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IGLULIUQATIGIINGNIQ

A Snapshot of Our Progress Building Houses Together in 2022 and 2023



541 units

Started or completed in 2022 and 2023 - 17% of 3,000 target

Source: Office of the Chief Building Official, Department of Community and Government Services

Building more housing is the most important goal of Nunavut 3000.

Through Igluliuqatigiingniq, we are on the way to meeting key Katujjiluta mandate outcomes, including developing 1,000 new housing units by the end of 2025. As of December 31, 2023, 541 new housing units were started or completed in 2022 and 2023.



PLAN

In October 2022, the Nunavut Housing Corporation (NHC) announced an ambitious plan to develop 3,000 new housing units across the territory by 2030. Since then, NHC has begun to take a new approach that accelerates housing supply and addresses pressing community needs. A long term plan for building and investment enables coordination and supports systemic change in Nunavut's housing market.



CHECK

Engaging with communities and housing stakeholders is required to overcome the challenges facing Nunavut's housing sector including access to adequate, suitable, and affordable housing for Nunavummiut. Through regular reports on progress, NHC seeks to build trust through accountability and transparency.



DO

Developing partnerships and leveraging resources are key to expanding the territory's housing continuum and building capacity to deliver more housing. Pursuing economies of scale and supporting community builders will help address housing demand effectively and efficiently. NHC is committed to working with everyone who shares the vision for more sustainable housing in Nunavut.



ADJUST

Igluliuqatigiingniq is an action-focussed approach to developing more housing in Nunavut. The strategy emphasizes the need to continuously improve and adapt the housing programs the programs and services that foster healthy local housing markets and better serve people and communities as a critical path for moving forward.

Nunavut 3000 by the numbers...



\$134 MILLION

NHC invested more than \$134 million to fund 172 units of new housing during the first two years of Igluliuqatigiingniq. This includes \$110 million through the Partnership Agreement with NCCD to build 150 public housing units and funding to purchase 22 modular housing units from Sakku Innovative Building Systems which will be used to support the construction of public housing before they are turned over to the communities for use as affordable and supported housing units. This level of investment reflects the Government of Nunavut's commitment to improving living conditions in the territory.



35

NHC issued the first invitation to Nunavummiut from across the territory to contribute their ideas for improvement and innovation through the Nunavut Housing Supply Challenge in early 2023. Through this Request for Expressions of Interest (RFEOI) process, NHC received 35 submissions, some of which have turned into ongoing collaborations and pilot projects. In late 2023, NHC launched the second round of the challenge which recently closed. These proposals are currently being evaluated and NHC will provide updates throughout the upcoming year regarding successful projects.



200+

NHC's first-ever Housing Forum, held in Iqaluit in June 2023, was attended by over 200 stakeholders, including developers, community housing organizations, representatives from government departments and Inuit organizations, researchers, and municipalities. This gathering provided an opportunity for participants to share their ideas for housing in Nunavut and create connections that will lead to accelerated housing supply.

November 2022

Announcement of NHC Partnership Agreement with NCCD

Joint request for federal support for new housing

40

In 2023, NCCD provided 40 trades training and employment opportunities for Inuit in the communities. In February 2023, NHC signed an MOU with NCCD, the Department of Family Services, and the Nunavut Arctic College to coordinate support for training and maximize the benefit of housing development for all Nunavummiut.



October 2022

Nunavut 3000 announcement in Rankin Inlet



NCCD Partnership Builds 2023 & 2024

17

In 2023, NHC visited 17 communities to select lots for the public housing units scheduled for construction in 2024. The team met with representatives from Hamlet Offices and Local Housing Organizations to discuss planning and infill opportunities, housing form and typology, community capacity and training, gravel availability, land constraints and the cost of development, and communication and information sharing. NHC will visit communities again in 2024 and, with its partners, will prepare for the longer-term land development and preparation requirements associated with construction plans.



January 2023

Launch of first Nunavut Housing Supply Challenge

February 2023

Trades Training MOU signed

April 2023

Announcement of partnership with the Community Housing Transformation Centre to create the \$1.3 million Nunalingi P Fund

May 2023

MLA Housing Task Force planning meeting in Naujaat

June 2023

Nunavut Housing Forum in Iqaluit

December 2023

Capacity building pilot project with Nunavut Arctic College

Summer/Fall 2023

Community tours





THE STORY OF IGLULIUQATIGIINGNIQ

Nunavut 3000 is a nation-building opportunity and community collaboration to address the housing crisis in Nunavut.

Igluliuqatigiingniq envisions 3000 new housing units built within communities across Nunavut by 2030.

While housing is a human right and a basic need, long-term systemic challenges in Nunavut have resulted in a significant housing shortage that is ripe with problems, including a lack of housing options, aging/inadequate housing stock and severe overcrowding.

Without a new approach, the situation is expected to worsen.



The territory's population is growing. By 2043, Statistics Canada estimates there will be 54,000 Nunavummiut - an increase of 17,000 people, which is nearly double the original population size in 1999.

