

CONTENTS



10 INSIDE A HOUSING SEASON

4 MESSAGE FROM THE MINISTER

5 CEO'S NOTE

THE YEAR IN REVIEW

6 BY THE NUMBERS:
IGLULIUQATIGIINGNIQ IN 2025
Units delivered, underway, funded,
and planned

8 HOUSING ACROSS NUNAVUT
A territorial map of projects in 2025

HOW HOUSING GETS BUILT IN NUNAVUT

10 INSIDE A HOUSING SEASON
From Procurement to Keys in Hand—
What it Actually Takes to Build in Nunavut

16 HOW PUBLIC HOUSING WORKS
Who it Serves, How it is Allocated,
and Why Demand Remains High

18 ARCTIC LEGOS
Building a Neighbourhood in a Week

BUILDING CAPACITY

24 BUILDING HOMES,
BUILDING FUTURES
Student Builds Program Expands
Across Nunavut

32 PARTNERSHIPS THAT
STRENGTHEN DELIVERY
Working with Industry to Build
More Homes Across Nunavut

34 2025 HOUSING FORUM
Sector Dialogue and Direction

HOUSING OPTIONS & SUPPORTS

38 FROM CONCEPT
TO CONSTRUCTION
Programs for Affordable Housing
Development

42 BUILDING A FOUNDATION
Supported Housing Across Nunavut

48 HELP FOR HOMEOWNERSHIP
Canada–Nunavut Housing Benefit (CNHB)
and programs for homeowners

ACCOUNTABILITY & PROGRESS

52 PROGRESS AGAINST THE TARGET
2025 Territory-Wide Residential
Construction at a Glance

54 HOW HOUSING IS FUNDED
Three Partners, One Shared Goal

58 MAINTAINING THE
HOUSING WE HAVE
Repairs, Modernization, and Protecting
Public Housing Assets

AROUND THE COMMUNITIES

62 HOUSING CONSTRUCTION
BY COMMUNITY
Short updates from across Nunavut

WHAT'S NEXT

74 THE 2026 CONSTRUCTION PIPELINE
Confirmed Projects and the Path Ahead

GET INVOLVED

76 2027 HOUSING FORUM
DESIGN CONTEST

78 COMMUNITY PUZZLES

80 SEND US YOUR COMMUNITY
PHOTOS

BACK PAGES

81 CONTACT INFORMATION

82 GLOSSARY

83 PUZZLE ANSWERS

38 FROM CONCEPT
TO CONSTRUCTION



MESSAGE FROM THE MINISTER



“Housing matters because it touches everyday life.”

Housing matters because it touches everyday life. It affects how children sleep and learn. It affects health and safety. It shapes how families gather, how elders are supported, and how communities grow. In Nunavut, housing is not separate from social wellbeing or economic participation—it is part of the foundation.

This 2025 Progress Issue offers a clear view of where we stand. It highlights homes delivered, projects underway, and the coordinated effort required to build across our territory. It also reflects the many people involved—from community leaders and Inuit organizations to contractors, tradespeople, inspectors, and students.

Building in Nunavut requires care and realism. Arctic weather conditions, sealift schedules, workforce availability, and costs are constants that shape every season. Within those realities, steady planning and strong partnerships remain essential.

Igluliuqatigiingniq continues to focus on both housing supply and long-term capacity. Progress is reflected not only in units completed, but in how projects are managed, how quality is upheld, and how local skills are strengthened. Housing delivery and workforce development must advance together.

Transparency is equally important. Nunavummiut deserve clear information about what has been delivered, what is underway, and what lies ahead. This publication is part of that commitment. It outlines the homes completed in 2025, the projects currently under construction across communities, and the funding and planning decisions that are shaping the next building season.

The need for housing in Nunavut remains significant. Meeting that need requires sustained effort, coordination, and accountability year after year. Each completed home represents tangible progress for a family and for a community.

I extend my sincere thanks to everyone contributing to this work across the territory. Your dedication supports stronger communities and a more secure future for Nunavut.

I invite you to read this issue and see the progress taking place across our communities. 🏠

Honourable Cecile Lyall
Minister Responsible for Housing
Government of Nunavut

CEO'S NOTE

Housing delivery in Nunavut is built on coordination.

While construction activity is most visible during the summer and fall, the work begins months earlier with procurement, design decisions, manufacturing schedules, and sealift planning. It continues through site preparation, inspections, quality assurance, and final handover. By the time keys are provided, a structured process has already unfolded across communities, suppliers, and project teams.

This progress issue offers a practical look at that system.

Each housing season operates within defined parameters. Sealift windows, Arctic weather conditions, workforce capacity, material logistics, and inspection requirements shape every project. Delivery depends on aligning these elements deliberately and early.

In 2025, projects across the territory continued to demonstrate the importance of early planning and coordinated delivery. Procurement, sealift readiness, manufacturing, staging, and on-site work all had to be carefully sequenced to support the construction season. While some projects advanced as planned, others required adjustments in response to logistics, site conditions, contractor capacity, or other delivery pressures. These realities are part of delivering housing in Nunavut and reinforce the need for practical scheduling, disciplined project management, and strong coordination across partners.

Modular construction continues to support delivery in many communities, while stick-built and hybrid approaches remain essential where they best reflect local conditions. The objective is consistent quality and steady progress.

Through our housing delivery today, we are strengthening local capacity. Student builds, apprenticeships, and Inuit employment initiatives have been incorporated to support long-term workforce development alongside construction.

The work is complex, but it is structured and disciplined. Each completed home reflects coordination across departments, contractors, communities, and partners.

Thank you to the teams across Nunavut whose efforts make this possible. Your work ensures that housing delivery continues steadily, season after season. 🌐

Eiryn Devereaux

President and Chief Executive Officer
Nunavut Housing Corporation



“ Each completed home reflects coordination across departments, contractors, communities, and partners. ”

IGLULIUQATIGIINGNIQ IN 2025

DELIVERING HOMES ACROSS NUNAVUT

IGLULIUQATIGIINGNIQ—building houses together—is Nunavut's long-term strategy to deliver 1400 new public housing units across the territory by 2030.

Since launching in 2022, the program has moved from planning into territory-wide construction.

313

PUBLIC HOUSING UNITS
COMPLETED SINCE 2022

352

UNITS
CURRENTLY
UNDER CONSTRUCTION
ACROSS THE TERRITORY

FROM PLANNING TO PROGRESS


The early years of the program focused on establishing the foundations for construction at scale—securing contractors, coordinating sealift logistics, preparing sites, and building the procurement systems needed to deliver housing across 25 communities in one of the world's most demanding building environments.

That foundation is now producing results. Since 2022, more than 300 homes have been completed and handed to families in communities including Iqaluit, Igloodik, Pond Inlet, Naujaat, Rankin Inlet, Coral Harbour, Kugaaruk, and Gjoa Haven.

157

NEW
PUBLIC
HOUSING
UNITS
TARGETED
FOR
2026

BY THEN

 Pond Inlet



2025: THE PROGRAM EXPANDS

The 2025 construction season marked an important step forward. With over 350 units now in construction, projects are active across all three regions—Qikiqtaaluk, Kivalliq, and Kitikmeot—including in Iqaluit, Baker Lake, Rankin Inlet, Kugluktuk, and Cambridge Bay.

To keep crews working efficiently during the short Arctic construction season, NHC deployed temporary modular accommodation units in several communities, allowing contractors to house workers locally rather than fly them in and out.

1400+

TOTAL UNITS TARGETED BY 2030—THE MOST AMBITIOUS PUBLIC HOUSING PROGRAM IN NUNAVUT'S HISTORY

A PIPELINE TO 2030

Looking ahead, 157 public housing and 10 staff housing units are scheduled for 2026. Annual construction levels will remain high through the end of the decade, subject to Legislative Assembly approvals. Projects are planned across communities territory-wide, ensuring the benefits of Igluliuqatigiingniq are shared in every region.

BUILDING SKILLS ALONGSIDE HOMES

The program is also investing in the people who build Nunavut's homes. Through a partnership with Nunavut Arctic College, 18 student-build units were underway in 2025 in Rankin Inlet and Igloolik—giving Nunavummiut entering the skilled trades hands-on construction experience while directly contributing to housing supply.

Each season, the experience and capacity gained carries forward into the next. That growing foundation of local skills is as much a part of Igluliuqatigiingniq's legacy as the homes themselves.

18

STUDENT-BUILD UNITS UNDERWAY IN RANKIN INLET AND IGLOOLIK

NUMBERS



PUBLIC HOUSING ACROSS NUNAVUT

A Territorial Overview of Public Housing Projects

313 UNITS COMPLETED SINCE 2021

352 UNITS UNDER ACTIVE CONSTRUCTION

157 ADDITIONAL UNITS TARGETED FOR 2026

822

TOTAL ACTIVE AND COMPLETED PUBLIC HOUSING PORTFOLIO UNITS TERRITORY-WIDE.

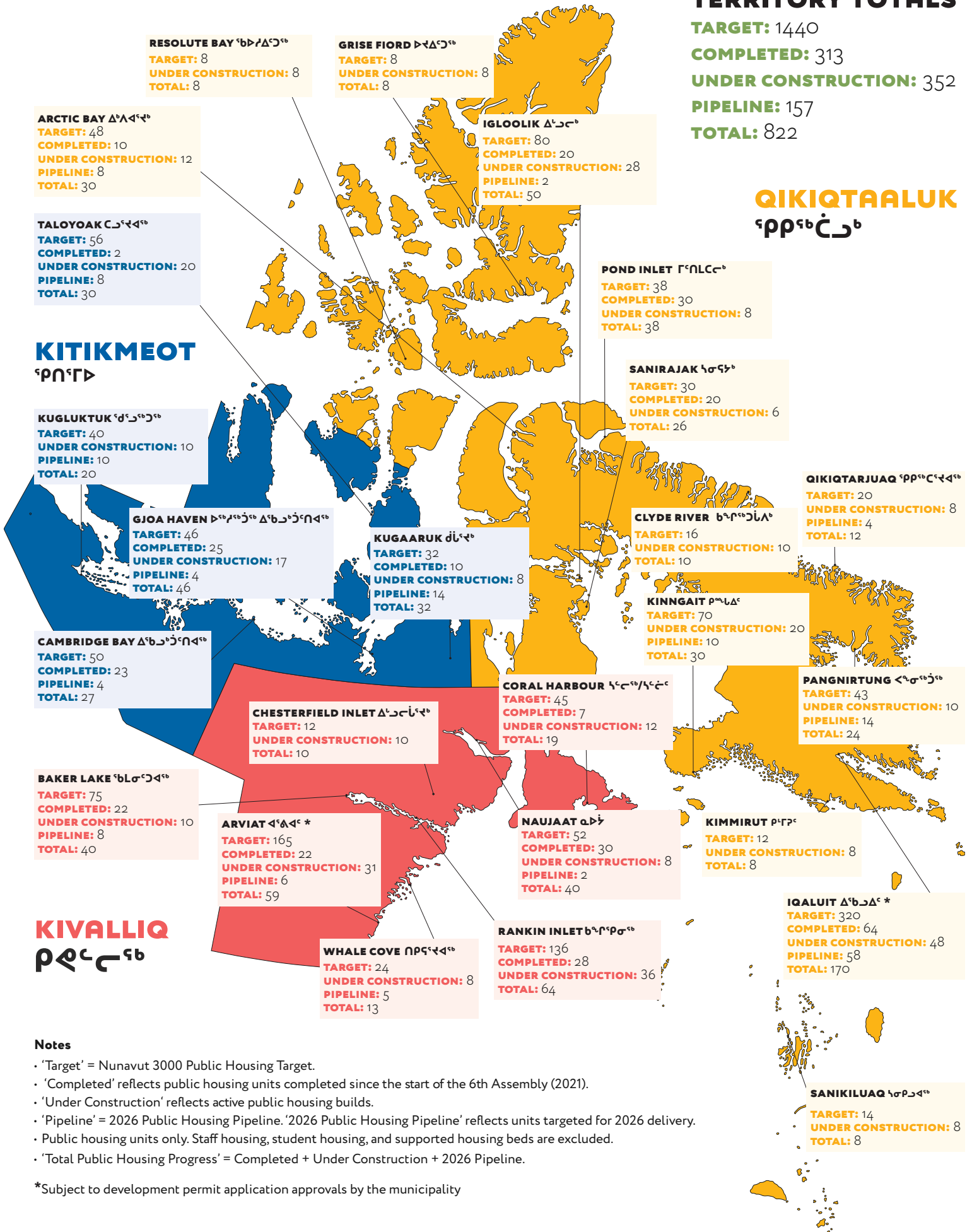
Since the start of the 6th Assembly in 2021, the Nunavut Housing Corporation has completed 313 public housing units across all 25 communities under Igluliuqatigiingniq. As of March 31, 2026, 352 units are under active construction and 157 additional units are targeted for sealift before the end of 2026.

Construction activity spans every region of Nunavut. Iqaluit leads with 170 total units completed, under construction, or in the 2026 pipeline—the largest single-community contribution in the territory. Igloolik (50), Arviat (59), and Rankin Inlet (64) follow as significant contributors within their respective regions. Several smaller communities, including Grise Fiord, Kimmirut, Resolute Bay, Sanikiluaq, and Whale Cove, each have 8 units under active construction—representing meaningful investment in every community across Nunavut.

TERRITORY TOTALS

TARGET: 1440
COMPLETED: 313
UNDER CONSTRUCTION: 352
PIPELINE: 157
TOTAL: 822

QIKIQTAALUK ᑭᑭᑭᑭᑭᑭ



- Notes**
- 'Target' = Nunavut 3000 Public Housing Target.
 - 'Completed' reflects public housing units completed since the start of the 6th Assembly (2021).
 - 'Under Construction' reflects active public housing builds.
 - 'Pipeline' = 2026 Public Housing Pipeline. '2026 Public Housing Pipeline' reflects units targeted for 2026 delivery.
 - Public housing units only. Staff housing, student housing, and supported housing beds are excluded.
 - 'Total Public Housing Progress' = Completed + Under Construction + 2026 Pipeline.

*Subject to development permit application approvals by the municipality



INSIDE A HOUSING SEASON

FROM PROCUREMENT
TO KEYS IN HAND—
WHAT IT **ACTUALLY**
TAKES TO BUILD
IN NUNAVUT

A housing season in Nunavut begins long before equipment reaches a job site. By the time a family receives keys, months of coordinated work have already taken place—procurement decisions finalized, designs confirmed, materials manufactured, sealift schedules secured, staging areas prepared, and crews mobilized. Activity unfolds simultaneously in southern factories, northern ports, community yards, and construction sites across the territory.

What appears in summer as visible construction is the result of year-round planning.



PREVIOUS PAGE: Housing delivery in Nunavut begins with community context, land readiness, logistics, and year-round planning. **ABOVE:** 📍 Arctic Bay. New housing development.

Planning Starts Early

Every successful housing season begins with early decisions. Procurement timelines, contract scopes, and construction approaches are confirmed well in advance. Designs are reviewed with delivery in mind. Materials are ordered to align with shipping windows. These steps create a foundation that supports the entire season.

When planning is disciplined and early, communities and contractors have greater certainty. That certainty allows projects to move forward with structure and confidence.

