

Table 1: 2023/24 Public Housing Builds

Community	2023/24 Public Housing Builds					
	2023/24 starts	Materials onsite	Site work/ Foundations - Start	Framing/ Floors/Walls/ Roofs- start	Target Substantial Completion Date	Current % Complete
Arctic Bay	8	Fall 2023	Fall 2023	Summer 2024	Fall 2025	45%
	12		Fall 2023	Fall 2024	Fall 2025	14%
Arviat	8	Fall 2023	Summer 2023	Winter 2023	Summer 2025	46%
	12		Fall of 2023	Spring 2024	Summer 2025	27%
Baker Lake	8	Fall 2023	Summer 2023	Fall 2023	Summer 2025	46%
	12		Fall 2023	Fall 2023	Summer 2025	44%
Cambridge Bay	12	Fall 2023	Fall 2023	Summer 2024	Summer 2025	44%
Gjoa Haven	8	Fall 2023	Fall 2023	Fall 2024	Fall 2025	40%
	12		Fall 2023	Spring 2025	Spring 2026	10%
Iqaluit	18	Fall 2023	Spring 2023	Summer 2023	Fall 2024	100%
Rankin Inlet	8	Fall 2023	Fall 2023	Winter 2024	Summer 2025	46%
	12		Fall 2023	Summer 2024	Summer 2025	46%
Taloyoak	8	Fall 2023	Winter 2023	Spring 2025	Spring 2026	25%
	12		Winter 2023	Spring 2025	Spring 2026	14%
Subtotal	150					

Gjoa Haven and Taloyoak experienced various delays relating to site work and granular that resulted in the framing of floors and walls to be moved out to Spring 2025.

Question (2):

What is the current level of Inuit employment in respect to each construction project announced by the Nunavut Housing Corporation in its news release of April 28, 2023?

Response:

NCCD is contractually obligated to achieve 30% total Inuit labour averaged across all 150 units – so not necessarily 30% for each community but 30% overall.

NCCD is required to report on Inuit labour on a quarterly basis and data will be more meaningful once each build is approximately 30% - 50% complete as the Inuit labour target is required to be achieved at the end of construction progress and not something that requires to be met at each invoice stage.

In terms of the 150 units in the 2023/24 builds, only the communities of Iqaluit, Arviat, and Baker Lake commenced framing of floors, walls, etc. in fall 2023, thus, these projects have Inuit labour data to report.

The other communities started framing of the building in summer/fall 2024, thus, Inuit labour % is not available at this time given NCCD reports its detailed labour data on a quarterly basis. NHC should have initial Inuit Labour data early in the new year. Inuit Labour achieved to date for Iqaluit, Arviat and Baker Lake is as follows:

Iqaluit – approx. 20%

(NCCD is just preparing its final Inuit labour reports now that the build is complete so this number may change slightly.)

Arviat – 35% (as of current stage of progress)

Baker Lake – 29% (as of current stage of progress)

Question (3):

With respect to the Nunavut Housing Corporation’s news release of January 31, 2024, concerning the “signing of the 2024 Annual Allocation and Purchase Agreements (Design-Build Contracts) to develop 146 public housing units and 20 staff housing units” in the communities of Chesterfield Inlet, Clyde River, Coral Harbour, Grise Fiord, Igloolik, Kimmirut, Kinngait, Kugaaruk, Kugluktuk, Naujaat, Pangnirtung, Pond Inlet, Resolute Bay, Qikiqtarjuaq, Sanirajak, Sanikiluaq and Whale Cove, what is the current status of design, land lot development and construction for each of the 146 new public housing units and 20 new staff housing units?

Response:

In all the 17 communities the design is complete, and land leases have been executed with the applicable Hamlet. Table 2: 2024/25 Public Housing Builds outlines the progress on the 146 public housing builds.

Table 2: 2024/25 Public Housing Builds

Community	Public and Staff Housing Builds 2024/25				
	2024/25 starts	Materials onsite	Site work/ Foundations	Framing/ Floors/Walls/ Roofs	Target Substantial Completion Date
Chesterfield Inlet	8	Summer/Fall 2024	Fall 2024	Summer 2025	Summer 2026
Clyde River	8	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Coral Harbour	12	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Grise Fiord	6	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Igloolik	8	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
	12		Fall 2024	Summer 2025	Fall 2026
Iqaluit	6 (+18 SH)	Summer/Fall 2024	Summer 2024	Summer 2024	Spring 2025
Kimmirut	6	Summer/Fall 2024	Spring 2025	Summer 2025	Fall 2026
Kinngait	8	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
	12		Fall 2024	Summer 2025	Fall 2026
Kugaaruk	6 (+2 SH)	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Kugluktuk	8 (+4 SH)	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Naujaat	6 (+2 SH)	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Pangnirtung	10 (+6 SH)	Summer/Fall 2024	Spring 2025	Summer 2025	Fall 2026
Pond Inlet	6 (+2 SH)	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Qikiqtarjuaq	6	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Resolute Bay	6	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Sanikiluaq	6 (+2 SH)	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Sanirajak	6 (+2 SH)	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Whale Cove	6	Summer/Fall 2024	Fall 2024	Summer 2025	Fall 2026
Subtotal	152 Public Housing 38 Staff Housing				

Note: In Iqaluit the reference to the 18 staff units may end up being divided into GN Staff Housing and also Staff Housing for City of Iqaluit should their \$5m contribution to this project be realized as anticipated.

Question (4):

What is the current level of Inuit employment in respect to each construction project announced by the Nunavut Housing Corporation in its news release of January 31, 2024?

Response:

As indicated above, site and foundation works are underway, and materials have arrived at all 17 communities. Framing of floors, walls and roofs will begin in spring/summer 2025 so at this time, there is no Inuit labour numbers to report. Once building framing commences NCCD will report on Inuit employment results for each project on a quarterly basis. As is the case for the 2024/25 builds, NCCD is contractually obligated to achieve 30% total Inuit labour averaged across all 166 builds – so not necessarily 30% for each community but 30% overall.

Question (5):

In what specific ways does the 2023 Annual Allocation and Purchase Agreement between the Nunavut Housing Corporation and NCC Development Limited differ from the 2024 Annual Allocation and Purchase Agreement between the Nunavut Housing Corporation and NCC Development Limited?

Response:

The contracts are quite similar although the community location, number of units and prices vary.

Question (6):

What is the Nunavut Housing Corporation's timetable for publicly releasing the 2023 and 2024 Annual Allocation and Purchase Agreements with NCC Development?

Response:

NCCD contract amounts are provided in NHC's Contracting, Procurement, and Leasing Activity Report, which is published on an annual basis. NHC tabled the 2023-24 CAR/PAR/LAR report in the Legislative Assembly on November 6, 2024. The 2022-2023 CAR/PAR/LAR report was tabled March 8, 2024.