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 NUNAVUT HOUSING CORPORATION
 LA SOCIÉTÉ D'HABITATION DU NUNAVUT
 NUNAVUNMI IGLULIQ'IIRYUAT



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 Igluliuqatigiingniq

“Igluliuqatigiingniq: Building Houses Together”

Nunavut 3000 Strategic Plan

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OVERVIEW

What is the “Igluliuqatigiingniq: Building Houses Together” (Nunavut 3000) strategy?

- The Nunavut Housing Corporation (NHC), on behalf of the Government of Nunavut (GN), announced the launch of *Igluliuqatigiingniq: Buildings Houses Together* (also referred to as the Nunavut 3000 Strategy) to address the housing crisis in Nunavut.
- Nunavut 3000 is NHC’s long-term plan to increase the number of housing units built in the territory over the next 10 years. Through the plan, all communities in Nunavut will receive housing.
- The plan will triple the annual rate of new public housing units that are built and will support partnerships to build transitional, affordable, and market housing units.
- Approximately 50% of the 3000 units will be government owned public housing units, as well as a portion of the 300 targeted transitional housing units. The remaining 1,300 to 1,500 units within the transitional, affordable, and market housing segments will be developed and owned by the private sector or community housing non-profit organizations.

Is NHC building all 3000 housing units?

- No, 3,000 units is the overall goal for new housing to be supplied by **all** housing sector entities/developers in Nunavut by 2030. This includes government, Inuit organizations, communities, private developers, and community housing sector groups.

How many housing units is NHC building?

- As the largest provider of housing in Nunavut, NHC will invest in a significant portion of the total 3,000 housing units. This includes building approximately 1,400 public housing units through traditional procurement and partnerships with Inuit organizations. It also includes developing programs that incentivize other housing development (e.g., affordable housing co-investment programs, new/modified homeownership programs, etc.).
- Undertaking a longer-term approach to planning and construction in Nunavut’s housing market will help all housing developers/builders, Hamlets, and community housing sector (non-profits) to better plan and deliver new housing projects and land development.

How will housing units be counted?

- All housing construction between now and 2030, regardless of who builds it, will be counted toward the goal of Nunavut 3000.
- NHC will count every new housing unit issued a residential building permit for construction or occupancy from the Office of the Chief Building Official.
- It doesn't matter if housing units are built by NHC, another organization, a private resident, or a construction company. All building projects that require residential building permits will be counted.

How will housing be built?

- NHC will continue to rely on existing procurement approaches and use new innovative approaches to engage housing stakeholders in the local market (e.g., annual Request for Expressions of Interest (REFOI), also known as the "Nunavut Housing Supply Challenge").

How much housing does Nunavut need?

- NHC estimates at least 3,500 and 5,000 new units are required to satisfy housing demand. The pressure for new housing will only increase as Nunavut's youth become adults.
- The recent 2021 Census indicated Nunavut has approximately 6,800 youth between the ages of 10 and 20, many of whom will be seeking housing accommodation in the decade of 2030.

How much housing will be built through the strategy?

- Nunavut 3000 has an overall target of new 3,000 units by 2030. The preliminary allocation by housing segment is as follows:
 - **300 transitional units/beds** (built by community housing and government partners)
 - **1,400 public housing units** (built by NHC through traditional procurement processes and partnerships/ negotiated contracts)
 - **900 affordable rental or ownership housing units** (built by Inuit organizations, private developers, municipal governments, community organizations and cooperatives, etc.)

- **400 market rental or ownership housing units** (built by private developers)

Why do we need this project?

- Nunavut is in a housing crisis. Long-term systemic challenges have resulted in a significant housing shortage, lack of housing options, aging and inadequate housing stock, and severe overcrowding. Housing is a human right and basic need.
- Without a new approach, the situation will get worse. The territory's population is growing. By 2043, Statistics Canada estimates there will be 54,000 Nunavummiut – a 17,000-person increase, nearly double the population when Nunavut became a territory in 1999.
- Housing supply can't keep up with demand and the cost of construction is increasing. In just a few years, the cost for NHC to construct a typical five-plex building has increased from an average unit price of \$379,780 in 2017-18 to \$923,447 in 2021-22.
- The traditional approach to investment and delivery of housing is unsustainable and Nunavut 3000 provides a platform to leverage investment in housing.