Sealift Shapes the Schedule

Sealift defines the rhythm of housing delivery in Nunavut. Modular units, dimensional lumber, mechanical systems, heavy equipment—all depend on a narrow marine shipping window. That window shapes the construction calendar months in advance.

Projects are organized so that when materials are unloaded, foundations are in place and crews are mobilized to proceed. Arctic weather conditions, shipping variability, and the inherent complexity of northern construction still affect timelines, but disciplined sequencing and active project management help crews adapt and make the most of the available construction window.

Site Readiness Matters

Preparing a site for housing construction is as critical as the building itself. Before installation begins, ground conditions must be assessed, lots prepared, foundations installed, and access routes confirmed. Utility connections and staging areas must also be in place. This work often determines how smoothly the rest of the season unfolds.

Across Nunavut, local capacity to advance site work varies. Equipment and contractor availability, workforce experience, and environmental conditions differ from community to community.

In some locations, site preparation progresses early and steadily. In others, constraints



↑ ABOVE: 📍 Cambridge Bay. 12-plex under construction, July 2025.

“There is no single construction model that fits every Nunavut community.”

require additional coordination, sequencing adjustments, or external support.

These differences are part of the territory's operating reality. Housing delivery therefore requires flexibility, active oversight, and sustained engagement at the community level. Strengthening site readiness remains an ongoing priority because it directly influences how effectively the construction season can be utilized.

Choosing the Right Construction Approach

There is no single construction model that fits every Nunavut community. Modular construction is used where logistics, project scale, and site conditions support accelerated delivery. By completing significant portions of the building envelope and interior systems in a controlled factory environment, modular units can compress on-site construction time and reduce reliance on weather-dependent field work. This approach can help advance housing supply more quickly when projects are sequenced and sites are ready to receive units.

Stick-built construction remains essential in communities where project scale, lot configuration, and infrastructure sequencing require it.

On-site construction accommodates site-level adjustments, enables deeper participation by local trades, and supports workforce development. In these contexts, stick-built delivery can offer greater flexibility and better integration with local conditions.

The objective is not uniformity, but fit—selecting the approach that best supports quality, workforce participation, and timely completion in each location.

Procurement and Partnership

Housing delivery depends on open, regular, and competitive procurement that delivers value for money. Transparent processes and strong competition help ensure public funds are used efficiently so that more homes can be built with available resources.

Procurement is structured to support both speed and scale, while recognizing that housing in Nunavut cannot rely on a single, standardized approach. Contract scopes are designed to reflect Arctic weather conditions, logistics constraints, community capacity, and varying site realities. Solutions must be tailored to local conditions, not applied uniformly across the territory.

At the same time, procurement supports long-term housing sustainability. Durable partnerships



with contractors, Inuit organizations, suppliers, and community leadership are essential to building housing that performs in Nunavut's environment. Sustained collaboration strengthens local capacity and supports housing delivery at greater scale over time.

Building Capacity Alongside Housing

Housing delivery is also a workforce strategy. Each construction season creates opportunities to train and retain skilled tradespeople, project managers, and trainees within Nunavut. Student builds, apprenticeships, and Inuit employment initiatives are integrated into projects to encourage housing supply and workforce development to advance together.

Building local capacity reduces reliance on external mobilization over time, supports local economic development, and enables greater continuity across construction cycles.

Experience gained in one season carries forward to the next, improving efficiency, coordination, and performance.

Housing delivery therefore produces more than completed units. It contributes to a growing base of skills, institutional knowledge, and construction experience that supports long-term housing supply across the territory.

From Final Inspection to Keys in Hand

As projects near completion, inspections, testing, finishing work, and utility connections bring homes across the final threshold.

When keys are handed over, it marks the conclusion of a coordinated effort that spans planning tables, manufacturing floors, sealift decks, and construction sites. It also marks the beginning of a new chapter for the family moving in.

A System in Motion

Housing delivery in Nunavut requires structure, coordination, and sustained effort. Arctic weather conditions, logistics constraints, and workforce realities remain constants.

What defines a successful season is how effectively those realities are anticipated and aligned. In 2025, projects across the territory reflect that disciplined coordination—from early procurement decisions to final inspection.

Building in Nunavut is complex. It is also deliberate. Season by season, experience accumulated across communities informs planning and execution, supporting steady delivery for families across the territory. 🌐

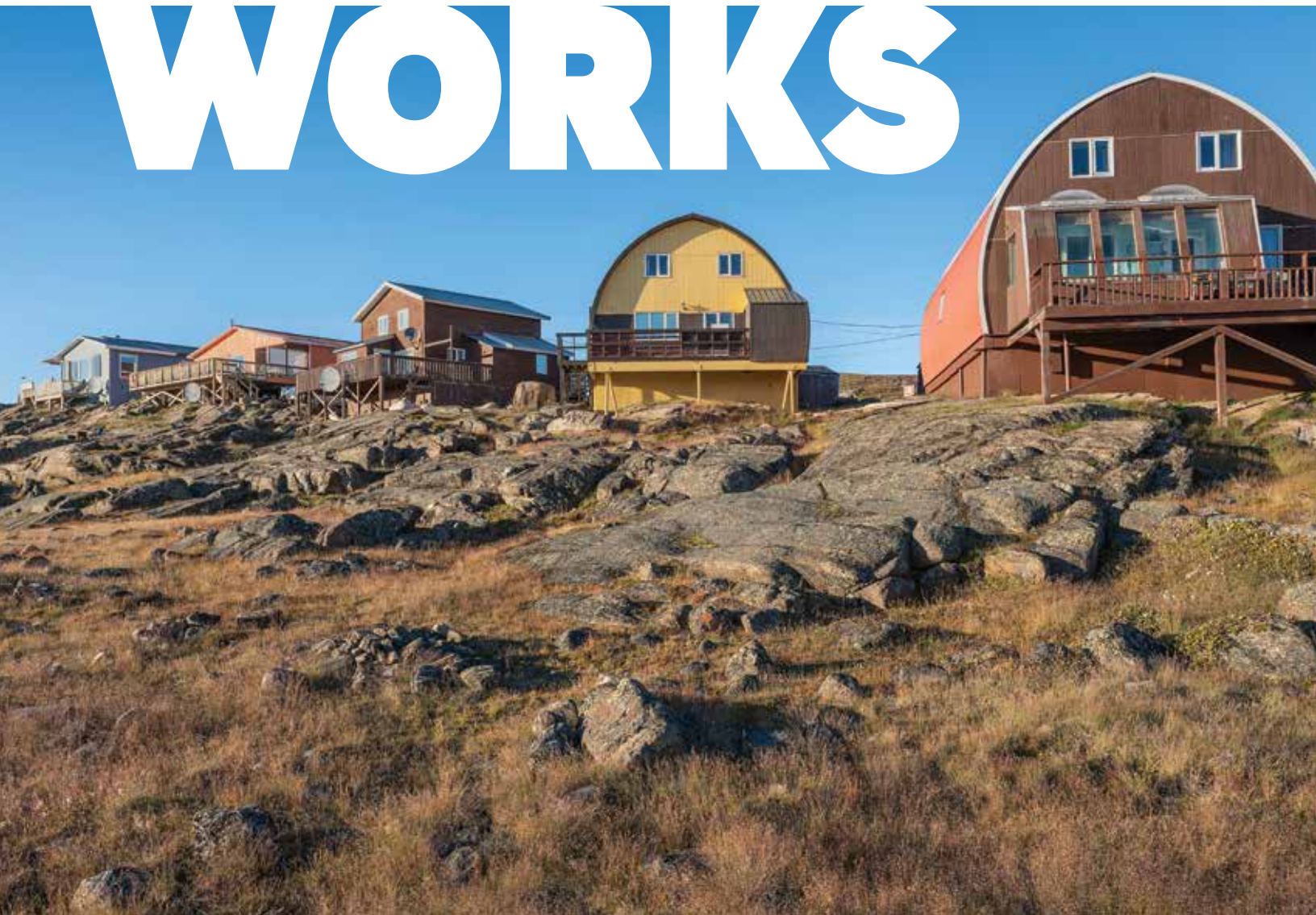


📍 Cambridge Bay

HOW PUBLIC HOUSING

Who it serves,
how it is
allocated,
and why
demand
remains
high

WORKS



For many Nunavummiut, public housing is not one option among many.

It is the only option.

In a territory where there is no private rental market in most communities, where construction costs are among the highest in the country, and where home-ownership remains out of reach for many families, public housing is the foundation of the entire housing system. Understanding how it works—who it serves, how units are assigned, and why waiting lists remain long—matters to anyone trying to understand housing in Nunavut.

Who Public Housing Serves

Public housing is designed for Nunavummiut with the greatest housing need: families with low or modest incomes, Elders, young families, single parents, and working residents whose earnings don't keep pace with the high cost of living in the North.

Rents are income-based—tenants pay a portion of their household income rather than market rent. This keeps housing affordable as circumstances change, whether a family member starts a job, returns to school, or takes on caregiving responsibilities.

Units are managed locally by Local Housing Organizations (LHOs) in each community, working in close partnership with Nunavut Housing Corporation.

How Units are Allocated

Demand for public housing across Nunavut is significantly higher than the number of available units. To

ensure that housing goes to those who need it most, applications are assessed through a territory-wide needs-based system. When a family applies through their local housing organization, they are assessed on:

- Their current housing conditions
- Household size
- Health and safety concerns
- Overcrowding
- Family circumstances

Applicants are then ranked by level of need. When a unit becomes available, the LHO matches it to the highest-priority household on the waitlist whose size fits the unit.

What this looks like in practice: A grandmother in Kugaaruk is living with her adult daughter's family of five in a two-bedroom unit. Her daughter applies for housing. The application is assessed—the overcrowding, the health concerns, the children sharing a room—and she is placed on the waitlist. When a three-bedroom unit becomes available, her household's priority ranking determines whether they are next. This is how fairness is maintained when need far exceeds supply.

Why Demand Remains High

Nunavut has one of the youngest and fastest-growing populations in Canada. New households form every year—young couples, young parents, young adults ready to live independently. The housing system must grow continuously just to keep pace, let alone reduce the existing backlog.

At the same time, the cost of building in the Arctic is high. Transportation, short construction seasons, specialized materials, and workforce logistics mean that each new unit costs significantly more to deliver than it would in southern Canada.

The result is overcrowded homes and long waitlists. Families double and triple up across generations, waiting for a unit to open. The wait can last years.

Igluliuqatigiingniq is directly addressing this gap—adding hundreds of new units across the territory through the end of the decade. But the need is real and it is deep, and sustained investment will be required long after 2030.

Public housing is not a temporary solution for Nunavut. It is, and will remain, the cornerstone of how most Nunavummiut access a stable home. 🏠

LEFT: Housing in Nunavut is shaped by land availability, terrain, and community infrastructure.

ARCTIC LEGOS



BUILDING A NEIGHBOURHOOD IN A WEEK

In September 2025, twenty-two oversized modular pods rolled through Cambridge Bay, each carrying more than lumber and wiring. Each pod was a finished section of a home, with walls already drywalled, plumbing installed, kitchens, cabinets and fixtures in place.

Once assembled, the modules formed nine homes: four four-bedroom units and five two-bedroom units built in a fraction of the time required for traditional construction. Instead of months of building on site, an empty lot began to take shape as a new neighbourhood within weeks. ▶

LEFT: 📍 **Cambridge Bay.** Neighbours come together to celebrate new homes in their community.

The units were purchased by the Nunavut Housing Corporation and will be managed locally as public housing—a tangible contribution toward Igluliuqatigiingniq, the Government of Nunavut's commitment to adding 3,000 housing units by 2030.

In communities where housing demand remains urgent and the window for construction is short, time saved on site can make a meaningful difference. Modular construction will not solve the housing shortage by itself, but it is one practical tool that can help deliver homes faster, more predictably, and with less exposure to some of the risks that come with building in the North.

DELIVERING HOUSING WITH A DIFFERENCE

At the centre of the Cambridge Bay project is Arctic Modular Homes (AMH), a company founded in 2023 by architects Amanda Doiron and Stuart Rostant after years of testing northern construction methods through their parent company, CHOU Consulting & Development Inc. AMH specializes in prefabricated housing designed specifically for Arctic conditions, building on pilot modular projects completed in Cambridge Bay in 2021 and 2022.

Stuart and Amanda moved to Cambridge Bay in 2010 to work with the Government of Nunavut.

Within their first year in the community, they saw the need for more housing, especially more opportunities for homeownership. By 2013, they had built their first house. By 2020, they had completed a residential four-plex condominium, a mixed-use commercial building with a café, hotel and office spaces, and a residential five-plex owned by the Hamlet for staff housing.

“We had a one-year plan,” Doiron and Rostant say. “But after that first year we saw so much potential and opportunity to help through housing, not only the community, but Nunavut.”

Their initial projects helped meet local needs, but they also highlighted the realities of northern construction. Building in Nunavut means navigating short construction seasons, transportation constraints, labour shortages and weather delays. Mobilizing crews, equipment and materials across remote communities adds another layer of complexity. AMH was created as a response to those realities, not by avoiding them, but by designing a model around them.

FROM EMPTY LOT TO FINISHED HOMES

Modular housing shifts much of the work into a controlled setting. The pods are built in the AMH factory in Winkler, Manitoba, before being transported north and assembled on site. In the Cambridge Bay

“Our daily mission is to design, manufacture and deliver quality homes that reflect the realities of transportation, infrastructure, capacity, culture and climate. We are all in on Nunavut.”

—AMANDA DOIRON AND STUART ROSTANT



ABOVE, TOP:
Stuart Rostant
and Amanda Doiron,
founders of Arctic
Modular Homes.

**MIDDLE LEFT AND
RIGHT, AND BOTTOM:**
Interior views
of completed
modular housing
units.



project, the pods arrived largely complete, and cranes lift them into place, allowing crews to focus on assembly and final connections rather than months of framing, insulating, finishing and fitting out a house from the ground up in the open air. The result is a process that feels like a time-lapse. One week there is a prepared site, the next a neighbourhood begins to take shape.

THE REALITIES OF INSTALLATION

Installation remains one of the most challenging aspects of the work, particularly as projects expand beyond Cambridge Bay into other Kitikmeot communities. It is still complex work, but it is a different kind of complexity, one that can better suit Nunavut's conditions.

"Each of them presents different challenges," Doiron and Rostant explain. "From site development such as lot availability, granular supply, road construction and power poles to the frequency of flights, accommodations, local labour, equipment and materials, each project has a range of challenges we need to be ready for before the units arrive to shore."

HOMES DESIGNED FOR ARCTIC CONDITIONS

AMH modular homes are designed specifically for northern conditions, combining energy efficiency with features that make them practical for everyday life in Nunavut. ICE panels can be two to four times more energy efficient than conventional stick-frame construction, significantly reducing heating costs, while the larger tanks help households better manage water use during storms or service interruptions.

"During a blizzard, most households worry about water and whether they will be able to conserve throughout the storm," Doiron and Rostant say. "Our units provide larger water and sewage tanks, and they retain heat extremely well because of the in-floor heating system and triple-pane windows."

