

NHC's Housing Allocation System

BACKGROUND

ALLOCATION METHODOLOGY

The Nunavut Housing Corporation's (NHC) Allocation formula uses needs list numbers, and current public housing stock numbers to determine a *needs list as a percentage of existing stock*. Communities are ranked by this percentage, and allocated new housing construction accordingly.

The formula used to determine allocations is:

$$\frac{\text{Needs list number}}{\text{Existing stock}} = \text{Needs list as Percentage of Stock}$$

WHAT IS A NEEDS LIST?

A needs list is used by the NHC's local housing partners, Local Housing Organizations to track how many applications are waiting for the allocation of a unit. Each application on a needs list represents the need for one more unit.

HOW DOES THE FORMULA WORK?

The formula makes it possible to compare public housing need between large and small communities. Rather than base allocation on public housing needs lists only, it divides the needs list number by the amount of public housing stock in the community, to produce a percentage that measures relative need. Communities are then ranked by this percentage.

The calculation ensures that housing allocation across the territory is fair and that the communities in Nunavut with the most significant housing need will receive the most public housing construction.

Example of how the NHC established the needs list as a percentage of existing stock:

Gjoa Haven's March 2017 needs list number was 92 units (adjusted for the impact of any already planned construction); Gjoa Haven's public housing stock (after any ongoing or already planned construction) is 236, so: $\frac{92}{236} = 39\%$

Gjoa Haven's current needs list percentage is **39%** making it the fourth highest of all communities in the territory, and placing it at number 4 on the community ranking list.

The formula shows how much more public housing is needed to eliminate a community's needs list. *In the example of Gjoa Haven, the community needs to increase its existing stock by 39% to get rid of the backlog for more public housing.*

REFINING AND MODIFYING THE FORMULA

The NHC has been and will continue to make modifications and refinements to the above formula to ensure that limited funds for housing construction benefit Nunavummiut in the fairest and most valuable way.

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For example, since 2015-16, the NHC has used slightly modified needs list numbers that include all applicants regardless of their arrears status. This allows for an even more accurate representation of need in each community, and will continue to be used going forward.

In the future, the methodology may be adjusted further to take into consideration factors such as over-crowding. The NHC may also move to regularly planning builds on a two year cycle, where needs assessed will be used to plan construction two years in the future.

IF MY COMMUNITY DID NOT RECEIVE ANY CONSTRUCTION ALLOCATION THIS YEAR, WILL WE BE ALLOCATED HOUSING WITH THE NEXT ROUND OF FUNDING?

Not necessarily. Going forward, all construction allocations, no matter what the source of funding, will be done on the basis of need. If your community is in the greatest need, based on the methodology, at the time of allocation, then it will receive housing construction.

ARE ANY OTHER FACTORS CONSIDERED IN CALCULATING NUMBERS OF HOUSES?

Yes. The decision of which communities receive allocation is based on needs list percentage, but is also dependent on the availability of land, and infrastructure to support new housing construction. Similarly, the number of units constructed in each chosen community is also based on land and infrastructure.

When a community is chosen for construction of new units, its needs list is reviewed to ensure accuracy and fair allocation. If the review demonstrates a discrepancy in the needs list, this may affect the allocation.

Where necessary, if land availability or other factors will significantly impact delivery of new housing, construction will be delayed.

HOW DOES THE METHODOLOGY MAKE ALLOCATIONS MORE EQUITABLE?

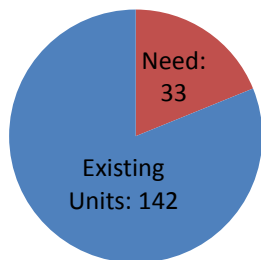
The needs list as a percentage of existing stock makes allocations more equitable because it looks at the need for more housing in relation to the community's ability to meet that need; instead of how many applications are on a needs list. **For example:**

- Whale Cove and Qikiqtarjuaq had almost the same number of applications on their needs list. As of March 2017, Qikiqtarjuaq had 33 applications on its needs list. As of the same date, Whale Cove had 34 applications. Because these numbers were so close, it would have made it difficult to choose which community to allocate more units to.
- However, Qikiqtarjuaq's need was spread over 142 units, while Whale Cove had only 83 units to meet its public housing need.
- The Qikiqtarjuaq needs list as a percentage of stock represented a 23% public housing shortage or the need for approximately ***two*** more units for every ten units they already had.