NUNAVUT'S HOUSING CONTINUUM

Who will build transitional housing units/beds?

- Transitional housing units/beds will be developed through project-specific partnerships with GN departments such as the Department of Family Services, Inuit organizations, Hamlets, and non-profits.
- Community groups and housing stakeholders will be invited to submit ideas for new transitional housing projects through the annual Request for Expressions of Interest (REFOI) process (i.e., “Nunavut Housing Supply Challenge”).

Who will build affordable housing?

- Up to 900 affordable housing units will be delivered primarily through Inuit organizations, not-for-profits, community organizations, and private sector

companies. NHC will not own these units – the units will be owned by the developers and/or eventual homeowners.

- Affordable rental and/or homeownership units are planned to be supported by public sector investment in the form of new capital co-investment programs, rental supplements, and/or homeownership funding programs (e.g., down payment assistance).
- Community groups and housing stakeholders will be invited to submit ideas for affordable and transitional housing projects through the annual “Nunavut Housing Supply Challenge” Request for Expressions of Interest (REFOI) process.

Who will build market housing?

- Private developers will build most of the proposed market housing in accordance to market demand.

What barriers does this plan address?

- Two barriers that currently exist are insufficient funding and short-term planning processes.
- Nunavut 3000 seeks increased funding for housing by the GN and creates an opportunity to leverage additional funding from other partners such as the Government of Canada, local municipalities, community housing sector, and the private sector.
- It also addresses the current planning barrier by taking a longer view for planning. There are many housing stakeholders in Nunavut and planning for housing over 10 years enables partners to align plans, projects, and investments, including land development.

What are the benefits?

- In addition to more housing, there are many benefits of this project for communities. Examples include:
 - Economic development related to a significant build program across the territory
 - Increased opportunities for Inuit and Nunavummiut capacity development in the construction trades sector
 - Updated and coordinated community and subdivision plans

- Updated zoning bylaws
- Improved land planning and development processes
- Nunavut 3000 has the potential to grow the number of independent housing developers and partners in the territory and provide lasting capability and capacity for the territory to respond to housing demand both locally.
- Nunavut 3000 will provide meaningful opportunities for Nunavummiut to generate an income and increase the number of apprentices and skilled tradespeople in the local labour force. Terms with respect to training obligations and labour participation will be incorporated into all relevant agreements and contracts.

Is anyone getting kicked out of public housing?

- No, no one is getting kicked out of public housing as part of the Nunavut 3000 strategy.
- The NHC will review and update the public housing rent scale to make the program more sustainable. Over time, some public housing clients may choose to move into affordable housing.
- Nunavut 3000 intends to create 1,400 more public housing units. It will also provide affordable housing options for those who would like more choice in where they live.

Is anyone getting kicked out of staff housing?

- No, no one is getting kicked out of staff housing as part of the Nunavut 3000 strategy.
- The NHC will review and update the GN staff housing rent levels to make the program more sustainable.
- It is expected there will be strong demand for the new affordable and market housing units that are created from people currently in GN staff housing.

How can I apply for a new public housing unit? Is there a special process?

- Public housing units will be added to the existing supply as they are completed. Therefore, the current process for applying for public housing will remain the same.

- Individuals and families interested in applying for public housing should contact their local housing organization to see if they are eligible and fill out an application with their Local Housing Organization (LHO).
- A list of LHOs can be found at <http://www.nunavuthousing.ca/contact>.

COMMUNITY HOUSING ALLOCATIONS

Which communities will get housing?

- **All** communities will receive new housing units through the Nunavut 3000 plan.
- The chart below shows a **preliminary** allocation of units across the communities. It is important to note these **numbers may adjust throughout the strategy depending on changing community demand and/or demographic profiles, the level of realized private sector development, and community land readiness (e.g., water, sewer, power, roads) timelines.**
- The NHC will continue to pursue fairness and responsiveness in its process for allocating investment across all communities.