Inside, the design is intended to feel spacious and functional rather than temporary or constrained. While each pod measures 12 by 42 feet, multiple pods can be combined to create open-plan kitchen, dining and living spaces. "Larger kitchen, dining and living areas allow room for preparing country food, sewing projects and large gatherings," Doiron and Rostant say.

Secure cold storage, a gun case, finished cabinetry, new appliances and reinforced exterior backing for internet and television dishes are also part of the design.


That attention to livability stood out during an open house for the nine Cambridge Bay units in 2025—an event the community had long waited for. Visitors moved through the finished rooms, taking in the full-sized kitchens, the storage, the light. For a community that has lived with a chronic housing shortage, the chance to walk through nine new homes ready for occupancy carried real weight.

Many visitors commented on the size of the homes, especially the kitchens, the two full bathrooms in the four-bedroom units and the finished cabinetry. "It was easy for people to picture themselves living there," Doiron and Rostant say.

BUILDING HOMES THAT WORK FOR NUNAVUT

Speed matters, but speed alone is not the goal. The goal is to deliver homes that are durable, efficient and appropriate for Nunavut families, while making better use of the short construction season and reducing some of the uncertainty that comes with building in remote northern communities.

For Doiron and Rostant, the motivation remains simple. "When it is all said and done, there is nothing more rewarding than handing the house keys to a new tenant," they say. "Helping reduce overcrowding and the number of applicants on the housing list is what we have been striving for since we started building homes in 2013."

In Cambridge Bay, modular construction shows how a vacant lot can be transformed quickly into a cluster of new homes. For communities facing urgent housing need, this kind of momentum matters. 

A group of approximately ten construction workers are standing in a large, open space under construction. The walls are made of light-colored oriented strand board (OSB). The workers are wearing various safety gear, including hard hats (yellow and black), high-visibility vests (orange and yellow), and heavy jackets. They are standing on a concrete floor with some wooden planks. The lighting is bright, likely from overhead work lights.

BUILDING HOMES

BUILDING FUTURES

Student Builds Program Expands Across Nunavut

A group of seven people are standing on a wooden structure under construction. On the left, a man in a dark jacket is shaking hands with another person. Next to him are three construction workers wearing yellow hard hats and high-visibility vests. To their right are two more construction workers, also in hard hats and safety vests. The background consists of large wooden panels and structural beams. The text is overlaid on the right side of the image.

**Every home built
in Nunavut is an
opportunity—
not just to add
a unit to the
territory's
housing
supply,
but to
develop
the local
workforce
that will keep
building
for generations
to come. ►**





► That principle is now driving a deliberate and growing effort to embed skills training directly into housing construction, turning each project into a classroom as much as a job site.

The challenge is well understood. Nunavut faces a critical shortage of certified tradespeople. Too many construction projects rely on workers flown in from the south, leaving communities with new homes but without the local capacity to build or maintain them. Meeting the Igluliqatigiingniq goal of 3,000 new housing units by 2030 will require not only funding and materials, but a skilled northern workforce to do the work.

The Nunavut Housing Corporation, alongside the Nunavut Arctic College, is taking concrete steps to change that. The goal is straightforward: use the momentum of Igluliqatigiingniq to train the next generation of Nunavummiut tradespeople, right here at home, on the projects that matter most to their communities.

How it Started: A Pilot Project in Rankin Inlet

In May 2024, the Nunavut Housing Corporation signed a partnership agreement with Nunavut Arctic College and Pewapun Construction—a social enterprise founded by Nisichawayasihk Cree Nation in Nelson House, Manitoba—to pilot a new approach to housing development in Rankin Inlet. The idea was straightforward: build the homes that students need, with the students who need skills, on the land where they live. Six three-bedroom student housing units were planned—three duplexes constructed using energy-efficient structurally insulated panels suited to Arctic conditions, located steps from the Sanatuliqsarvik Nunavut Trades Training Centre.

The homes would address a real gap in student housing in Rankin Inlet, while the construction process itself would serve as a hands-on training environment for Skilled Trades Worker students and

PREVIOUS PAGE AND LEFT: Students and apprentices gain hands-on construction experience through the Rankin Inlet student-build project. **ABOVE:** Wall panels are assembled as part of the Rankin Inlet student-build pilot. **BELOW:** Nunavut Arctic College trades students and project partners train in a shop setting.





local apprentices working alongside experienced tradespeople.

Marlene Gogal, the project coordinator for Pewapun, said the dual purpose is what sets the project apart. “It’s not just about the units,” she said. “It removes a barrier for students who want to pursue their education, and at the same time it gives the people building those homes real skills and a path into the trades.”

For Pewapun, delivering the project meant adapting to a context that pushed even an experienced northern builder. The team brought expertise from northern Manitoba, but Nunavut presented its own distinct demands. “The level of coordination required just to get materials, schedules, and site work aligned within such a tight window—that was unlike anything we’d dealt with before,” Gogal said. “It reinforced very quickly that you can’t do this alone. Strong partnerships aren’t just helpful here, they’re essential.”

Expanding the Model: More Units, More Communities

Construction continued through the 2025 season, with the first duplex now complete and the second and third in their final stages. All six units are expected to be ready for student occupancy in the fall of 2026—a milestone Gogal says the whole team is eager to reach.

ABOVE: Students and apprentices work on exterior stairs and deck construction as part of the Rankin Inlet student-build project. **RIGHT:** Aerial view of student housing units under construction in Rankin Inlet.

“We’re really looking forward to celebrating with the community,” she said. “Seeing those homes filled with students who are there to build their futures—that’s what this was all for.”

But the Rankin Inlet pilot was always intended as a blueprint, not a one-off. In 2025, the Nunavut Housing Corporation expanded the student-led construction model in two directions at once.

First, the partnership with Pewapun Construction is continuing in Rankin Inlet with six additional housing units. For Gogal, what makes that continuity meaningful goes beyond the buildings themselves. “Early on, our apprentices—people who started out as students themselves—were working side by side



with Nunavut Arctic College students, helping build housing for the next wave of learners,” she said. “That kind of full-circle moment is hard to put into words.”

Second, the model is being replicated in Igloolik through a new partnership with Arctic Fresh Projects Inc., an Inuit-owned social enterprise with deep roots in northern workforce development. Arctic Fresh—which began as a food security initiative and has since grown into one of the North’s largest Indigenous-owned construction employers—brings a proven commitment to training Inuit tradespeople in their home communities. As of early 2026, 272 of the company’s 340 employees are Inuit. In June 2025, the Nunavut Housing Corporation and Arctic Fresh announced a



↑ ABOVE: Floor assembly underway.





ABOVE: Recognition of apprentice progress through the student-build project.

new partnership to build six new units in Igloolik using the same student-led approach pioneered in Rankin Inlet.

Together, the 2025 expansion adds twelve new units to the student-led construction portfolio, bringing the total to eighteen homes built through this model—each one a training opportunity as much as a housing solution.

Why it Matters: Housing and Workforce as One

The student-led construction model works because it treats housing development and workforce development not as two separate goals, but as a single, integrated effort. Every unit built by a Nunavut Arctic College student is a unit that didn't require imported labour. Every apprentice who earns hours on a local project is one step closer to certification—and one more skilled tradesperson who may choose to stay and build in Nunavut.

The model also addresses a persistent structural barrier in the local construction industry: the challenge of accumulating apprenticeship hours locally. With Igluliuqatigiingniq providing a reliable pipeline of projects across the territory, builds can now be forecast in advance and training planned around them—giving students and apprentices the sustained, community-based experience they need to progress toward Red Seal certification without leaving home.

For Arctic Fresh, that pipeline is exactly what Igloolik has needed. "Many workers start as general labourers, but when we see someone has the skills, we recognize it and pay them accordingly," said Albert Netser, CEO of Arctic Fresh Projects. "That recognition matters. People feel seen. They feel valued. And that builds confidence."

That focus is already showing up on the Igloolik job site. Matthew Iyyiraq, a first-year carpentry apprentice who joined the program in December, has

BELOW: Crews install exterior wall panels as part of student-led housing construction.





spent his first months learning framing, blueprint reading, and structural work alongside experienced crew members. "Everything's going great," he said. "I love the team. They're hardworking, and we have a lot of fun."

Looking Ahead: Making Skills Training a Standard Part of Every Project

The student-led construction program is just one part of a broader commitment to workforce development across Igluliuqatigiingniq. Other partners are contributing to the same goal: Birchcliff Development Limited engaged and trained Inuit staff on the Iqaluit beachfront project that opened in 2024, resulting in approximately 25 per cent Inuit labour on that build.

But the ambition is larger. As Igluliuqatigiingniq moves through its next phases—with hundreds of units planned across all 25 communities by 2030—the Nunavut Housing Corporation intends to make skills training a standard feature of its housing projects, not an optional add-on. The scale of

construction ahead represents an unprecedented opportunity to develop a self-sustaining trades workforce. That means more partnerships with organizations like Pewapun Construction and Arctic Fresh that are already deeply invested in training Inuit workers in their home communities. It means continuing to work with Nunavut Arctic College to align training programs with the real labour demands of Igluliuqatigiingniq projects. And it means designing contracts and procurement processes that encourage those opportunities at every stage.

Netser said the goal for Igloolik—and for Nunavut—has always been bigger than any single project. "There's a lot of talk about infrastructure and big investments, but our goal is simple," he said. "We want the professionals building in the North to be the people who live here. That's how we reduce dependence on imported labour and move toward a self-sustaining future in Nunavut."

Three thousand new homes by 2030 is an ambitious target. But the goal was never just the buildings. It is the communities those buildings make possible—and the Nunavummiut who will build and sustain them for decades to come. 🌐

ABOVE: Nunavut Arctic College trades students practise carpentry skills. **BELOW:** Student-led construction brings classroom learning onto the job site.





CLOCKWISE FROM TOP: 1) NL Modular shipment destined for Gjoa Haven, July 2025. 2) Caivan modular shipment, July 2025. 3) NL Modular shipment, July 2025. 4) Caivan modular unit being loaded for shipment, July 2025.

Delivering housing at the scale Igluliuqatigiingniq requires takes more than a construction program. It takes resources—capital, logistics, and the kind of operational capacity that only comes from organizations with deep roots in the North. Under Igluliuqatigiingniq, NHC has pursued partnerships with industry to bring both to the table. Two contributions in 2025 stand out.

Moving Materials, Building Homes

Mining companies operating in Nunavut have something most southern construction firms don't: decades of hard-won experience moving equipment, materials, and people across the Arctic at scale. Their logistics infrastructure—the networks, vessels, relationships, and expertise built to support resource extraction—translates directly into the kind of capacity needed to deliver housing.

Agnico Eagle Mines Limited put that capacity to work directly. The company provided approximately \$2 million in in-kind transportation assistance, helping move construction materials and equipment into Rankin Inlet and Baker Lake. In communities where transportation alone can represent a significant

percentage of total construction costs, that contribution freed up capital that could be directed toward additional units—stretching the program's reach further across the territory.

A Landmark Investment in Kitikmeot

B2Gold Corporation's contribution goes further still. The company has committed \$10 million toward housing initiatives in the Kitikmeot region, supporting the development of new homes in communities near its operations.

This is one of the largest single private-sector investments in housing in Nunavut's history. It reflects a recognition—increasingly shared among companies with long-term commitments to northern communities—that housing isn't separate from their social and economic responsibilities. Strong communities require stable homes. That connection is now driving real dollars into real housing.

Why This Model Matters

Mining companies operating in Nunavut have a long-term stake in the communities where they work. Stable housing supports workforce recruitment and retention, strengthens community relationships, and contributes to the social fabric that makes northern operations sustainable. Contributions to housing are investments in that shared foundation.

Nunavut's housing gap is large enough that territorial and federal funding cannot close it alone. Direct financial contributions and logistical resources from industry partners meaningfully expand what the program can deliver. The contributions of Agnico Eagle and B2Gold demonstrate what that partnership can look like in practice. 🌐

**PARTNERSHIPS
THAT STRENGTHEN
DELIVERY** Working with Industry to Build
More Homes Across Nunavut



NUNAVUT HOUSING FORUM

2025

More than 300 participants gathered in Iqaluit for the 2025 Nunavut Housing Forum in June to review progress under Igluliuqatigiingniq and coordinate the next phase of housing delivery across the territory. Community representatives, Inuit organizations, municipal leaders, industry partners, and federal and territorial officials came together to share updates, align timelines, and strengthen collaboration. ►

► What we heard was the importance of taking a whole-system view. Participants spoke to the need to better align land readiness, municipal infrastructure, workforce development, financing, and construction methods. Housing outcomes, they noted, depend not on any single program, but on how well these elements are sequenced within Nunavut’s seasonal and logistical realities.

We heard consistent emphasis on predictability and early planning. Participants emphasized the value of sealift planning as early as possible in the cycle. They noted that better information sharing was required, as clear visibility across project stages allows municipalities, Inuit organizations, training providers, contractors, and funders to plan within their mandates, manage risk appropriately, and align decisions to realistic delivery windows.

Workforce development was a dominant theme. Participants expressed strong support for embedding training directly into housing delivery and ensuring that apprentices and trainees are connected to active construction sites. There were calls for innovation in trades entry and progression, including reviewing artificial barriers that limit capable Nunavummiut from entering or advancing in the trades, strengthening mentorship and wraparound supports, and ensuring certification pathways reflect northern realities. The message was clear: sustained housing investment must translate into sustained Inuit trades capacity.

Planning is now underway for the next Nunavut Housing Forum in June 2027, where partners will reconvene to assess progress and continue strengthening coordination across the housing system. 🌐





PREVIOUS PAGE, CLOCKWISE FROM TOP:

- 1) Keynote address by Peter Tapatai, Vice-Chair of the NHC Board of Directors.
- 2) Qulliq lighting ceremony.
- 3) Delegates connect at the trade show.
- 4) Chantel Caza, Forum organizer and emcee.
- 5) Trade show delegates.
- 6) Harry Flaherty, President of Qikiqtaaluk Corporation, delivers the keynote address at the Forum banquet.
- 7) Award presentation at the 2025 Nunavut Housing Forum.

LEFT PAGE, TOP, MIDDLE, AND BOTTOM:

- 1) Trades and apprenticeship inter-departmental working group.
- 2) Conference delegates at the Meet and Greet.
- 3) Keynote address by Evan Schellenberg, General Manager of Construction, Arctic Fresh Projects.

THIS PAGE, CLOCKWISE FROM TOP:

- 1) Jimmy Main, Vice President of NHC Operations, presents an award to Albert Netser, former Dean of Trades and Technology, Nunavut Arctic College.
- 2) Forum delegates take in a session.
- 3) Forum delegates at Meet and Greet
- 4) Forum gala.



Public housing has been the foundation of Nunavut's housing system since before the territory existed. For most Nunavummiut in most communities, it remains the primary—and often only—form of housing available.

But a housing system built on a single option is a fragile one. As Nunavut's population grows and needs diversify, the territory is working to build something broader: a community housing sector where local organizations, Inuit groups, municipalities, and non-profits can develop homes that reflect their own communities' priorities.

That sector is still young in Nunavut. Building it is one of the more significant parts of the work underway.