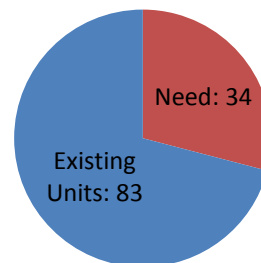
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- On the other hand, the needs list as a percentage of existing stock for Whale Cove represented a 41% public housing shortage or the need for approximately **four** units for every ten that they had.
- This means a small community like Whale Cove can be compared with larger communities, who may have more applicants on their needs list, but also more units to meet the need.

Qikiqtarjuaq



Whale Cove



2017/18 -2018/19 ALLOCATION

In 2016, the NHC received \$76.7M funding from the federal government for public housing construction over 2 years. This allowed the NHC to plan for two years of public housing construction. In fall 2016, the NHC determined public housing allocation for 2017/18, and 2018/19. The 2017/18 construction funds combined GN and federal funding to allocate 90 new units and the 2018/19 construction funds (95 units) included only federal funding, as GN funds for 2018/19 had not been approved.

Allocation of 2017/18 – 2018/19 Public Housing was based on March 2016 needs list numbers, and was focused on moving all communities to approximately 30% need as a percentage of stock or lower.

Communities were ranked by needs as a percentage of stock figures and grouped into brackets of relative housing need, and communities above the 29% range were allocated housing. (See Needs list Ranking on page 6 below)

Waitlist as a Percentage of Stock	Level of need
Over 40%	Critical Need
35%-40%	High Need
30%-35%	Serious Need
Below 30%	Less Severe Need

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ADDITIONAL 2018/19 ALLOCATION – GN FUNDS

As the 2018/19 GN capital funding for public housing construction had not been approved at the time of allocation, the 95 units allocated in 2018/19 did not include GN capital funding of \$17.5M.

To allocate the \$17.5 M worth of additional 2018/19 construction, the NHC used updated March 31, 2017 needs list numbers and housing stock adjusted for already planned construction.

As needs changed in communities, needs list numbers changed, and needs as a percentage of stock rankings were re-calculated (See updated needs list ranking on page 7 below)

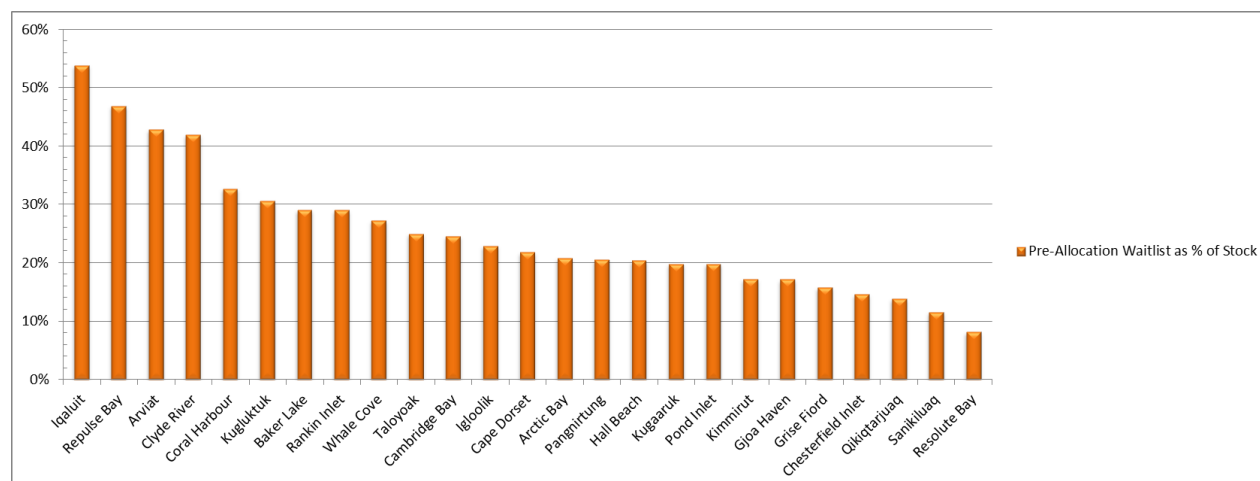
With the \$17.5 M in GN funding, the NHC can build an additional 35 units, and has allocated 5 units (or one 5-plex building) to each of the 7 communities with the highest needs, as per the March 2017 needs lists.

