lobby the federal government regarding its fiduciary responsibility to provide housing for Inuit.</p> <p>-Draft Action Plan: Continue lobbying for additional federal funding through the Canadian Housing Renewal Agency and working groups that include the federal government and all provinces and territories.</p> <p>-Draft Action Plan: Conduct an analysis on the fairness of Social Housing Agreements to inform debate on the ability of Nunavut to fund its housing needs.</p> <p>-Draft Action Plan: Review GN contribution agreements to address constraints on opportunities for reinvestment of savings.</p>	<p>Business Plan Priorities (2016-19)</p> <p>-The Department of Executive and Intergovernmental Affairs (EIA) is responsible for representing the GN/ lobbying on behalf to social and economic policy-related issues, and building partnerships outside the GN. EIA continues to actively participate in the Aboriginal Affairs Working Group, which includes a housing sub-group.</p>			
<p>Funding for housing from the federal government is limited, sporadic and unresponsive to growing territorial needs.</p> <p>The TIF does not reflect the reality in Nunavut.</p> <p>There are challenges with exploring federal funding agreements (SHA, CGS leases, etc.)</p>						

