

“New Housing for Nunavut”

An Economic Outlook

- ❑ \$200 million for housing in Nunavut
- ❑ 700 – 750 units (new and/or replacement)

Historical

- 2004/05 – 80units (all communities)
- 2005/06 – 80 units (7 communities)
(50/50 with Infrastructure Canada)

Approved for 2006/07

- 20 units (10 communities)
- 10 MAP units (various communities)
- 3 Public Housing Replacement Units
(Iqaluit, Cambridge Bay & Arviat)

Projected with Federal Investment

- 2006/07 100 units
- 2007/08 250 units
- 2008/09 350 units
- 2009/10 any remaining residual units



Cost

- Historical
 - Average of \$250,000 per unit
 - Assuming multi-unit configuration
- New Factors & Pressures
 - Material costs increased
 - Freight costs increased

Projected Cost

- \$275,000 for multi-units
- \$325,000 for single family dwellings & climbing

- Specific community allocations have not been decided upon (yet)
- Regardless, almost all Nunavut communities will receive a consistent annual delivery of materials and a dependable level of construction activity for the next 3 - 4 years

Resulting in...

- Jobs
- Training opportunities
- Apprenticeships
- Economic development opportunities for local business

An Example

- 20/21 communities should be receiving between 20 to 50 new housing units
- These need to be maintained (by journeymen) after completion
- All of these communities will require 1 to 3 additional trades people (at least 35 permanent jobs)
- Their apprenticeships should start in 2007/08



The NHC Standard...



- Modest 2 bedroom 5–Plex
- 780 sq. feet of living space & shared mechanical
- Open concept
- 2 exits
- Country food storage & prep area
- Insulation exceeds National Model Energy Code by 25%



Employment & Training Opportunities (AKA – real jobs)

- Two 5-plexes delivered to community X
- Phase 1: 12 weeks
 - Framing complete including interior partitions (September-December)
 - >10 local jobs including 4-6 apprentices & 4-6 trades helpers
 - All E.I. eligible during training sessions (January/February/March)

Continued...



Employment & Training Opportunities (AKA – real jobs)

- Phase 2: 16 weeks
 - Rough-in & finishing (April to August)
 - Next years sealift (September)

Some Changes to Expect

- Changes to the way NHC tenders & procures material
- Changes to NHC labour only contracts
 - Maximum 8 hour workdays on site
 - Requirement to hire local apprentices
 - Requirement to include training
- Community based delivery mechanisms
 - PAA
 - CCAA
 - Negotiated contracts with local Inuit businesses



Only the Beginning

- \$200 million – just a down payment
- 10 year Inuit Housing Action Plan - \$1.9 Billion
- Projected forced growth, 3 years, 822 units needed
- Long-term commitment (10-12 years) needed from federal government



The Battle Rages On...