IMPACT OF ALLOCATION METHODOLOGY AT THE COMMUNITY LEVEL

The goal the allocation methodology is to address Nunavut's housing crisis in a way that is fair to all communities. This means reducing the size of the gap in public housing need between communities, and eliminating the imbalance of need by community.

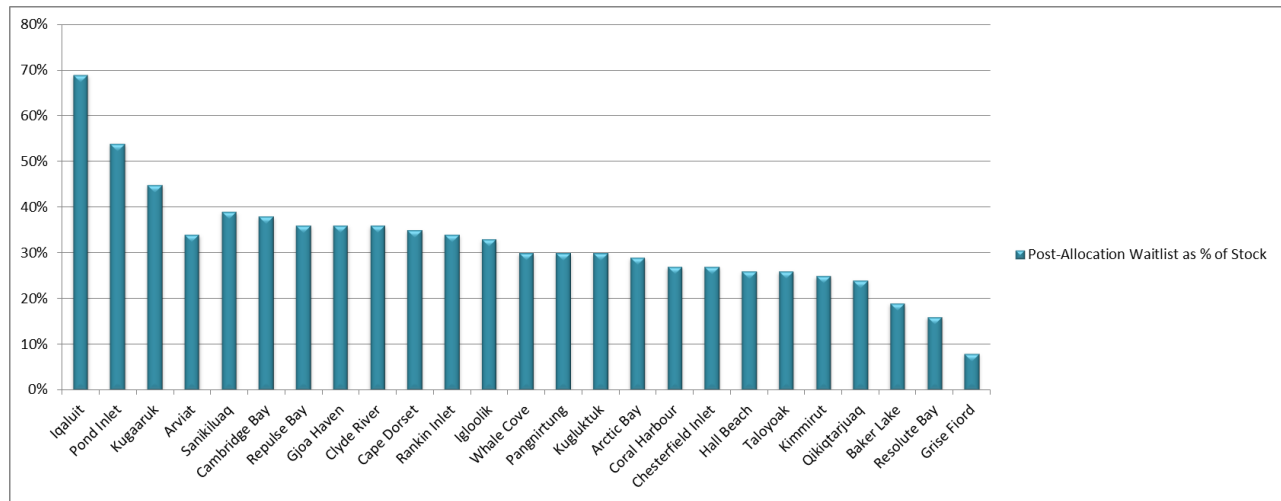
Since the inception of the methodology for the allocation of \$100 million federal funding in 2013, the need has become more even across communities. This is demonstrated in the three graphs below. The graphs represent need by community. Since 2013, relative difference in need between communities has been reduced. While the actual need as a percentage of stock numbers vary by year, based on new needs lists, each new housing allocation creates greater equity between communities, as demonstrated in the charts below. Note that the percentages on each graph are not comparable due to the change in methodology that allowed for inclusion of waitlist applicants with arrears, however, the comparison of relative need between communities is still valid.