Community Targets	Transition Beds (Locations TBD)	New Public Housing Units	New Affordable Housing Units	New Market Housing Units	New Units
Arctic Bay		50	10	0	60
Arviat		165	90	40	295
Baker Lake		75	80	25	180
Cambridge Bay		50	60	30	140
Chesterfield Inlet		10	10	0	20
Clyde River		15	50	20	85
Coral Harbour		45	20	10	75
Gjoa Haven		50	40	20	110
Grise Fjord		5	5	0	10
Igloolik		80	60	20	160
Iqaluit		320	170	120	610
Kimmirut		10	5	0	15
Kinngait		70	10	5	85

Kugaaruk		10	20	5	35
Kugluktuk		40	30	5	75
Naujaat		50	20	5	75
Pangnirtung		45	30	10	85
Pond Inlet		25	40	15	80
Qikiqtarjuaq		20	5	0	25
Rankin Inlet		145	95	70	310
Resolute Bay		5	10	0	15
Sanikiluaq		10	20	0	30
Sanirajak		15	10	0	25
Taloyoak		60	5	0	65
Whale Cove		30	5	0	35
Total	300	1,400	900	400	3,000

Which communities will have new housing constructed in 23/24?

- Overall, approximately 216 new units of housing are planned through the January 2023 public Request for Proposal RFP (54 public housing units and 12 GN staff housing units) and through the Partnership Agreement with NCCD (150 public housing units).
- The public RFP for 66 units includes: Pond Inlet (12), Resolute Bay (10 units), Coral Harbour (12 units), as well as communities where previously planned units were postponed in 2021 and 2022 due to high bid prices, including Kinngait (10), Kugluktuk (12), and Pangnirtung (10).
- Through the NCCD Partnership Agreement, 150 new public housing units are planned for 23/24 construction in the following communities
 - Qikiqtaaluk: Arctic Bay (20), Iqaluit (18)
 - Kivalliq: Arviat (20), Baker Lake (20), Rankin Inlet (20)
 - Kitikmeot: Cambridge Bay (10), Gjoa Haven (20), Taloyoak (20)

How will NHC work with communities and other key partners to plan for and build new housing units?

- NHC is engaging with the Nunavut Association of Municipalities (NAM), individual municipalities, Qulliq Energy Corporation (QEC) and the GN Department of Community and Government Services (CGS) to support these key stakeholders through sharing information needed to plan for new housing.

- In some cases, communities may require updated community plans or zoning bylaws to accommodate the planned housing development. Community infrastructure capacity (e.g., granular supply, water and wastewater services, roads, and power) must also be considered.
- Local training opportunities is a priority. NHC is working with the Department of Family Services (Career Development Division), Nunavut Arctic College, and NCCD to support training and identify residents in each community to participate in new training and construction experience opportunities.

Will there be enough land available for all this new housing?

- Timely access to appropriate 'shovel-ready' land is a challenge in many communities and will become even more challenging as housing development accelerates.
- NHC is looking at ways to make more efficient use of residential development land, including the use of 2-storey (and in some locations, 3 or more storey) buildings.
- Sufficient local supplies of granular materials for construction, as well as adequate water, sewer, road, and power infrastructure are also required to achieve the goals of Nunavut 3000.
- In the long term, Nunavut 3000's forward-thinking planning approach is expected to better support community planning land development efforts as well as infrastructure planning and development.
- NHC is working with partners to assess land availability in all communities but anticipates sufficient land available for the proposed 2023-24 public housing building program.

What do communities need to do to get ready for housing?

- Communities require sufficient granular, water, sewer, road, and power infrastructure to accommodate new housing. They also require fire protection and other municipal services to accommodate growth. In some cases, communities may require community plan and bylaw updates.
- NHC will work with the Department of Community and Government Services (CGS) and the Nunavut Association of Municipalities (NAM) to ensure hamlets have the

information they need to support homebuilding and homeownership efforts in their communities.

