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Asked by: Alan Rumbolt, MLA, Hudson Bay

Asked of: Hon. Lorne Kusugak

Minister responsible for the Nunavut Housing Corporation

Number: WQ1-5(2)

Date: March 20, 2018

Subject: **Public Housing Units**

Question:

1. With respect to the Nunavut Housing Corporation's current *Public Housing 5-Plex Type 'AA,' 'BB' and 'CC'* designs:

a. When did the Nunavut Housing Corporation officially approve each of the current Public Housing 5-Plex design types for use in its annual public housing construction program?

Response: The Nunavut Housing Corporation (NHC) does not have a formal process for approval of design parameters. The Infrastructure Division typically coordinates building types based on direction from senior management.

b. What was the process by which each of the current Public Housing 5-Plex design types was developed?

Response: The 5-plex designs were started in 2005 and are revised on an annual basis.

c. To what extent were Local Housing Organizations consulted in the development of the current Public Housing 5-Plex design types?

Response: For the last two years local housing organizations (LHOs) have been asked for the preference of bedroom configurations (1, 2 and 3 BR models) for the units allocated to their community. The Infrastructure Division incorporates the feedback from local levels through the NHC's District office technical officers.

d. What are the most significant ways in which the current Public Housing 5-Plex design types differ from the design type or types that were previously used by the Nunavut Housing Corporation in respect to:

- i. Size;*
- ii. Architectural and engineering features; and*
- iii. Construction costs per square foot?*

Response: The design of the 5 plex has been continually modified by the NHC. Recent 5-plex designs have generally increased in living space within units over the last few years and provide wind protection at entry doors. Generally the costs have remained relatively stable for overall construction, which means the square footage costs have marginally fallen.

e. In what specific ways have the current Public Housing 5-Plex design types been developed to resist mould infestation?

Response: The 5-plex design has included moisture resistant drywall in bathrooms, ventilation systems with preheat coils to encourage proper use, low noise bathroom and kitchen exhaust fans venting directly outside.

f. In what specific ways have the current Public Housing 5-Plex design types been developed to facilitate the storage and preparation of country foods, as defined by the Government of Nunavut's Country Food Distribution Program Policy?

Response: All NHC-owned units are equipped with kitchens that have domestic refrigerators. The front entry deck of the 5-plex incorporates a cold storage locker which also serves as a windbreak.

g. What expenditures did the Nunavut Housing Corporation incur in developing the current Public Housing 5-Plex design types?

Response Current NHC 5-plex designs were developed in house. Expenditures of approximately \$12,000.00 in 2017 and \$1,400.00 in 2018 have been made to assist with structural, mechanical and electrical development and review of for electrical and fire code compliance.

h. How many units of each of the current Public Housing 5-Plex design types have been constructed to date in Nunavut as part of the Nunavut Housing Corporation's annual public housing construction program?

Response: Since 2015, 35 buildings (175 units total) have been constructed using the current 5-plex design.

2018 tenders will be issued for 20 buildings (100 units total) using the current 5-plex design

i. *In which communities were the units constructed?*

Response: Since 2015, 5-plex buildings have been constructed in Hall Beach, Kugaaruk, Gjoa Haven, Sanikiluaq, Cambridge Bay, Arviat, Pond Inlet, Chesterfield Inlet, Naujaat, Taloyoak, Cape Dorset, Igloolik, Arctic Bay.

2018 public housing 5-plex builds will be in Gjoa Haven, Sanikiluaq, Cambridge Bay, Arviat, Pond Inlet, Kugluktuk, Naujaat, Kimmirut, Qikiqtarjuaq, Igloolik, Arctic Bay, and Rankin Inlet.

j. *During which fiscal years were the units constructed?*

Response:

NHC 5-Plex Design - Units Built by FY Budget

Community	2015/16	2016/17	2017/18	2018/19
Hall Beach			15	
Kugaaruk	15	5	15	
Gjoa Haven		5	20	5
Sanikiluaq			15	5
Cambridge Bay			10	
Arviat	15			5
Pond Inlet	15	10		10
Chesterfield Inlet			5	10
Kugluktuk				10
Naujaat (Repulse Bay)		10		5
Kimmirut				10
Taloyoak			5	-
Cape Dorset			5	-
Qikiqtarjuaq				5
Clyde River				5
Igloolik		5		
Arctic Bay		5		
Rankin Inlet				5
Total Units	45	40	90	75
Total NHC 5 plex's	9	8	18	15

k. *What was the total cost of constructing each unit?*

The average complete cost, per unit, of the units built in 5-plex buildings since 2015-16 is \$418,426.00.

l. *Between January 1, 2000, and March 1, 2018, broken down by date and community, how many public housing 5-plexes were destroyed by fire?*

Response: Since 2000, zero NHC-owned 5-plex buildings have been destroyed by fire.

m. *What is the average cost to construct a 3-bedroom stand-alone public housing unit?*

Response: NHC has not constructed single family dwellings (standalone units) since 2010. The estimated cost for NHC to construct a 3-bedroom single family dwelling in 2018 is between \$600 - \$700k depending on location, land costs, size and other factors.