Waitlist as % of Stock in 2013 - Pre \$100M Allocation

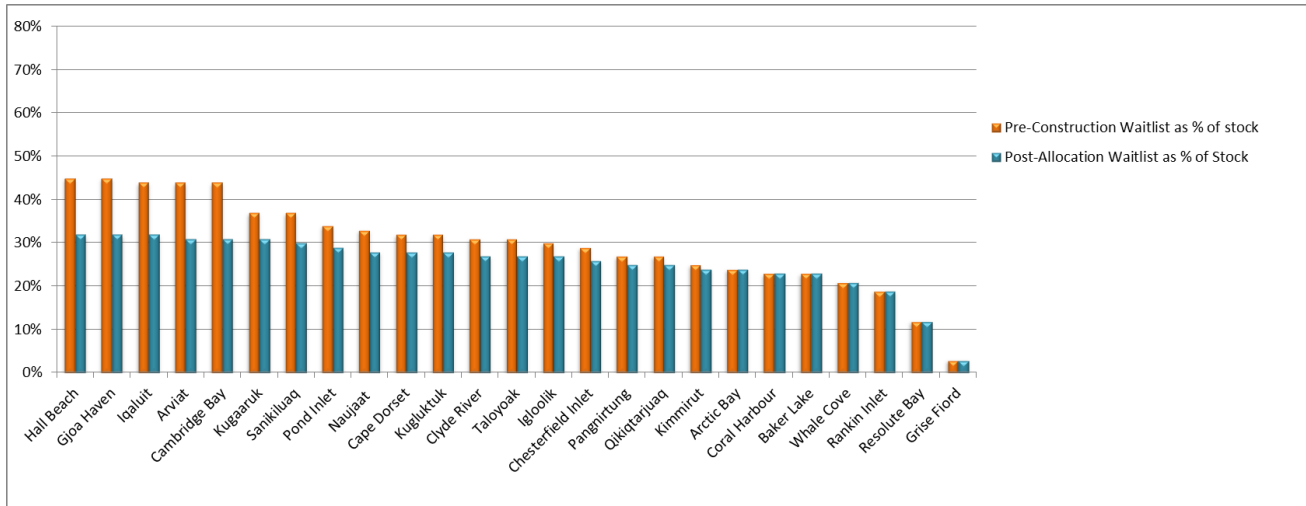


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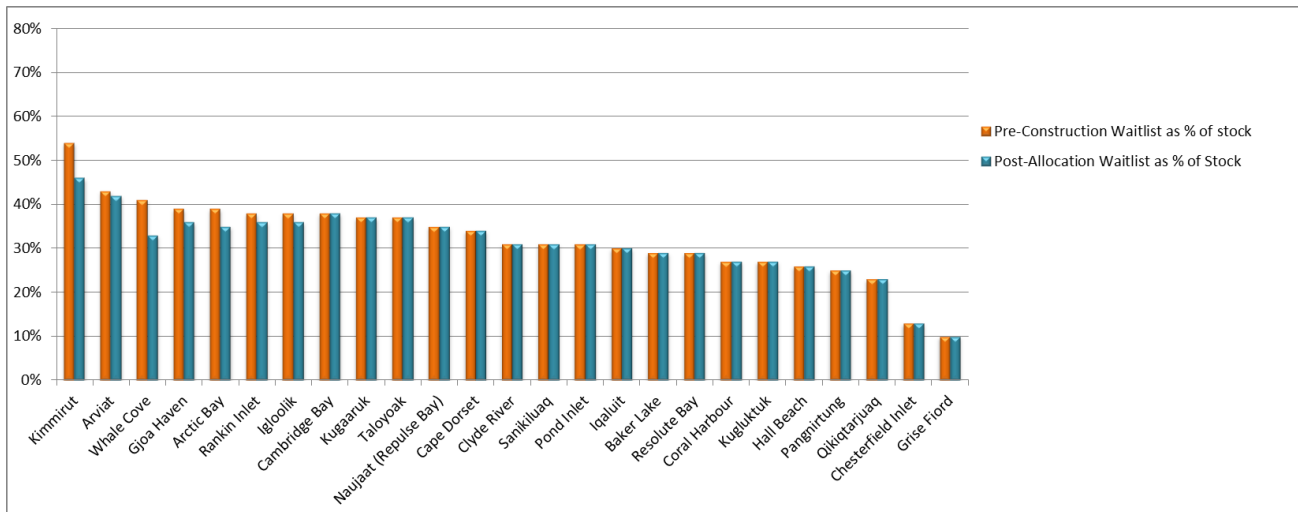
Waitlist as % of Stock in 2015 - After 3 Rounds of Construction Funding



Waitlist as % of Stock - Pre and Post-Allocation of 2017/18 and 2018/19



Waitlist as % of Stock - Pre and Post-Allocation of 2018/19 GN Funds



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Needs list as Percentage of Stock (**Figures used for 2017/18 and Federal 2018/19 funding**)