FROM CONCEPT TO CONSTRUCTION

Programs
supporting
affordable
housing
development
across
Nunavut



What Community Housing is— and Who it's For

Community housing is developed and operated by non-profit organizations, Inuit organizations, municipalities, and community partners. Units are typically offered at affordable rental rates and are designed for residents who may not qualify for public housing but still face real barriers in accessing housing—working families, essential service workers, and residents who can live independently but need housing that stays affordable.

In most of Canada, this sector is large and well-established. In Nunavut, it is emerging. Growing it means two things have to happen: communities need support to develop the plans and capacity to build housing, and they need capital funding to actually build it. NHC has programs for both.

Nunalingni Piruqpaalirut— “Growth in Our Land”

Every housing project starts as an idea. The Nunalingni Piruqpaalirut Fund—Growth in Our Land—exists to help communities develop those ideas into real plans.

Established under Igluliuqatigiingniq in partnership with the Community Housing Transformation Centre, the fund supports Inuit organizations, non-profits, municipalities, and community groups at the earliest stages of housing development: feasibility studies, development plans, governance structures, and the organizational capacity needed to advance a project. The response has been strong. Since launch, the fund has received 33 applications from across all three regions. As of December 2025, more than \$850,000 has been approved for 13



community housing projects, with additional applications still under review.

These aren't just planning exercises. They are the seeds of future homes.

NAHSI: From Plan To Construction

Once a community has a viable plan, the Nunavut Affordable Housing Supply Initiative (NAHSI) helps make building financially possible.

NAHSI provides capital funding of up to \$150,000 per housing unit, sharing development costs to help offset the high price of building in the North—transportation, short seasons, remote logistics.

By reducing the financial barrier to entry, NAHSI makes community housing projects viable for organizations that couldn't otherwise absorb those costs alone.

Eligible partners include Inuit organizations, non-profit housing providers, municipalities,

community organizations, and private-sector partners.

A Pathway From Idea to Home

Together, these two programs create a pathway that didn't fully exist before: from a community's first idea about housing, through planning and capacity building, to capital funding and construction.

Nunalingni Piruqpaalirut helps organizations develop the foundation. NAHSI helps them build on it. And as more community organizations gain experience developing and managing housing, the sector as a whole grows stronger—creating more options for Nunavummiut and reducing the pressure concentrated on public housing alone.

Building that sector takes time. But with 13 projects now in development and more in the pipeline, the growth is real—and it is community-led. 🌍

PREVIOUS PAGE: Northern housing design reflects local site conditions and community needs. **LEFT, TOP:** Exterior entry and stair construction. **LEFT, BOTTOM:** Deck and stair construction. **BELOW:** Workers install a deck on the Baker Lake 8-plex, July 2025.



Supported housing is more than shelter. It is the bridge between crisis and stability—providing people experiencing homelessness, mental health challenges, elder care needs, or transitions from institutional settings with the structure, community, and services they need to rebuild their lives. In 2025, Nunavut's supported housing sector reached a milestone: the territory is already halfway to the decade-long goal set by Igluliuqatigiingniq: the territory is already halfway to its decade-long goal.

BUILDING A FOUNDATION

Supported Housing
Across Nunavut





REACHING A MILESTONE: HALFWAY THERE

When Igluliuqatigiingniq was launched, it set an ambitious target: 300 supported housing beds and units across the territory by 2030. Four years later, 150 beds and units have been developed—exactly half the goal—with five years still remaining.

Of those 150 beds and units, 93 have already become operational, with another 57 under active construction as of December 2025. Growth has been consistent across all three regions of Nunavut, driven by programs, intergovernmental collaboration, and community-led partnerships including the Supported Housing Working Group—which brings together GN departments and Nunavut Tunngavik Incorporated.

“With 50% of our goal reached in just four years, and five years remaining, our target is achievable.”

By the end of 2025, 237 operational supported housing beds and units were counted across the territory's supported housing matrix—a significant expansion of the safety net available to Nunavummiut in need.

2025 IN FOCUS: NEW FACILITIES, NEW CAPACITY

Thirty-four supported housing beds and units became operational in 2025 alone, anchored by two new shelter facilities in Gjoa Haven, a new men's shelter in Pond Inlet, and a major expansion of transitional mental health housing in Cambridge Bay. Each of these projects reflects a community-driven approach—locally trained staff, culturally grounded programming, and solutions built within existing infrastructure where possible.

Gjoa Haven: Shelters Open Their Doors

In February 2025, the Hamlet of Gjoa Haven celebrated the grand opening of its women's and children's shelter, followed by the men's shelter in March. Both facilities were developed and are operated by the Hamlet, with funding from the Government of Nunavut. Nine Gjoa Haven community members were trained to run the shelters.

The need was long-standing and acute. Before the shelters opened, people in crisis were placed with other families or flown to other communities. Reports of individuals breaking into furnace rooms in housing units just to find a warm place to sleep underscored how urgent the gap was.

The women's and children's shelter provides 10 beds, with two additional overflow beds, and offers a common area for rest as well as programming in budgeting, sewing, and cooking. The men's shelter features a full kitchen and culturally grounded programming. Both facilities connect residents with clinical therapists and follow-up care through partnerships with the Department of Family Services and the Department of Justice, with plans to train additional Inuit staff throughout the Kitikmeot region.

LEFT: 📍 **Pond Inlet.** Supported housing expands the housing continuum by connecting safe accommodation with services and community-based support.

Pond Inlet (Mittimatalik): Men's Shelter and Wellness Centre

Less than two years after the opening of Pond Inlet's women's shelter in November 2023, the Hamlet opened a men's shelter and wellness centre in July 2025—with seven beds and a focus on culturally appropriate programming, counselling, and on-the-land activities. The shelter, developed within an existing building, filled immediately upon opening and a waiting list was established, with one bed reserved for emergency referrals from Family Services or the RCMP.

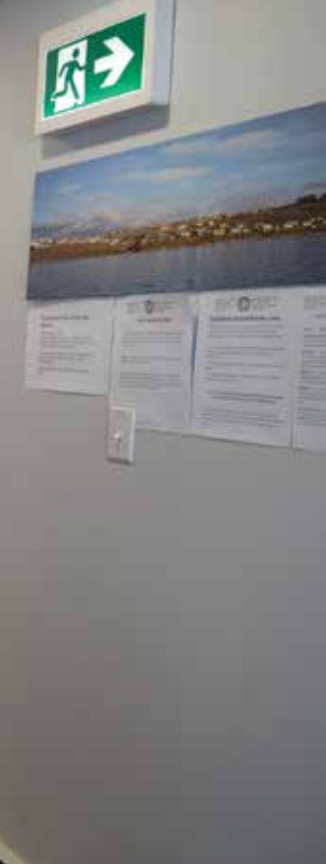
Cambridge Bay: Expanding Mental Health Transitional Housing

Cambridge Bay's Mental Health Transitional Housing program—a small-scale, community-based residential initiative supporting individuals transitioning from acute care, crisis situations, or institutional settings back into stable community living—expanded from 5 beds to 12 beds across four units in 2025.

This expansion addresses what the Nunavut Housing Needs Study (2024) identified as one of the most critical gaps in Nunavut's housing and mental health continuum outside of Iqaluit: the lack of transitional and supportive housing for people with mental health and psychosocial needs. Without such housing, individuals face prolonged hospital stays, repeated crisis-shelter use, or continued placement in correctional or emergency settings—not because of their needs, but because of the absence of appropriate housing options.

Cambridge Bay serves as a regional hub for the Kitikmeot region, regularly receiving individuals from smaller communities seeking shelter and support. The expansion responds directly to this regional reality.





CLOCKWISE, FROM TOP LEFT: 1) Interior hallway of the Pond Inlet men's shelter and wellness centre. 2) Entrance to the men's shelter in Pond Inlet. 3) Common living space inside Pond Inlet men's shelter. 4) Transitional housing in Cambridge Bay.





PROGRAMS DRIVING THE PIPELINE

Nunalingni Piruqpaalirut (Growth in Our Land) Fund

The Nunalingni Piruqpaalirut Fund—created in partnership between the NHC and the Community Housing Transformation Centre under the Igluliuqatigiingniq Strategic Plan—had an active year in 2025.

Two supported housing projects with 29 beds and units were approved for planning and development funding, and eight applications for affordable housing projects and capacity building were received from all three regions.

The Fund is available to non-profit housing providers, co-operative housing providers, non-profit organizations, community and regional groups, coalitions, and municipalities.

Supported Housing Capital Program

Launched in November 2024, the Supported Housing Capital Program provides contributions of up to \$150,000 per supported housing unit—or \$100,000 per single room occupancy or door—for eligible projects that expand Nunavut's housing continuum.

To date, the program has received three proposals and several inquiries, signalling growing interest from communities exploring new supported housing development. 🌐



CLOCKWISE, FROM TOP LEFT:

1) Exterior of supported housing in Cambridge Bay. 2) Kitchen space in Pond Inlet men's shelter. 3) Kitchen area inside a supported housing unit. 4) Bedroom.

HELP FOR HOMEOWNERSHIP

For many Nunavummiut, homeownership represents more than a housing choice. It represents stability, responsibility, and the ability to invest in a home that can be passed on to the next generation. In communities where housing supply is limited and construction costs are high, supporting homeowners is a critical part of the broader housing system.



The Nunavut Housing Corporation (NHC) supports homeownership through a range of programs designed to make purchasing, building, and maintaining a home more achievable. These supports recognize that the barriers in Nunavut are different from those in southern markets. High construction costs, freight expenses, and limited contractor availability mean that access to financing and predictable support can make the difference between ownership and uncertainty.

PROGRAMS IN ACTION: 2025 RESULTS

In 2025, demand for homeownership support remained strong across Nunavut. NIHC received applications from households looking to purchase, build, repair, renovate, and maintain their homes. The results show that homeownership programs are serving an important role in the housing continuum by helping Nunavummiut enter ownership, stay housed, and protect the homes they already have.

NUNAVUT DOWN PAYMENT ASSISTANCE PROGRAM (NDAP)

The NDAP saw strong uptake in 2025-26 with 34 applications approved. NDAP provides up to \$80,000 toward the cost of building or purchasing a home, a significant increase from the previous maximum of \$30,000. The amount available is graduated based on household income, ensuring support reaches those who need it most while remaining accessible to a wide range of Nunavummiut.

EMERGENCY REPAIR PROGRAM (ERP)

The ERP provides up to \$15,000 for urgently required repairs that would otherwise pose an imminent threat to health or safety, with a minimum project threshold of \$1,000. The high application volume underscores a persistent reality in Nunavut: maintaining aging housing stock is an ongoing challenge, and timely repair support helps prevent small problems from becoming major crises. In 2025-26, 112 applications were approved.

802

APPLICATIONS RECEIVED
2025—2026

160

HOUSEHOLDS RECEIVING
CHNB BENEFIT

\$8M

HOMEOWNERSHIP BUDGET
2025—2026

LEFT: Homeownership support programs help Nunavummiut purchase, build, repair, and maintain homes across the territory.

HOME RENOVATION PROGRAM (HRP)

The HRP approved 79 applications in 2025-26. The program provides up to \$100,000 for major repairs or renovations through a 10-year forgivable loan, with the maximum amount determined by household income. A rebate option is also available—up to 50 per cent of eligible project costs, to a lifetime maximum of \$20,000—for homeowners who prefer to complete work independently.

ELDERS HOUSING PROGRAM (EHP)

The EHP provides an annual \$5,000 preventative maintenance grant, a one-time repair grant of up to \$30,000, and counselling on alternative housing options where continued homeownership is no longer feasible. Elders may combine EHP support with the HRP, opening access to up to \$130,000 in total repair assistance—a meaningful tool for supporting aging in place. In 2025-26, 79 applications were approved.

NUNAVUT HOMEOWNERSHIP ASSISTANCE PROGRAM (NHAP)

The NHAP approved 8 applications in 2025. The program provides up to \$250,000 toward the cost of building materials for eligible homeownership projects, with NHC offering applicants a selection of pre-approved housing designs to support cost control and quality. NHAP supports new housing supply by helping Nunavummiut build homes in their communities.

A NEW LAYER OF SUPPORT: THE CANADA-NUNAVUT HOUSING BENEFIT

In December 2025, NHC launched the Homeowner Support Benefit stream of the Canada-Nunavut Housing Benefit (CNHB)—a new monthly payment of \$600 to eligible Nunavummiut

RIGHT: Homeownership supports help Nunavummiut maintain safe, stable homes and manage the costs of ownership.

homeowners. The benefit is income-based, intended for homeowners who use their property as their principal residence and do not receive the Nunavut Housing Allowance through GN employment.

The CNHB acknowledges an important reality: even after purchasing or building a home, ongoing costs—fuel, utilities, repairs, and mortgage payments—can strain household budgets. The benefit is designed to provide breathing room during periods of increased housing costs, helping Nunavummiut remain stably housed while longer-term supply solutions are delivered.

SUPPORTING THE FULL HOUSING JOURNEY

Together, NHC's homeownership programs and the CNHB strengthen the housing continuum. They help Nunavummiut move into ownership, remain in their homes, and maintain housing stability over time. With a total homeownership budget of \$8 million approved for 2025-26, NHC is committed to expanding access to these programs across all 25 communities.