BUDGET AND PERFORMANCE METRICS

How much will Nunavut 3000 cost?

- The Nunavut 3000 plan is modelled at a cost in the range of approximately \$2.57 billion that seeks to leverage a targeted private sector investment of \$890 million (approximately 35%) along with a public sector investment of approximately \$1.68 billion (approximately 65%).
- The GN, through the NHC, hopes to spend approximately \$560 million over the next 8 years in support of Nunavut 3000 and to meet the commitments outlined in the Katujjiluta mandate to expand Nunavut's housing continuum.
- Nunavut 3000 anticipates leveraging other funding sources including:
 - \$300 million already committed by the Government of Canada
 - \$500 million in new funding from the Government of Canada as requested jointly by the NTI and the GN
 - \$845 million announced for ITK in the federal 2022 budget – a portion of that fund is anticipated to be allocated to NTI for Inuit housing in Nunavut
 - \$890 million by private sector / community housing sector in affordable and market housing

How much will new housing cost?

- The cost of new housing units will depend on many factors including unit size, type of facility (e.g., single family dwelling versus a 5-plex versus 12-plex etc.) and location.
- A goal of Nunavut 3000 is to create a larger supply of affordable homes for purchase. To support this, the NHC is looking to create a new affordable housing capital co-investment program and will update its homeownership programs.

How are we going to build more housing with rising construction costs due to worldwide supply chain challenges?

- Nunavut 3000 takes a multi-faceted approach to project delivery including using traditional procurement processes in addition to partnership agreements with Inuit

organizations, and annual Request for Expressions of Interest (REFOIs) to solicit innovative ideas and projects.

- The 10-year Partnership Agreement with NCCD targets a larger volume of units over a 10-year term which is expected to allow for more cost-effective construction delivery.

Will the value of existing private market homes be affected?

- The private housing market is expected to remain strong. Private homes make up only one-fifth of Nunavut dwellings. In Nunavut, approximately 22% of units are owner-occupied compared to 67.8% for Canada as a whole.
- Up to 400 market housing units are expected to be delivered based on market demand and market financing with limited, if any, public investment.
- Housing developers will create supply for private housing units based on the private market demand. There is no incentive for them to oversupply the market.

What are the long-term operational costs of Nunavut 3000?

- There will be an ongoing operational impact associated with the capital construction of social and transitional housing units. The yearly operating cost of one public housing unit is approximately \$28,600, the majority of which can be attributed to utility costs. At this cost, an additional 1,400 public housing units would require just over \$40 million in additional operating funding to sustain.
- Operational funding increases will not be required for a few years until capital building is completed. To minimize the future budget impact of the long-term cost of operating and maintaining public housing units, new programs such as an affordable rental housing supplement will be designed.

Nunavut 3000 is an ambitious plan. How do you know you will be successful?

- NHC will report annually on progress towards its goal using statistics gathered from the Office of the Chief Building Official.
- The key performance metrics are outlined in detail in the Nunavut 3000 public plan which can be found at –
<https://www.igluliuqatigiingniq.ca/>

ALIGNMENT WITH INUIT ORGANIZATIONS

How is NTI involved?

- NTI is an important partner in the success of Nunavut 3000. The Katujjiqatigiinniq Protocol and the 2022 Partnership Declaration identify housing as a joint priority between the GN and NTI.
- In the 2022 federal budget, the Government of Canada provided \$845 million over seven years in support of Inuit housing. A portion of this funding is expected to be allocated to NTI for housing projects in Nunavut.
- NTI is developing a plan for investing in housing called *Angirratsaliulauqta: The Nunavut Inuit Housing Action Plan (NIHAP)*. The NIHAP identifies the immediate construction of housing as a priority. The total number of units developed by NTI through the NIHAP will be included in the Nunavut 3000 metrics.
- Solutions to complex housing needs are best achieved through partnerships and collaborations across all sectors and levels of government.

How will Regional Inuit Associations (RIAs) be involved?