Community	BEFORE				ALLOCATIONS		
	# of public housing units after 2016/17 builds	LHO Wait List March 31, 2016 <small>(adjusted for new construction and pending units)</small>	Needs List as % of stock	Rank	Units Allocated 2017-18	Tentative Units Allocated 2018-19	% Increase in housing stock
Hall Beach	148	67	45%	1	15	-	10%
Kugaaruk	146	65	45%	2	15	-	10%
Gjoa Haven	216	95	44%	3	20	-	9%
Sanikiluaq	183	80	44%	4	15	5	11%
Cambridge Bay	266	116	44%	5	10	15	9%
Arviat	447	167	37%	6	-	20	4%
Iqaluit	526	193	37%	7	-	20	4%
Pond Inlet	267	91	34%	8	-	10	4%
Chesterfield Inlet	89	29	33%	9	5	-	6%
Kugluktuk	294	94	32%	10	-	10	3%
Nauyasat	176	56	32%	11	-	5	3%
Kimmirut	94	29	31%	12	-	5	5%
Taloyoak	200	61	31%	13	5	-	3%
Cape Dorset	274	83	30%	14	5	-	2%
Qikiqtarjuaq	137	40	29%	15	-	5	4%
Clyde River	194	53	27%	16	-	-	0%
Igloolik	277	75	27%	17	-	-	0%
Pangnirtung	300	75	25%	18	-	-	0%
Arctic Bay	161	39	24%	19	-	-	0%
Coral Harbour	172	40	23%	20	-	-	0%
Baker Lake	417	94	23%	21	-	-	0%
Whale Cove	82	17	21%	22	-	-	0%
Rankin Inlet	337	63	19%	23	-	-	0%
Resolute Bay	49	6	12%	24	-	-	0%
Grise Fiord	40	1	3%	25	-	-	0%
Total PH Units					90	95	

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Needs list as Percentage of Stock (**Figures used for proposed GN 2018/19 funding - \$17.5M**)

Community	BEFORE				ALLOCATIONS		AFTER		
	# of public housing units after 18/19 federal builds	LHO Wait List March 31, 2017 <small>(adjusted for new construction and pending units)</small>	Needs List as % of stock	Rank	Proposed Allocations 2018/19 GN Funds	% Increase in housing stock	Revised needs list as % of stock	Revised Rank	Change in needs list as % of stock
Kimmirut	99	53	53.5%	1	5	5%	46%	1	7%
Arviat	435	189	43.4%	2	5	1%	42%	2	2%
Whale Cove	83	34	41.0%	3	5	6%	33%	8	8%
Gjoa Haven	236	92	39.0%	4	5	2%	36%	9	3%
Arctic Bay	162	63	38.9%	5	5	3%	35%	10	4%
Rankin Inlet	336	128	38.1%	6	5	1%	36%	4	2%
Igloolik	284	108	38.0%	7	5	2%	36%	6	2%
Cambridge Bay	291	110	37.8%	8	-	0%	38%	7	0%
Kugaaruk	161	60	37.3%	9	-	0%	37%	11	0%
Taloyoak	205	75	36.6%	10	-	0%	37%	5	0%
Naujaat	181	63	34.8%	11	-	0%	35%	12	0%
Cape Dorset	283	95	33.6%	12	-	0%	34%	3	0%
Clyde River	194	61	31.4%	13	-	0%	31%	13	0%
Sanikiluaq	199	62	31.2%	14	-	0%	31%	14	0%
Pond Inlet	277	86	31.0%	15	-	0%	31%	15	0%
Iqaluit	551	166	30.1%	16	-	0%	30%	16	0%
Baker Lake	419	120	28.6%	17	-	0%	29%	17	0%
Resolute Bay	49	14	28.6%	18	-	0%	29%	18	0%
Coral Harbour	172	46	26.7%	19	-	0%	27%	19	0%
Kugluktuk	304	81	26.6%	20	-	0%	27%	20	0%
Hall Beach	163	42	25.8%	21	-	0%	26%	21	0%
Pangnirtung	300	76	25.3%	22	-	0%	25%	22	0%
Qikiqtarjuaq	142	33	23.2%	23	-	0%	23%	23	0%
Chesterfield Inlet	94	12	12.8%	24	-	0%	13%	24	0%
Grise Fiord	41	4	9.8%	25	-	0%	10%	25	0%
Total PH Units					35				