The first two years of the modernized program suite have demonstrated strong demand—particularly for the revised NDAP and EHP and now the new CNHB—confirming that these supports are reaching Nunavummiut across the territory. 🌐

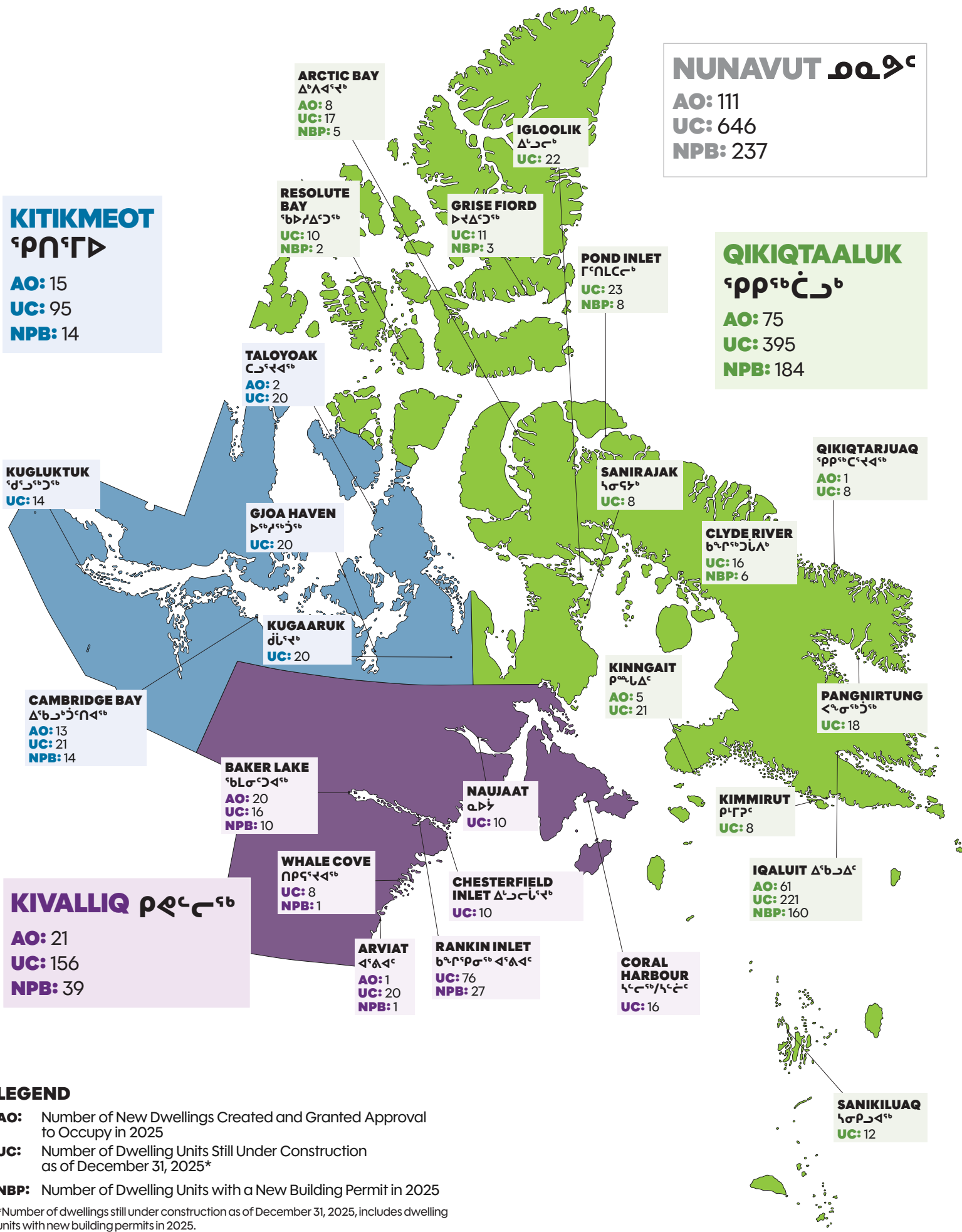
For more information on homeownership supports, including the Canada-Nunavut Housing Benefit, contact:

EMAIL homeownership@nunavuthousing.ca

PHONE 1-844-413-9355

WEBSITE www.nunavuthousing.ca





NUNAVUT ᓄᓇᓂᓪᓰᓪ
AO: 111
UC: 646
NPB: 237

KITIKMEOT ᑭᓯᓯᓂᓪᓰᓪ
AO: 15
UC: 95
NPB: 14

QIKIQTAALUK ᑭᓯᓯᓂᓪᓰᓪ
AO: 75
UC: 395
NPB: 184

KUGLUKTUK ᑭᓯᓯᓂᓪᓰᓪ
UC: 14

TALOYOAK ᑭᓯᓯᓂᓪᓰᓪ
AO: 2
UC: 20

GRISE FIOR ᑭᓯᓯᓂᓪᓰᓪ
UC: 11
NPB: 3

POND INLET ᑭᓯᓯᓂᓪᓰᓪ
UC: 23
NPB: 8

SANIRAJAK ᑭᓯᓯᓂᓪᓰᓪ
UC: 8

QIKIQTARJUAQ ᑭᓯᓯᓂᓪᓰᓪ
AO: 1
UC: 8

GJOA HAVEN ᑭᓯᓯᓂᓪᓰᓪ
UC: 20

CLYDE RIVER ᑭᓯᓯᓂᓪᓰᓪ
UC: 16
NPB: 6

KUGAARUK ᑭᓯᓯᓂᓪᓰᓪ
UC: 20

KINGAIT ᑭᓯᓯᓂᓪᓰᓪ
AO: 5
UC: 21

PANGNIRTUNG ᑭᓯᓯᓂᓪᓰᓪ
UC: 18

CAMBRIDGE BAY ᑭᓯᓯᓂᓪᓰᓪ
AO: 13
UC: 21
NPB: 14

BAKER LAKE ᑭᓯᓯᓂᓪᓰᓪ
AO: 20
UC: 16
NPB: 10

NAUJAAT ᑭᓯᓯᓂᓪᓰᓪ
UC: 10

KIMMIRUT ᑭᓯᓯᓂᓪᓰᓪ
UC: 8

KIVALLIQ ᑭᓯᓯᓂᓪᓰᓪ
AO: 21
UC: 156
NPB: 39

WHALE COVE ᑭᓯᓯᓂᓪᓰᓪ
UC: 8
NPB: 1

CHESTERFIELD INLET ᑭᓯᓯᓂᓪᓰᓪ
UC: 10

IQALUIT ᑭᓯᓯᓂᓪᓰᓪ
AO: 61
UC: 221
NPB: 160

ARVIAT ᑭᓯᓯᓂᓪᓰᓪ
AO: 1
UC: 20
NPB: 1

RANKIN INLET ᑭᓯᓯᓂᓪᓰᓪ
UC: 76
NPB: 27

CORAL HARBOUR ᑭᓯᓯᓂᓪᓰᓪ
UC: 16

SANIKILUAQ ᑭᓯᓯᓂᓪᓰᓪ
UC: 12

LEGEND

- AO:** Number of New Dwellings Created and Granted Approval to Occupy in 2025
- UC:** Number of Dwelling Units Still Under Construction as of December 31, 2025*
- NPB:** Number of Dwelling Units with a New Building Permit in 2025

*Number of dwellings still under construction as of December 31, 2025, includes dwelling units with new building permits in 2025.

111 646 237

new dwelling units received occupancy approval in 2025

units remained under construction as of December 31, 2025

new building permits were issued in 2025

PROGRESS AGAINST THE TARGET

2025 Territory-Wide Residential Construction at a Glance

DO YOU KNOW HOW IGLULIUQATIGIINGNIQ PROGRESS IS MEASURED?

The Nunavut Housing Corporation measures Igluliuqatigiingniq progress by:

- counting residential housing in construction (building permits) and housing units completed (occupancy permits);
- all units developed by any individual, organization or government agency—not only units delivered by the Nunavut Housing Corporation;
- tracking units since the start of the 6th Assembly in November 2021;
- using third-party data released annually by the Office of the Chief Building Official (OCBO) in the Department of Community Services.

Beyond NHC public housing, residential construction is active across the territory. The Office of the Chief Building Official (OCBO), Department of Community Services, tracks all new dwelling units—including private, institutional, and government-built housing of all types—against the National Building Code definition of a dwelling unit.


The OCBO data provides the Nunavut Housing Corporation's primary third-party measure of territory-wide housing construction activity. It is the foundation for annual reporting against the Igluliuqatigiingniq target of 3,000 new housing units by December 2030.

Regional Breakdown

Qikiqtaaluk recorded the highest regional volume in 2025, with 75 completions and 395 units under construction at year-end—driven significantly by Iqaluit, which alone accounted for 61 occupancy approvals and 221 active units. Kivalliq recorded 21 completions and 156 units under construction, with Rankin Inlet carrying the largest pipeline at 76 units. Kitikmeot recorded 15 completions and 95 units under construction, led by Cambridge Bay at 13 completions.

What the Numbers Mean for Igluliuqatigiingniq

With five building seasons remaining before the December 2030 target, Nunavut needs to average approximately 325 to 350 new housing starts per year to reach 3,000 units. The 2025 OCBO data—237 new building permits and 646 units under active construction at year-end—signals that the construction pipeline remains substantial. The 111 occupancy approvals issued in 2025 represent completions that have advanced Nunavummiut into housing.


The OCBO will continue to provide this data to NHC annually in support of Igluliuqatigiingniq accountability reporting. 

$$\begin{array}{r}
 855 \text{ previous OCBO permit total} \\
 + 237 \text{ 2025 OCBO permit total} \\
 + 150 \text{ supported housing units (beds) total} \\
 \hline
 = 1,242 \text{ new housing units counted toward progress of Nunavut 3000}
 \end{array}$$

How Housing is Funded

Three partners, one shared goal





Building a home in Nunavut costs significantly more than anywhere else in Canada. No roads connect communities. Materials arrive by sealift once a year. Construction windows are short.

Workers must be mobilized across vast distances.

Because of these realities, no single government or organization can fund Nunavut's housing needs alone.

Nunavut's housing system is built on three interdependent funding partnerships—territorial, federal, and Inuit-led—each playing a distinct role.

Territorial Leadership

The foundation everything else builds on

The Government of Nunavut provides the core funding that keeps the housing system running. Through annual operating and capital budgets approved by the Legislative Assembly, territorial funding supports new construction, ongoing maintenance, and the network of Local Housing Organizations (LHOs) that manage public housing in every community.

Territorial funding also plays a critical enabling role: without it, Nunavut cannot access federal programs that require cost-sharing contributions. Every dollar of territorial investment helps unlock additional federal dollars.

Build Canada Homes

A Major New Partnership

In September 2025, NHC and Nunavut Tunngavik Incorporated jointly announced a partnership with the federal Build Canada Homes initiative—one of the most significant housing announcements for the territory in years.

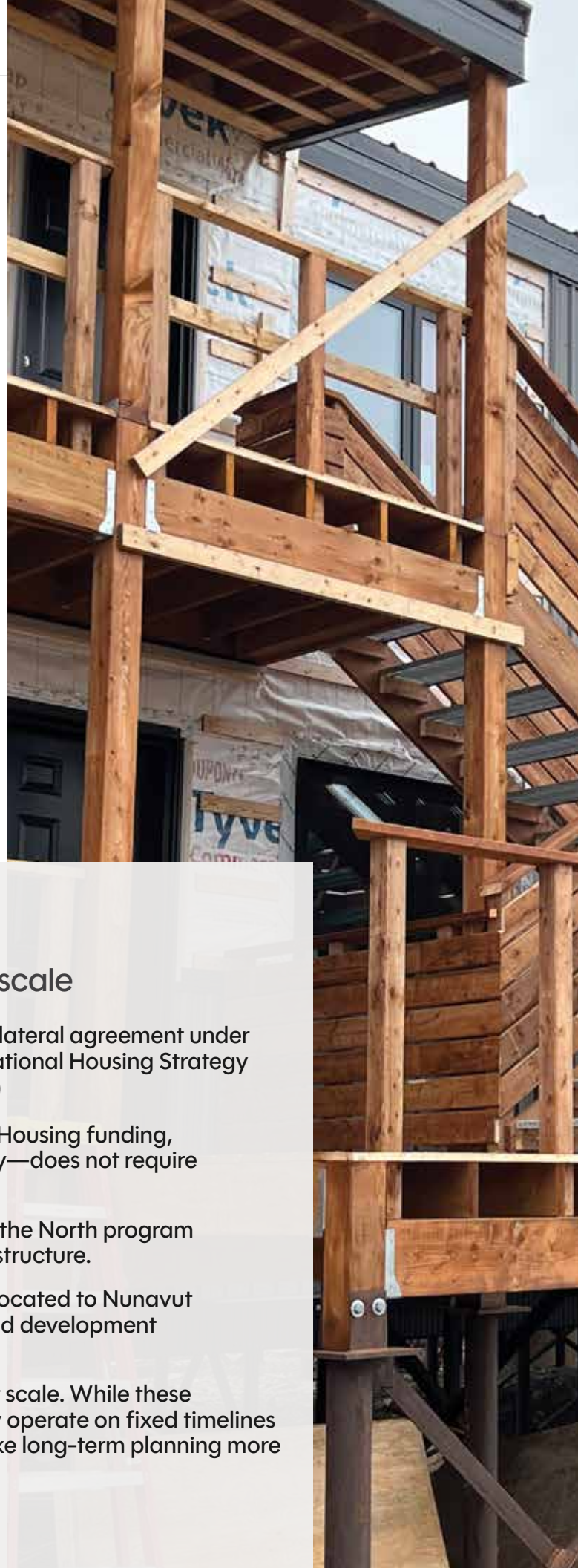
Federal Investment

Long-term commitments that build at scale

\$298.5 million Nunavut's bilateral agreement under Canada's National Housing Strategy (2018–2028)

- **\$240 million** of that total flows through Northern Housing funding, which supports new housing supply and—crucially—does not require territorial matching funds.
- **\$85 million** from CIRNAC's Affordable Housing in the North program since 2021, supporting housing and enabling infrastructure.
- **\$27 million** from the Housing Accelerator Fund allocated to Nunavut communities in 2024, supporting planning and land development expected to enable hundreds of new units.


These federal investments are essential to delivery at scale. While these programs have helped expand housing supply, many operate on fixed timelines or competitive application processes, which can make long-term planning more challenging.



Why Housing Costs More in Nunavut

Four factors drive up the cost of every home built in the territory:

- **No road connections.** Every community is accessible only by air or sea. Building materials, equipment, and fuel must be shipped in—adding significant cost before a single board is cut.
- **One shipping window per year.** The annual sealift defines the entire construction calendar. If materials miss the boat, a project waits another year.
- **Arctic construction requirements.** Homes must withstand extreme cold, high winds, and shifting permafrost. That demands specialized techniques and materials not needed in southern Canada.
- **Workforce mobilization.** Skilled tradespeople must travel to remote communities, often for extended periods. Coordinating that across dozens of projects adds complexity and cost to every season.



Through this partnership, the federal government is set to support approximately 750 housing units in the coming years. That number, added to the units already in construction and planning under Igluliuqatigiingniq, represents a substantial acceleration of the territory's long-term housing pipeline. The partnership builds on the foundation established since 2022—the procurement systems, contractor relationships, sealift logistics, and construction capacity developed through years of sustained delivery. That foundation is now positioned to support a significantly larger program.

Inuit Partnerships

Community-led housing, Inuit-driven

Alongside the territorial and federal systems, Nunavut Tunngavik Incorporated (NTI) and the Regional Inuit Associations are building a parallel, Inuit-led housing delivery system through the Nunavut Inuit Housing Action Plan (NIHAP).

This includes the creation of the Inuit Housing Fund and the establishment of Igluvut Corporation, which will support Inuit-led housing development across the territory. Additional distinctions-based federal investments are also flowing through this stream, strengthening Inuit leadership in housing delivery. 🌐

LEFT: 📍 Cambridge Bay.

Deck construction on 12-plex in July 2025.

MAINTAINING THE HOUSING WE HAVE

REPAIRS, MODERNIZATION, AND PROTECTING
NUNAVUT'S PUBLIC HOUSING ASSETS



📍 Iqaluit.

Maintaining existing public housing is essential to keeping Nunavummiut safely housed.

Building new homes gets the attention. But for thousands of Nunavummiut already living in public housing, what matters just as much is whether the home they're in today stays warm, safe, and functional.

NUNAVUT PUBLIC HOUSING BY THE NUMBERS

6,135 Public housing units managed by NHC across Nunavut

60% Built before the creation of the territory in 1999—more than 25 years old

220 Repair and modernization projects completed each year

\$17.8 million Invested in 2025–26 when territorial and federal funding are combined

As of December 31, 2025, the Nunavut Housing Corporation managed 6,135 public housing units across the territory. In many communities, these homes are the only housing available. That makes maintaining them as essential as building new ones.

AN AGING STOCK

Approximately 60 percent of Nunavut's public housing was built before the territory was created in 1999. These homes are now more than 25 years old, many of them approaching or past the end of their originally intended service life. In an Arctic climate that is exceptionally hard on building materials and systems, age shows quickly.