- A strength of Nunavut 3000 is that it leverages the expertise and priorities of multiple partners. Different approaches to funding and building housing will lead to innovation and more housing, which is the most important thing.
- Regional Inuit Associations (RIAs) and their development corporations have priorities and goals for housing based on the needs of the communities in their regions.
- The NHC hopes that by sharing its longer-term plan for housing, funders, developers, and partners can find more ways of working together to maximize the total number of new housing units built in the territory.

What is the joint request for funding between the GN and NTI?

- To address Nunavut's housing crisis, Nunavut Tunngavik Incorporated (NTI), on behalf of Nunavut Inuit, and the Nunavut Housing Corporation (NHC), on behalf of the Government of Nunavut (GN), have developed separate yet complementary plans that will increase supply across the housing continuum.

- Together, NTI 's housing plan, called *Angirratsaliulauqta: The Nunavut Inuit Housing Action Plan (NIHAP)* and NHC's housing plan, called *Igluliuqatigiingniq: Building Housing Together* (also called the Nunavut 3000 Strategy, will build more housing in all communities in Nunavut, support employment and training for Inuit, invest in local economies, and strengthen local housing capacity.
- NTI and the GN have developed a joint request for funding of \$500 million from the Government of Canada with half notionally allocated to NTI for NIHAP implementation and half to NHC for Nunavut 3000.

NCC DEVELOPMENT LIMITED (NCCD) PARTNERSHIP

What is the Partnership Agreement with NCCD?

- The Partnership Agreement provides an opportunity for the partners to work together to deliver up to 2,000 units across the housing continuum. Each year NHC and NCCD will negotiate an annual build program and seek the appropriate approvals for said annual amending agreements.
- The Partnership Agreement with NCCD clearly defines mandatory performance requirements while permitting and incentivizing design and construction approaches that reduce schedule and cost risks.
- The Partnership Agreement lays out roles and responsibilities and the associated project costing frameworks will be updated annually through Annual Purchase and Allocation Agreements based upon that year's defined scope and schedule.

How much housing will NCCD build through the Partnership Agreement with NHC?

- The Partnership Agreement with NCCD to develop up to 2,000 units is a key enabler of the Nunavut 3000 strategic plan. This includes approximately 200 transitional beds, 925 public housing units, 600 affordable housing units, and 275 market housing units.
- The Partnership Agreement will help mitigate the inflationary cost overruns and schedule delays that plague traditional infrastructure project delivery by allocating shared risk, integrating resources, applying best practices, and by pursuing larger volumes (e.g., up to 2,000 units) and a longer term (10-year) agreement.

What was the timeline and milestones that led to the Partnership Agreement?

- The Government's Katujjiluta mandate includes a strategic objective to address the housing supply crisis by incentivizing and supporting the delivery of 1,000 new housing units by end of 2025.

What recourse will NHC have if NCCD can't deliver the houses at agreed upon costs or timelines?

- As outlined in the Master Partnership Agreement, there will only be a legal liability to construct/ pay for new housing units that are approved by Cabinet/ FMB in the Annual Purchase and Allocation Agreements.
- If an Annual Purchase and Allocation Agreement is approved, it will have the same/ similar provisions as the standard NHC form of construction contract. NHC will only make payments based upon construction progress.
- The Annual Purchase and Allocation Agreements will include the fixed-price design-build negotiated construction contracts for public housing and/or transitional housing units.
- Each year both parties will negotiate and if they are not in agreement then perhaps none or a reduced number of units will be brought forward into a design-build negotiated construction contract (public and/or transitional units) or a funding agreement (affordable units).

How will NHC deal with construction cost overages?

- Public housing and/or transitional housing units will be built using a standard fixed-price design build construction contract so NCCD will be responsible to deliver what is included in the construction contract. There may be instances whereby NCCD has a legitimate claim for a construction change order as would be the case for any other GN construction contract.
- In relation to the affordable housing units, NHC would not have any legal liability to pay additional funds for any cost overruns. The funding agreement for affordable housing units would identify the terms and conditions to provide that affordable unit at a below market rental rate for a pre-determined period of time.