Decommissioning units is rarely an option. With housing shortages severe across the territory, every unit that goes offline means one more family without a home. The focus, instead, is on extending the life of what exists—repairing, upgrading, and modernizing so these homes can keep serving the communities that depend on them.

WHAT MAINTENANCE ACTUALLY INVOLVES

Each year, NHC works alongside Local Housing Organizations in all 25 communities to complete roughly 220 repair and modernization projects. The work ranges across every system in a home:

- Boilers, furnaces, pumps, and mechanical systems
- Windows, doors, roofing, and insulation—the building envelope that keeps Arctic weather out
- Interior finishes: flooring, cabinets, wall coverings
- Major renovations and unit expansions where needed
- Energy efficiency upgrades and compliance with current building standards

In Nunavut's environment, deferred maintenance compounds quickly. A failing boiler in January is not a minor inconvenience—it's an emergency. Staying ahead of these issues requires consistent investment, year after year.

THE INVESTMENT

In 2025–26, approximately \$10 million in territorial funding was allocated to the modernization and improvement program. Combined with federal contributions, total investment reaches \$17.8 million—supporting major repairs and upgrades across the housing portfolio.

Maintaining a unit is almost always more cost-effective than replacing it. In Nunavut’s high-cost construction environment, that calculation is even more pronounced. Every dollar spent on a timely repair can prevent far larger expenditures down the road.

SMARTER ASSET MANAGEMENT

Alongside the physical work of repairs, NHC is changing how it tracks and plans maintenance across the territory. A new digital system called Asset Planner is being rolled out to help NHC and LHOs monitor building conditions, forecast repair needs, and coordinate work well in advance of sealift and construction seasons.

The shift matters because in Nunavut, timing is everything. If a repair isn’t planned before materials need to be ordered and shipped, it waits another year. Better data means fewer surprises, earlier interventions, and maintenance resources directed where they’re needed most.

PROTECTING WHAT NUNAVUT HAS BUILT

Every home that stays in service is a family that stays housed. In communities where the waitlist for housing is measured in years, a maintained unit is not just a building—it’s stability for a household, continuity for a community.

Igluliuqatigiingniq is expanding Nunavut’s housing supply. The maintenance program is protecting what already exists. Both are essential. Together, they are how Nunavut builds a housing system strong enough to serve the territory for decades to come. 🌐

RIGHT: 📍 **Cambridge Bay.** Public housing maintenance protects the homes and community infrastructure Nunavummiut rely on every day.





NUNAVUT HOUSING CORPORATION

IGLULIUQATIGIINGNIQ

HOUSING CONSTRUCTION BY COMMUNITY

Across all 25 Nunavut communities, construction is active. From the cliffs of Arctic Bay to the inland shores of Baker Lake, from Iqaluit's growing capital to Grise Fiord's High Arctic coast, crews are on site, foundations are being set, and families are moving into new homes.

Igluliuqatigiingniq, the territorial strategy for building houses together, is being delivered community by community—through stronger partnerships with municipalities, Inuit organizations, contractors, and training providers, and through innovative delivery models taking root in places like Rankin Inlet and Igloolik, where NAC trades students are building homes alongside Pewapun Construction and Arctic Fresh Projects.

The need driving this work is real and present in every community. Communities are contending with the realities of Arctic construction—limited serviced land, gravel scarcity, infrastructure gaps, skilled-labour shortages—while still moving units forward. The summaries that follow are a community-by-community snapshot of where that work stands.

Qikiqtaaluk

Arctic Bay

Arctic Bay is a community of approximately 1,161 residents on northern Baffin Island. Steep terrain, permafrost instability, and severely limited build-ready land make construction difficult and expensive, leaving 85 households on the waitlist against a stock of 168 public housing units. So far, 10 new housing units are complete (an eight-unit NCCD multiplex occupied in February 2026 and a SIBS modular duplex now serving as construction accommodations). A second 12-unit multiplex is in framing with targeted occupancy in October 2026, and eight modular units are scheduled for delivery in 2026. Reclaiming abandoned lots remains essential to relieving pressure on scarce build-ready land.



Clyde River

Clyde River is home to approximately 1,352 residents on the northeast coast of Baffin Island. Nearly half of households live in unsuitable or overcrowded conditions, with 116 on the waitlist against 194 public housing units; many homes date to the 1960s. 10 new housing units are currently under construction: an eight-unit NCCD stick-built multiplex with pile foundations expected to complete in summer 2026 and targeted occupancy in fall 2027; two modular public housing units nearing completion for summer 2026 occupancy as temporary construction accommodations transitioning into the public housing portfolio; and one additional modular dwelling slated for completion in August 2026 and sale to the RCMP for staff housing.

Grise Fiord

Grise Fiord is Canada's northernmost civilian community, home to approximately 164 residents on Ellesmere Island. Extremely high construction costs, limited gravel availability, scarce staging space, and a shortage of skilled trades make every project logistically demanding. Currently, NHC is delivering eight new units: a six-unit NCCD multiplex with piling rescheduled to 2026 and targeted completion in October 2027, plus two modular four-bedroom units delivered on the 2025 sealift with targeted completion in April 2027—initially serving as construction accommodations before transitioning to public housing use.



CLOCKWISE, FROM TOP:

- 1) 📍 **Arctic Bay.** Housing exterior and access stairs.
- 2) Materials staged for housing construction in Arctic Bay.
- 3) Pile foundations installed for the Arctic Bay 12-plex, July 2025.
- 4) 📍 **Grise Fiord.** Community and construction area.
- 5) Grise Fiord community view.
- 6) Grise Fiord community building.
- 7) 📍 **Clyde River.** Modular units staged.



Igloolik

Igloolik is a community of approximately 2,329 residents. With 238 households on the waitlist against 311 public housing units, demand spans every unit size. So far, 20 new housing units are complete and 28 are under construction: two multiplexes (eight-unit and twelve-unit) advancing with strong Inuit labour participation through Arctic Fresh Projects, two modular units nearing occupancy, and two further modular units slated for RCMP staff housing. Two more units are confirmed for Sealift 2026, and three NAC student-built duplexes (six units) with Arctic Fresh Projects are scheduled to commence summer 2026—a model integrating workforce development with housing delivery.



Iqaluit

Iqaluit is Nunavut's capital and fastest-growing city, home to approximately 8,428 residents and the engine of the territory's economy, governance, and public services. With 436 households on the waitlist against 557 public housing and 703 GN staff housing units, and one-bedroom demand the highest unmet category, pressure on the city's housing system is intense and growing. Major fires in fiscal 2025–26 have compounded that pressure. To date, 64 new housing units are complete (including 46 units initiated through projects started by the previous Assembly and an 18-plex delivered by NCCD). Forty-eight stick-built public and staff housing units are under development, with 46 expected to reach substantial completion in June 2026. Fifty-eight public housing units are currently in planning for future delivery, pending permit approvals by municipal council.



CLOCKWISE, FROM TOP: 1) [📍 Igloolik](#). Housing development site. 2) Equipment on site for housing construction in Igloolik. 3) [📍 Iqaluit](#). Project team on site. 4) Birchcliff Development Limited housing construction team in Iqaluit. 5) and 6) Completed Birchcliff multiplex in Iqaluit.

Kimmirut

Kimmirut is a community of approximately 518 residents on southern Baffin Island. With 50 households on the waitlist against 104 public housing units—most decades old—over-crowding is widespread. To address the pressure, eight new housing units are in development: a six-unit stick-built multi-plex with gravel pad complete and construction active, targeted for substantial completion in October 2027 pending QEC power pole installation; and two modular four-bedroom units already on site, with installation complicated by the narrow width and steep grade of Road R23 and now scheduled for the first summer sealift window with targeted occupancy in November 2026.



Kinngait

Kinngait is home to approximately 1,569 residents. Rugged terrain, limited developable land, and an aging stock dominated by two-bedroom units leave 223 households on the waitlist against 285 public housing units. Currently, 20 are under construction across two NCCD multiplexes: a 12-unit building with framing on the second storey, and an eight-unit building with pile foundations complete and framing in progress. Both target December 2026 occupancy and introduce a broader unit mix than the existing stock. Ten more public housing units are planned for 2026.

Pangnirtung

Pangnirtung sits on Baffin Island's eastern coast as the gateway to Auyuittuq National Park. Persistent overcrowding and an aging stock leave 170 households on the waitlist against 299 public housing units, with the greatest need for two- and three-bedroom homes. To date, 18 new housing units are under construction across three NCCD projects: ten public housing units and six GN staff housing units in two multiplex projects (both scheduled for completion in summer 2027), and two modular units expected for occupancy in May 2027 for Department of Family Services staff housing. Ten further units are confirmed for Sealift 2026, including an eight-unit Birchcliff multiplex.



CLOCKWISE, FROM TOP:

- 1) 📍 **Kinngait.** Site preparation for new housing construction in Kinngait.
- 2) 📍 **Pangnirtung.** Modular housing.
- 3) Housing materials and equipment staged for installation in Pangnirtung.
- 4) 📍 **Kinngait.** View of housing development area.

Pond Inlet

Pond Inlet is home to approximately 1,690 residents on northern Baffin Island, with 149 households on the waitlist against 290 public housing units. Local economic activity from Baffinland's nearby Mary River Mine adds further pressure to local accommodations, and 254 surveyed lots remain locked behind required investment in roads, power, and permitting. Pond Inlet has already completed 30 new homes since the start of the 6th Assembly. Ten additional units are now under construction: an eight-unit stick-built multiplex targeted for occupancy in summer 2027, and two modular four-bedroom staff housing units with tentative occupancy in July 2027.



Qikiqtarjuaq

Qikiqtarjuaq is a community of approximately 680 residents on Baffin Island's east coast, with 53 households on the waitlist against 144 public housing units and a quarter of all homes containing five or more people. Steep slopes, poor drainage, and high staff turnover create costly delays in land preparation and servicing. To date, eight new housing units are in development: a six-unit NCCD stick-built multiplex with foundation complete and floor and wall assembly underway (targeted completion summer 2027), and two modular units nearing completion. Four additional modular single-family units are confirmed for Sealift 2026.

Resolute Bay

Resolute Bay is a community of approximately 207 residents in the High Arctic. With 24 households on the waitlist against 52 public housing units, the housing need is modest in scale but critical in nature. NHC is now delivering eight across two concurrent builds: a six-unit NCCD stick-built multiplex with civil works complete and framing targeted for July 2026, and two modular four-bedroom units (manufactured by RCM) targeted for installation in July 2026 and completion in August 2027—initially serving as construction accommodations under Igluliuqatigiingniq before transitioning to public housing use.



Sanikiluaq

Sanikiluaq is Nunavut's southernmost community, home to approximately 1,092 residents on the Belcher Islands. With 66 households on the waitlist against 202 public housing units, and floodplain constraints, gravel costs, and drainage challenges complicating land development, infill on fire-damaged and derelict lots remains an important near-term strategy. Eight public housing units are being delivered through a stick-built NCCD multiplex with Arctic Fresh Projects as subcontractor, with civil pad complete but piling subcontractor mobilization outstanding and a revised targeted completion of July 2027—a project requiring close monitoring. Two SIBS modular staff housing units and two further modular four-bedroom staff housing units are also underway, both with occupancy expected in May 2027.



CLOCKWISE, FROM TOP: 1) 📍 **Pond Inlet.** Road and land access near housing development areas. 2) 📍 **Resolute Bay.** Housing development site. 3) 📍 **Sanikiluaq.** Completed modular housing unit. 4) 📍 **Resolute Bay.** Housing site and surrounding community area.

Kivalliq

Arviat

Arviat is a community of approximately 3,159 residents on the Hudson Bay coast, one of Nunavut's fastest-growing population centres, and the future home of Inuit Nunangat University. With 389 households on the waitlist—among the highest in the territory—against 456 public housing units, demand far exceeds supply. To date, 22 are complete and 30 are under construction: two NCCD multiplexes (eight-unit nearing completion; twelve-unit targeted for summer 2026) and ten modular single-family dwellings with nine on site for spring 2026 completion and one slipping to fall 2026. Six additional public housing units are in planning for sealift delivery in 2026, pending municipal permit approvals.



Sanirajak

Sanirajak is a community of approximately 1,061 residents on the eastern shore of the Melville Peninsula, where the number of households nearly doubled between 2011 and 2021. Half of all households contain five or more people, leaving 98 on the waitlist against 175 public housing units—and few available lots, making infill the most practical near-term path. To date, 20 new housing units are complete, including a SIBS modular duplex serving as temporary construction accommodations before transitioning to MOU staff housing for the Department of Family Services. Eight further units—six public housing and two staff housing—are being delivered through an NCCD stick-built multiplex with Arctic Fresh Projects, now in framing with first-storey panel walls in progress and targeted completion in October 2026.



CLOCKWISE, FROM TOP: 1) 📍 Arviat. 8-plex roof installation, December 2025. 2) Arviat 8-plex bathroom interior, December 2025. 3) 📍 Sanirajak. Modular housing kitchen interior, April 2025. 4) 📍 Arviat. 8-plex exterior at evening, December 2025.



CLOCKWISE, FROM TOP:

- 1) **Baker Lake.** Exterior work underway on 12-plex, October 2025.
- 2) Bathroom vanity installed in the Baker Lake 8-plex, July 2025.
- 3) Workers complete interior finishing at the Baker Lake 8-plex, August 2025.
- 4) Baker Lake 8-plex kitchen interior, July 2025.
- 5) Baker Lake 12-plex mechanical room, December 2025.
- 6) View from inside a Baker Lake housing unit, November 2025.

RIGHT PAGE, CLOCKWISE FROM TOP:

- 1) **Chesterfield Inlet.** Pile foundations installed for new housing.
- 2) **Coral Harbour.** 12-plex interior framing underway.
- 3) Construction crews working on the Coral Harbour 12-plex.
- 4) **Naujaat.** Housing and road access.
- 5) Aerial view of the Naujaat multiplex under construction.
- 6) **Chesterfield Inlet.** Exterior construction underway on multiplex.

Baker Lake

Baker Lake is home to approximately 2,246 residents and is Nunavut's only inland community. With 194 households on the waitlist against 432 public housing units, demand remains high across all bedroom sizes. To date, 22 new housing units are complete: a 12-unit NCCD stick-built multiplex and an eight-unit NCCD multiplex, both occupied in December 2025, plus a modular duplex now being restored from construction-accommodation use. Ten additional modular units are in final stages of construction with targeted completion in June 2026, made possible in part through Agnico Eagle Mines' marine shipping contribution supporting both Baker Lake and Rankin Inlet. Eight additional public housing units are planned for the 2026 sealift.

Chesterfield Inlet

Chesterfield Inlet is the oldest permanent settlement on the Kivalliq coast, today home to approximately 441 residents. With 29 households on the waitlist against 94 public housing units—much of it built in the 1960s—the maintenance backlog is persistent. To date, 10 new housing units are under construction: an eight-unit NCCD stick-built multiplex with revised targeted completion of June 2027 following piling and foundation delays, and two modular four-bedroom units (RCM-manufactured, NCCD-installed) nearing completion with targeted occupancy in April 2026. Two GN staff housing units are also sequenced for 2026–27 delivery.



Coral Harbour

Coral Harbour is a community of approximately 1,077 residents on Southampton Island, with 101 households on the waitlist against 174 public housing units—many over 40 years old. Floodplain constraints, bridge weight restrictions limiting modular delivery, and imported gravel costs all complicate land development. To date, seven new housing units are complete and a 12-unit NCCD stick-built multiplex is under construction with Arctic Fresh Projects as primary subcontractor (notable for strong Inuit labour participation, with piling complete and floor and wall assembly underway).

Naujaat

Naujaat is a community of approximately 1,341 residents on the Arctic coast. Overcrowding is widespread—58% of households live in unsuitable housing, driven largely by a severe shortage of larger units against a stock dominated by two-bedroom homes—leaving 155 on the waitlist against 188 public housing units. So far, 30 new housing units are complete. Eight additional units are under construction through an NCCD multiplex (gravel pad delays pushed foundation work to summer 2026 with targeted completion June 2027), plus two modular units with expected May 2027 occupancy as transitional staff housing. Two further units are planned for Sealift 2026.





Rankin Inlet

Rankin Inlet is Nunavut's second-largest community, the economic and transportation hub of the Kivalliq region, and home to approximately 3,280 residents. With 327 households on the waitlist—one of the largest in the territory—against 357 public housing and 193 GN staff housing units, demand significantly outpaces supply. To date, 28 new housing units are complete and 36 are in final stages: two NCCD multiplexes (12-unit and 8-unit) finishing now; ten modular single-detached three-bedroom units made possible through Agnico Eagle Mines' marine shipping contribution; and units through a student-led NAC and Pewapun Construction partnership.



Whale Cove

Whale Cove is a community of approximately 518 residents on the Kivalliq coast. With 69 households on the waitlist against 90 public housing units, and a stock short on larger units, overcrowding is persistent. Limited reserves, costly gravel imports, bridge and staging limitations, and Red Seal maintenance capacity gaps all constrain delivery. So far, eight new housing units are under construction: two modular four-bedroom units nearing completion with occupancy expected soon, and a six-unit stick-built multiplex with pile installation nearly complete and targeted occupancy in spring 2027. Five new public housing units are in planning for 2026 delivery.

CLOCKWISE, FROM TOP:

1) 📍 Rankin Inlet site. 2) 📍 Whale Cove. Housing site and surrounding community area. 3) 📍 Rankin Inlet. Interior view of a completed Rankin Inlet housing unit. 4 and 5) Workers completing exterior finishing on Rankin Inlet housing units.

RIGHT PAGE, CLOCKWISE FROM TOP: 1.

1) 📍 Cambridge Bay. View from inside 12-plex, November 2025. 2) Cambridge Bay 12-plex balcony view at sunset, November 2025. 3) 📍 Gjoa Haven. Housing construction site. 4) Gjoa Haven modular housing units on site. 5 and 6) 📍 Cambridge Bay. Ribbon cutting for 12-plex.



Kitikmeot

Cambridge Bay

Cambridge Bay is a growing western Arctic hub of approximately 2,034 residents and home to the Canadian High Arctic Research Station. With 161 households on the waitlist against 299 public housing units—many over 20 years old—the greatest need is for one- and two-bedroom homes. To date, 23 new housing units are complete: a 12-unit stick-built multiplex, nine modular single-family dwellings, and one modular duplex, together adding a meaningful mix of smaller and family-sized units. Four additional units through Arctic Modular Homes are planned for Sealift 2026 with targeted completion by summer 2027—two of them funded through B2Gold's \$10 million contribution toward public housing in the Kitikmeot, an early example of sustained private sector investment in regional housing delivery.



Gjoa Haven

Gjoa Haven is a community of approximately 1,399 residents on King William Island, situated at the heart of the Northwest Passage. With 153 households on the waitlist against 264 public housing units and a high concentration of large households, demand is sustained. So far, 25 have been delivered since the start of the 6th Assembly. Seventeen are under construction: a 12-unit NCCD multiplex with targeted completion by November 2026, and five modular single-family dwellings (NL Modular, installed by Steenhof Mining Services) on site since the 2025 sealift with targeted completion July 2026. Four further units (Arctic Modular Homes) are confirmed for Sealift 2026.





Kugaaruk

Kugaaruk is a community of approximately 1,281 residents on the Kitikmeot coast. With 118 households on the waitlist against 189 public housing units—and the highest mould remediation backlog in the territory—pressure on existing stock is acute. To date, 10 new housing units are under construction (8 public housing, 2 staff housing): a mixed-use NCCD stick-built multiplex with targeted completion in June 2027 following piling delays; two modular single-detached units with civil works complete and tentative occupancy in April 2027. Expanding gravel pit capacity will be essential to unlocking the community's remaining available lots. Fourteen new public housing units are in planning for 2026 sealift delivery.

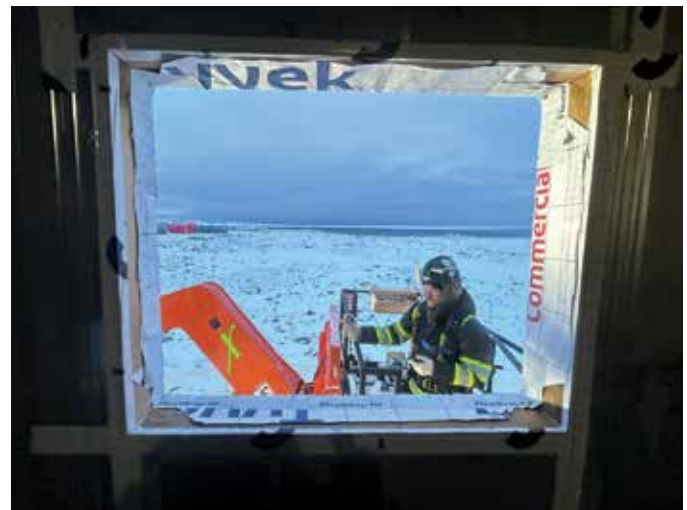


Kugluktuk

Kugluktuk is a community of approximately 1,478 residents on Nunavut's western Arctic coast. With 146 households on the waitlist against 311 public housing units—much of it over 20 years old—demand remains high, particularly for one- and two-bedroom homes. Currently, 14 new housing units are under construction: an eight-unit stick-built multiplex with foundation work targeted for summer 2026 and completion in August 2027; two modular public housing units for July 2027 occupancy as transitional accommodations; and a separate four-unit GN staff multiplex on the same timeline. Ten additional modular single-family dwellings (Arctic Modular Homes) are confirmed for Sealift 2026. Ten new public housing units are in planning for 2026 sealift delivery.

Taloyoak

Taloyoak is the northernmost community on the Canadian mainland, home to approximately 1,057 residents on the Boothia Peninsula. With 124 households on the waitlist against 213 public housing units—and 54% of households containing five or more people—overcrowding is widespread. So far, 2 housing units have been completed and 20 new units are under construction, including two NCCD multiplex projects: An eight-unit stick-built multiplex with framing nearing completion and plumbing rough-in begun (targeted occupancy July 2026), and a 12-unit stick-built multiplex with worker accommodation constraints affecting pace (targeted occupancy September 2026). A modular duplex currently used as construction accommodations will return to public housing use upon completion of both multiplexes, and two RCMP staff housing modular units were re-rendered in spring 2026. Eight new public housing units are in planning for 2026 sealift delivery.



CLOCKWISE, FROM TOP:

- 1) 📍 **Kugluktuk.** Housing site and surrounding area.
- 2) 📍 **Taloyoak.** Window installation view from a 8-plex housing unit.
- 3) 12-plex construction in Taloyoak. November 2025.


Across all 25 Nunavut communities, the Nunavut Housing Corporation has broadened construction activity, strengthened delivery systems, and expanded the range of housing solutions available. Modular builds in smaller hamlets, multiplexes in regional centres, student-led duplexes in Rankin Inlet and Igloolik, and private sector partnerships including B2Gold's \$10 million Kitikmeot contribution and Agnico Eagle Mines' marine shipping support together demonstrate that sustained investment is beginning to shift the territory's overall housing trajectory.

The scale of the challenge ahead is clear. More than 3,600 families remain on the public housing waitlist, roughly 1,900 units are over 40 years old, and Nunavut's young, fast-growing population means demand will continue to rise. Serviced land shortfalls, gravel scarcity, infrastructure gaps, skilled-labour shortages, and high Arctic construction costs are present in every community profiled and will require sustained, coordinated investment to address. The 7th Assembly's mandate—*Ikajuqtigiikta*, "Let's help each other"—provides the framework for moving forward. The partnerships, training models, and delivery systems built under *Igluliuqatigiingniq* are creating a foundation that will outlast any single construction season. 🌐



RIGHT: 1) Interior framing shows housing construction progressing inside the building envelope. 2) 18-plex construction in Iqaluit. 3) Multiplex exterior advances toward enclosure in Taloyoak.

The 2026 Construction Pipeline

 **Cambridge Bay**

Housing delivery in 2026 will move from planning tables to prepared sites across 16 Nunavut communities.

The 2026 construction season will be one of the largest coordinated housing builds in Nunavut's history. Across 16 communities and all three regions, 167 new homes are planned—a mix of public housing units (157) and Government of Nunavut staff housing (10), reflecting both community need and the infrastructure required to deliver essential services across the territory.

These projects don't begin in spring. By the time construction crews mobilize, months of planning will already be complete—land identified, sites prepared, materials ordered, sealift windows secured. In many cases, groundwork began one to two years earlier. The 2026 season is already underway.

2026 SNAPSHOT

- 167** new housing units planned
- 16** communities receiving housing
- 3** regions: Qikiqtaaluk, Kivalliq, and Kitikmeot

HOUSING ACROSS ALL THREE REGIONS

Qikiqtaaluk	Community	Units
98 units across six communities	Arctic Bay	8
	Igloodik	2
	Iqaluit	58
	Kinngait	12
	Pangnirtung	14
	Qikiqtarjuaq	4
Kivalliq 29 units across five communities	Arviat	12
	Baker Lake	8
	Chesterfield Inlet	2
	Naujaat	2
	Whale Cove	5
Kitikmeot 40 public housing units across six communities	Cambridge Bay	4
	Gjoa Haven	4
	Kugaaruk	14
	Kugluktuk	10
	Taloyoak	8

The Road to 2030 and Beyond

The 2026 season is the largest in the program's history. With more units to follow in the years to come and the Build Canada Homes partnership supporting the pipeline to 2030, the program is now delivering at a scale that reflects Nunavut's housing need. 🌐



**YOUR
DESIGN
HERE**

LET YOUR CREATIVITY REPRESENT HOUSING IN NUNAVUT.

The Nunavut Housing Corporation is inviting Nunavummiut to help shape the 2027 Housing Forum.

We are launching an illustration contest to select the official design for the 2027 Housing Forum t-shirt. This is an opportunity for artists of all ages to share their creativity and reflect what housing, community, and home mean across Nunavut.

What we're looking for:

- An original illustration suitable for a t-shirt
- Artwork that reflects housing, community, resilience, or life in Nunavut
- Designs that can be reproduced clearly in print

Selected artwork will win a prize and be featured on the official 2027 Housing Forum t-shirt and recognized at the Forum.

How to submit:

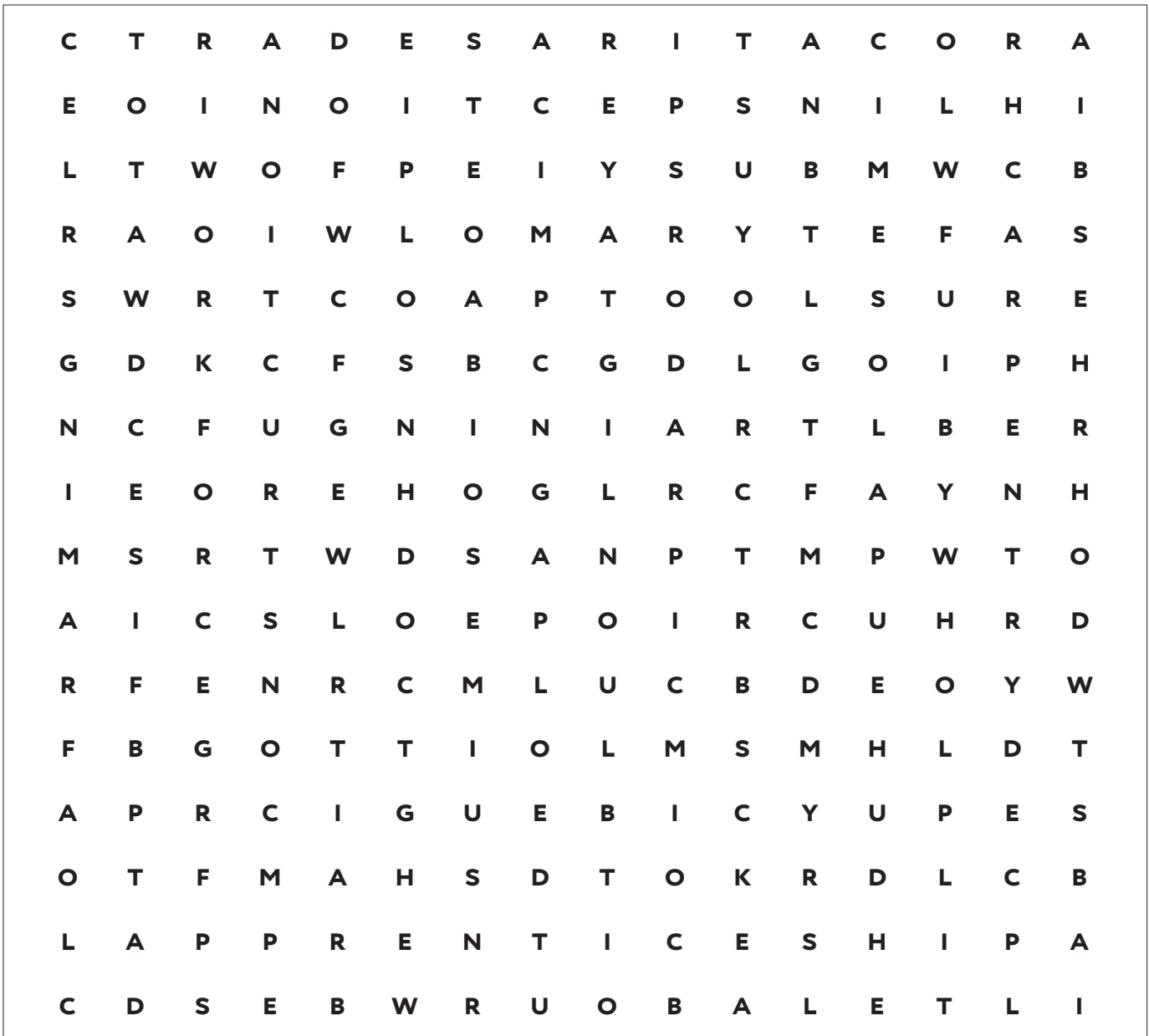
- Email your design (high-resolution file preferred) to info@nunavuthousing.ca
- Please include your name, community, age (if under 18), and a short description of your design.