Are there exit points within the partnership agreement?

- Both parties have an opportunity to re-evaluate the partnership on an annual basis – the agreement also has termination provisions.

TRAINING

Will there be training?

- Yes – Nunavut 3000 is an opportunity to train Inuit and Nunavummiut across the territory.
- Construction is a significant industry in Nunavut and minimizing the need to import southern labour by investing in training will help to control long-term capital costs of housing construction and ongoing housing maintenance.
- NHC, Family Services, Nunavut Arctic College (NAC), NCCD, NTI, and Makigiaqta Inuit Training Corporation have initiated discussions about developing and delivering integrated skilled worker and apprenticeship training across the territory. Other training partners may become involved as project planning and delivery progresses.
- For housing funded by NHC, terms with respect to training obligations and labour participation will be incorporated into all relevant agreements and contracts.

Where will training take place?

- In 2023-24, approximately 80 training opportunities will be offered to individuals from the regions and communities where construction is planned to take place:
 - Qikiqtaaluk: Arctic Bay, Iqaluit
 - Kivalliq: Arviat, Baker Lake, Rankin Inlet
 - Kitikmeot: Cambridge Bay, Gjoa Haven, Taloyoak
- The final locations for training will depend on how many participants are engaged in each community, however recruitment will take place in all communities where development is planned.

What kind of training will be offered?

- There will be a range of education and training opportunities available to meet individual needs. Training opportunities will build skills and competencies for entry into construction jobs as well as support individuals to advance their careers in construction.

- Training will be provided on a skill development continuum with a variety of pathways to support housing construction.
- Skill development may initially focus on developing literacy and numeracy skills; work readiness skills such as workplace essential skills and construction worksite preparation; pre-trades training including the skilled worker diploma program; and apprenticeship training in construction related trades such as carpenter, electrician, plumbers, painters, and maintenance.
- Upon completion of training, people will be connected to on-the-job work experience that will transition to construction employment in their home communities.

How do I know if I am eligible for training?

- Nunavut 3000 is an opportunity to train Inuit and Nunavummiut labour across the territory.
- Anyone living in the communities where development is planned and have an interest to learn new skills and gain experience to enter or advance in the construction industry, are eligible to participate in training. The regions and communities where development is planned, include:
 - Qikiqtaaluk: Arctic Bay, Iqaluit
 - Kivalliq: Arviat, Baker Lake, Rankin Inlet
 - Kitikmeot: Cambridge Bay, Gjoa Haven, Taloyoak
- People interested in training should contact their local Community Learning Centre or one of the Community Development Officers (CDOs) that are located in several communities across Nunavut including Iqaluit for the Baffin region; Rankin Inlet for Kivalliq region; and Cambridge Bay for the Kitikmeot region. CDOs are also located in Pangnirtung, Igloolik, Arviat, Baker Lake and Kugluktuk; and Apprenticeship Officers are located in Iqaluit, Rankin Inlet and Cambridge Bay.
- Recruitment for training opportunities will begin in 2023 in advance of housing construction timelines but anyone interested in upcoming training, can contact CDOs now, to learn more.

Do I need to have completed high school to participate in training?

- No. There will be a range of education and training opportunities available to meet individual needs. Training opportunities will build skills and competencies for entry into construction jobs.
- Skill development may begin by focusing on literacy and numeracy skills; work readiness skills such as workplace essential skills and construction worksite preparation.
- Over time, as people develop skills and competencies, they can transition to other training such as pre-trades including the skilled worker diploma program; and apprenticeship training in construction related trades such as carpenter, electrician, plumbers, painters, and maintenance.

Will I be eligible for income assistance while in training?

- Yes. For people participating in education and training opportunities, they may be eligible for funding through programs such as the Adult Learning and Training Supports (ALTS), Training Assistance program, and Apprentice Training on the Job.

Do I have to be unemployed and looking for work or ever had a job to be eligible for training?