Submission deadline is **April 1, 2027.**

2027 Housing Forum Design Contest

COMMUNITY PUZZLES

CONSTRUCTION & TRADES WORD SEARCH PUZZLE



APPRENTICESHIP
CARPENTRY
CONSTRUCTION

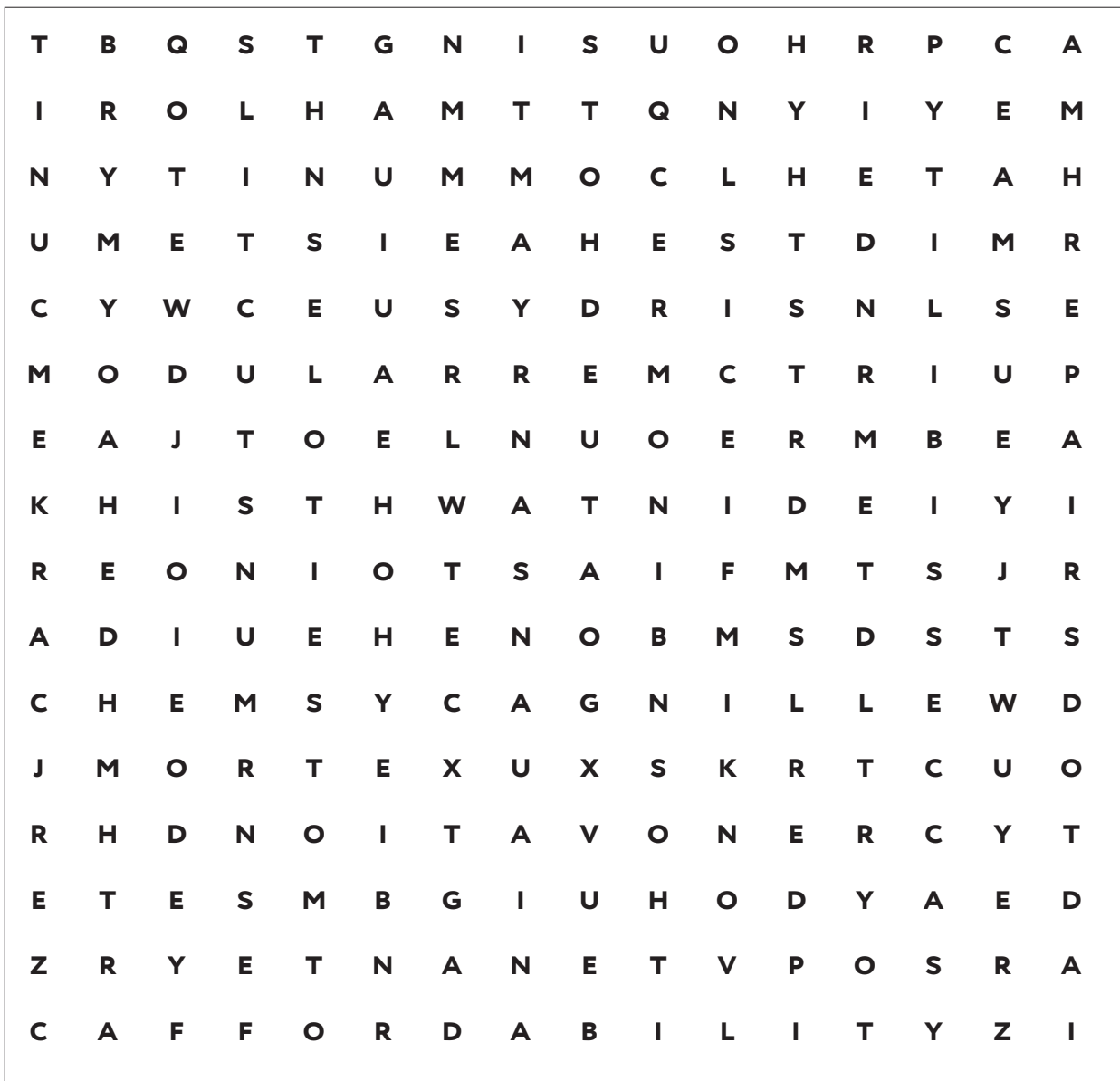
ELECTRICAL
FRAMING
INSPECTION

LABOUR
PLUMBING
SAFETY

SKILLED
TOOLS
TRADES

TRAINING
WORKFORCE

HOUSING WORD SEARCH PUZZLE



ACCESSIBILITY
AFFORDABILITY
COMMUNITY

DWELLING
HOMEOWNERSHIP
HOUSE

HOUSING
KEYS
MAINTENANCE

MODULAR
RENOVATION
RENT

REPAIRS
TENANT
UNIT

Housing is about more than buildings. It is about the people, places, and everyday moments that make Nunavut communities strong.

The Nunavut Housing Corporation is inviting Nunavummiut to submit photos from across the territory for possible use in future publications, reports, presentations, and public awareness materials connected to Igluliuqatigiingniq.



We are looking for images that reflect community life in Nunavut—neighbourhoods, construction, families, Elders, landscapes, cultural activities, and the people who help build and support our communities every day.

.To submit photos:

- Email high-resolution images to **photos@nunavuthousing.ca**
- Include your name, community, and a short description of the photo
- Please ensure you have permission from anyone clearly identifiable in the image

Thank you for helping showcase communities across Nunavut.

Photos may be featured in future NHC materials with photographer credit where possible



CONTACT INFORMATION

For housing-related questions, Nunavummiut can contact the Nunavut Housing Corporation for help finding the right person or program.

General Housing Questions

Toll-free Housing Contact Line:

1-844-413-9355

Callers can receive assistance in Inuktitut and English. The line supports questions about housing programs, services, and where to direct housing-related inquiries.

General Information

Email: info@nunavuthousing.ca

Homeownership Programs

Email: homeownership@nunavuthousing.ca

Phone: 1-844-413-9355

Nunavut Housing Corporation Directorate

P.O. Box 1000, Station 1400
Iqaluit, Nunavut XOA OH0

Phone: 867-975-7200

Fax: 867-979-4194

Nunavut Housing Corporation Headquarters

P.O. Box 480
Arviat, Nunavut XOC OEO

Phone: 867-857-3000

Fax: 867-857-3040

DISTRICT OFFICES

Qikiqtaaluk District Office

P.O. Box 155 Kinngait, Nunavut
XOA OCO

Phone: 867-897-3665

Fax: 867-897-3669

Kivalliq District Office

P.O. Box 540 Arviat, Nunavut
XOC OEO

Phone: 867-857-3150

Fax: 867-857-4005

Kitikmeot District Office

P.O. Box 110
Cambridge Bay, Nunavut XOB OCO

Phone: 867-983-4250

Fax: 867-983-2278

LOCAL HOUSING ORGANIZATIONS

Qikiqtaaluk

Community	Local Housing Organization	Phone	Emergency	Email
Arctic Bay	Arctic Bay Housing Association	867-439-8833	867-439-8832	Arcticbayhousing@nunavuthousing.ca
Clyde River	Clyde River Housing Association	867-924-6273	867-924-6210; 867-924-6101	Clyderiverhousing@nunavuthousing.ca
Grise Fiord	Grise Fiord Housing Association	867-980-9928	867-529-0019	Grisefiordhousing@nunavuthousing.ca
Igloolik	Igloolik Housing Association	867-934-8917	867-934-8970	Igloolikhousing@nunavuthousing.ca
Iqaluit	Iqaluit Housing Authority	867-979-5301	867-222-2070	Iqaluihousing@nunavuthousing.ca
Kimmirut	Kimmirut Housing Association	867-939-2252	867-222-5444	Kimmiruthousing@nunavuthousing.ca
Kinngait	Cape Dorset Housing Authority	867-897-8878	867-209-1246	Kinngaithousing@nunavuthousing.ca
Pangnirtung	Pangnirtung Housing Association	867-473-8675	867-473-1859; 867-473-1869	Pangnirtunghousing@nunavuthousing.ca
Pond Inlet	Pond Inlet Housing Association	867-899-8977	867-899-1418	Pondinlethousing@nunavuthousing.ca
Qikiqtarjuaq	Qikiqtarjuaq Housing Association	867-927-8826	867-225-0445	Qikiqtarjuaqhousing@nunavuthousing.ca
Resolute Bay	Resolute Bay Housing Association	867-252-3756	867-228-8217	Resolutebayhousing@nunavuthousing.ca
Sanikiluaq	Qammaq Housing Association	867-266-8875	867-229-0152	Sanikiluaqhousing@nunavuthousing.ca
Sanirajak	Hall Beach Housing Association	867-928-8826	867-217-1379	Sanirajakhousing@nunavuthousing.ca

Kivalliq

Community	Local Housing Organization	Phone	Emergency	Email
Arviat	Arviat Housing Association	867-857-2973	867-857-6623	Arviathousing@nunavuthousing.ca
Baker Lake	Baker Lake Housing Authority	867-793-2462	867-793-1710	Bakerlakehousing@nunavuthousing.ca
Chesterfield Inlet	Chesterfield Inlet Housing Association	867-898-9942	867-525-1234	Chesterfieldinlethousing@nunavuthousing.ca
Coral Harbour	Coral Harbour Housing Authority	867-925-9927	867-925-8361	Coralharbourhousing@nunavuthousing.ca
Naujaat	Repulse Bay Housing Association	867-462-9963	867-462-4555	Naujaathousing@nunavuthousing.ca
Rankin Inlet	Rankin Inlet Housing Association	867-645-2926	867-645-6485	Rankininlethousing@nunavuthousing.ca
Whale Cove	Tasiuqtit Housing Association	867-896-9925	867-896-9039	Whalecovehousing@nunavuthousing.ca

Kitikmeot

Community	Local Housing Organization	Phone	Emergency	Email
Cambridge Bay	Cambridge Bay Housing Association	867-983-2465	867-983-5527	Cambridgebayhousing@nunavuthousing.ca
Gjoa Haven	Kikitak Housing Association	867-360-6927	867-346-0096; 867-446-5919	Gjoahavenhousing@nunavuthousing.ca
Kugaaruk	Kugaaruk Housing Authority	867-769-7108	867-219-0827	Kugaarukhousing@nunavuthousing.ca
Kugluktuk	Kugluktuk Housing Association	867-982-3281	867-982-2520	Kugluktukhousing@nunavuthousing.ca
Taloyoak	Taloyoak Housing Authority	867-561-5343	867-345-0131	Taloyoakhousing@nunavuthousing.ca

For more information, visit www.nunavuthousing.ca.

GLOSSARY

Affordable Housing Housing that is intended to remain affordable for households that may not qualify for public housing but still face barriers accessing suitable housing. In Canada, affordable housing is generally understood as housing that costs no more than 30 per cent of a household's before-tax income, based on local median income.

Built / Substantially Completed A project is considered substantially completed when it can be used for the purpose it was intended, even if final occupancy or administrative steps follow later.

Canada-Nunavut Housing Benefit A housing benefit that provides financial support to eligible Nunavummiut to help with housing costs.

Community Housing Housing developed or operated by municipalities, Inuit organizations, non-profit organizations, co-operatives, or other community partners. Community housing helps expand the range of housing options available beyond public housing.

GN Staff Housing Housing used to support Government of Nunavut employees delivering public services in communities across the territory.

Igluliuqatigiingniq Nunavut's long-term housing strategy. The name means "building houses together" and reflects the shared effort required to build housing across the territory.

Inuit Qaujimaqatigiingit Inuit knowledge, values, and guiding principles. In housing delivery, Inuit Qaujimaqatigiingit supports community-responsive planning, practical decision-making, and respect for Inuit ways of working.

Local Housing Organization A community-based housing organization that manages public housing locally. LHOs support tenant services, maintenance coordination, applications, and day-to-day housing operations in partnership with NHC.

Modern Methods of Construction Innovative construction approaches that can improve speed, efficiency, and consistency. This can include modular housing, prefabricated panels, standardized designs, factory-built components, digital design tools, and other approaches suited to project needs.

Modular Housing Housing built in sections or modules in a factory and transported to a community for installation. Modular construction can reduce on-site construction time where logistics, land readiness, and community conditions support its use.

NAHSI The Nunavut Affordable Housing Supply Initiative, an NHC program that provides funding to help community partners, Inuit organizations, non-profits, municipalities, and other eligible applicants develop affordable housing.

NHC Nunavut Housing Corporation, the territorial corporation responsible for delivering, managing, and supporting housing programs across Nunavut.

Nunalingni Piruqpaalirut Fund A fund that supports early-stage community housing development, including planning, feasibility studies, governance work, and organizational capacity building.

O&M Operations and maintenance. This includes the ongoing funding and work required to operate, repair, maintain, and sustain housing after it is built.

Occupancy Approval Confirmation that a housing unit has met requirements for occupancy and can be lived in.

Public Housing Subsidized rental housing for Nunavummiut with low or modest incomes. Rent is geared to household income, and units are managed through NHC and Local Housing Organizations.

Sealift The annual marine shipping season that brings construction materials, equipment, fuel, and other goods to Nunavut communities. Sealift timing strongly shapes the housing construction schedule.

SHCP The Supported Housing Capital Program, an NHC program that provides capital funding for supported housing projects.

SRO Single-room occupancy housing. This usually refers to a private room with access to shared or common facilities, often used in supported or transitional housing settings.

Stick-Built Construction Traditional construction where most of the building is assembled on site rather than manufactured in a factory.

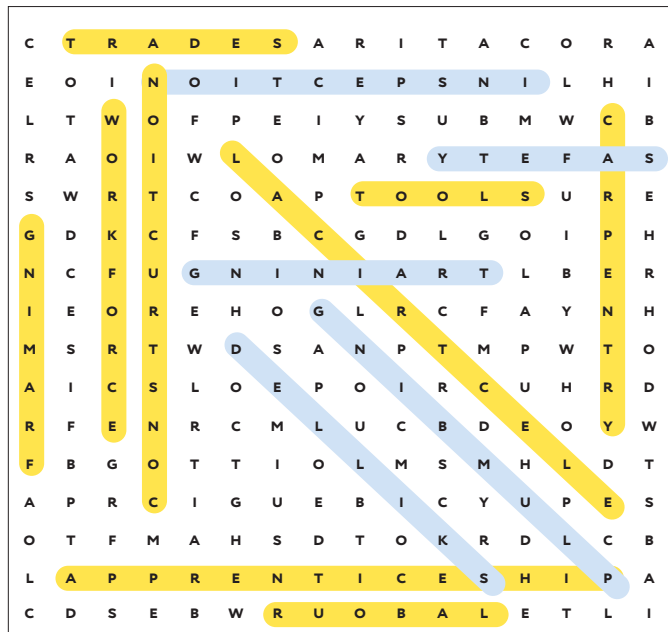
Supported Housing Housing with on-site or connected supports for residents who need additional assistance, including people experiencing homelessness, mental health challenges, addictions recovery, elder care needs, or disability-related needs.

Transitional Housing Temporary or time-limited housing that helps people move from crisis, institutional care, shelter use, or unstable housing toward longer-term stability.

Wrap-Around Supports Services connected to housing that help residents remain safely and stably housed. Supports may include mental health services, addictions recovery, elder supports, disability supports, counselling, life-skills support, or connections to other community services.

COMMUNITY PUZZLES | ANSWERS

CONSTRUCTION & TRADES WORD SEARCH



HOUSING WORD SEARCH