- No. There is no requirement to be unemployed or have had any previous experience in the construction industry to be eligible for training.
- Anyone living in the communities where development is planned and have an interest to learn new skills and gain experience to enter the construction industry, are eligible to participate in training.
- This is an opportunity to train Inuit and Nunavummiut labour across the territory to build new skills and gain experience to enter and advance in the construction industry while supporting critical housing development in your home community.
- Construction is a significant industry in Nunavut and minimizing the need to import southern labour by investing in training will help to control long-term capital costs of housing construction and ongoing housing maintenance.

Is there a deadline to apply for training?

- No. Recruitment for training opportunities will begin in 2023 in advance of housing construction timelines but anyone interested in upcoming training, can contact

NCCD at hr@nccig.ca or their local Family Services Career Development Officer (CDO) now to learn more.

- In 2023-24, between up to 80 training opportunities will be offered to people from the regions and communities where development is planned to take place.
- Training opportunities will continue to be available beyond 2023-24 as recruitment will be ongoing to continuously develop locally based skilled workers.

NHC PROGRAMS AND OPERATIONS

What program changes are required?

- Program changes are required because the current suite of NHC Homeownership programs, Public Housing Rent Scale / Staff Housing Rent levels and Department of Finance housing allowance have not been updated in many years.
- The existing maximum rent levels associated with these programs may represent a barrier to implementation of an affordable housing and market program supports.
- Public and staff housing rent scales artificially depress private sector demand. Housing allowance may be too low to incentivise tenants from moving into homeownership and/or other affordable housing rental options.
- Essentially, programs need to be updated because existing ones do not support adequate levels of market/ affordable housing development.

What is the affordable housing program?

- For implementation in 2023, NHC is proposing an affordable housing pilot program for approximately 100 units.
- Based on lessons learned from the pilot, the new program will be introduced in 2024.

What other programs need to be updated?

- In addition to a new affordable housing program, other program updates being considered include:
 - A new Rental Supplement Program

- A redesigned public housing rent scale
- A redesigned staff housing rent scale and GN Housing Allowance
- Redesigned homeownership programs (e.g., Nunavut Down Payment Assistance Program, condo corporation grant program)
- Etc.

Like the rest of the GN, the NHC has a high vacancy rate. Is the NHC capable of managing this project?

- Nunavut 3000 will engage partners in innovative ways to deliver in the areas of development, project management, design, and construction. Despite this additional capacity, NHC will require some additional resources to provide the required guidance, oversight, contract administration, and financial management to ensure that program goals, schedule, budget, and quality objectives are being met.
- NHC is undertaking an organizational review to ensure required staff are in place to manage the program. It will work with Local Housing Organizations (LHOs) as the public housing stock grows to support their capacity to deliver public housing management and maintenance programs across Nunavut's 25 communities.

How will the Nunavut 3000 strategy be managed?

- NHC established a Board of Directors at the end of 2011 to oversee the organization and has established project governance that outlines the role of the Deputy Head (President/CEO), Senior Officials, Elected Officials, and Representatives of Partner Organizations.
- NHC is required to bring housing contracts to Cabinet and FMB for consideration. These contracts are also dependent on any required financial appropriations by the Legislative Assembly.

ENGAGEMENT AND COMMUNICATIONS

Why haven't there been public consultations on this matter?

- There have been extensive consultations on housing over the years. This includes Blueprint for Housing, reports by Inuit organizations (ITK and NTI), and community engagement sessions hosted by municipalities (e.g., Iqaluit Task Force on Housing in 2021-22).

How will NHC communicate updates on this project?

- NHC will ensure updates on this project are communicated through various approaches, including but not limited to the NHC website, public media campaigns, GN News Releases, local radio, and via social media.

How will NHC engage industry and housing stakeholders?

- NHC will engage the market every year to explore new and innovate ideas to address the housing supply issue by issuing a Request for Expression of Interest (REFOI), also known as the “Nunavut Housing Supply Challenge”.

Where can I get more information?

- More information can be found at www.igluliugatigiingniq.ca