Nunavut also has the youngest population in Canada. It is expected that 6,800 youth between the ages of 10 and 20 will be seeking housing accommodation in the decade of 2030.



The number of Elders is also expected to increase by 143% by 2043, and 42.5% of seniors (65+) had a disability in 2017.

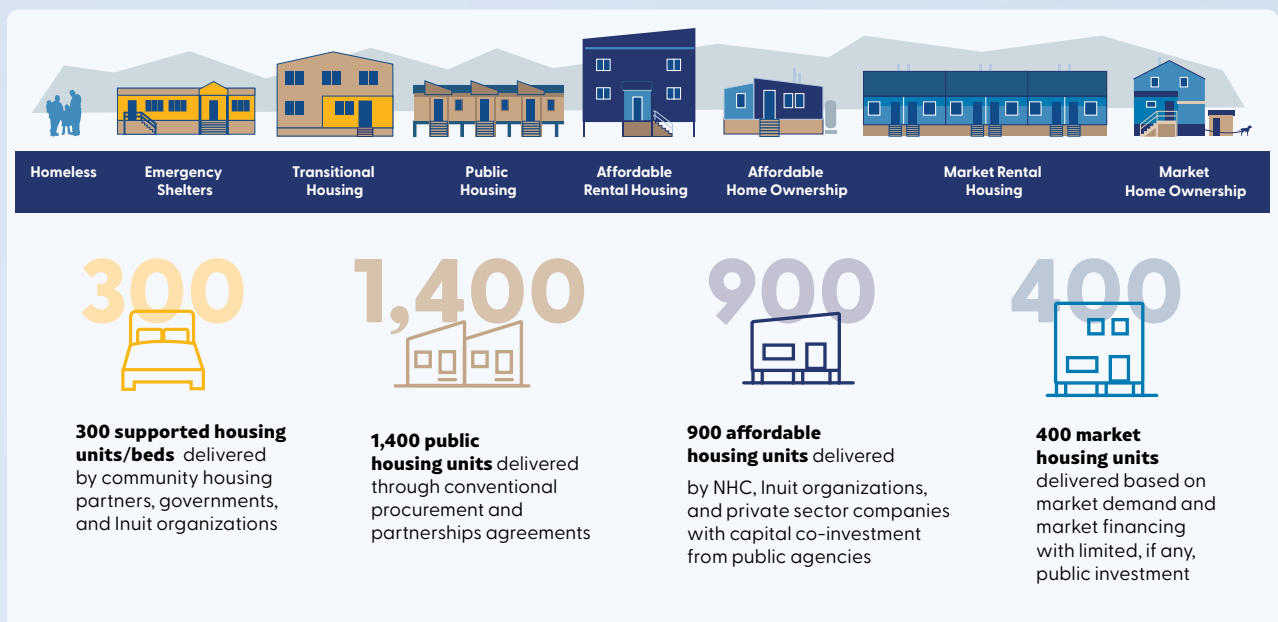
Trajectories like these are expected to increase the strain on Nunavut's housing continuum.

The 3,000 units that are targeted for delivery through the strategy include:

- 300 supported housing units (single residency units (SROs) / beds);
- 1,400 public housing units;
- 900 affordable rental or ownership housing units; and,
- 400 market rental or ownership housing units.

These units are envisioned in the housing continuum shown in Figure 1.

Figure 1 – Housing Continuum in Nunavut



Each year NHC will measure new housing starts by tracking the building permits issued by the Nunavut Office of the Chief Building Official (OCBO). All new permits for residential construction will be counted as part of the Nunavut 3000 target regardless of whether units are built by NHC or another builder, developer, or private individual.

For 2022 and 2023, Nunavut achieved approximately 541 new dwelling units in total, an average of 270 units per year and well on the way to achieve 1,000 units by the end of 2025. This represents a great start relative to achieving 3,000 units by the end of 2030.

BUILDING 3,000 HOUSING UNITS

Through the Nunavut 3000 strategy, NHC is making way for individuals, families, local businesses and community organizations to take a leading role in the future of our housing.

Local builders and skilled workers will have more opportunities to participate in the economy, it will be easier for people learning trades to receive training and seek employment, and new policies and programs will make it easier for people to find housing that is right for them.

NHC recognizes the importance for continuing dialogue, learning, and partnership with Inuit rights-holder organizations, communities, and tenants to provide safe, healthy, and affordable housing to Nunavummiut. By working together, new housing will reflect the needs and values of our communities and prepare us for a future that supports and meets the needs of everyone who calls Nunavut home.



The goals of Nunavut 3000 include:

1. Lowering the cost of construction.

Construction costs in Nunavut have long been higher than in southern Canada because of unique requirements such as building foundations within permafrost, the need for durable materials, equipment, and assemblies to perform in Arctic conditions, and transportation costs for labour and materials. Progress during the winter months can be slow and is generally limited to interior work. As NHC advances with Nunavut 3000, it is focused on driving change in the market through larger volumes that provide economies of scale, engaging in innovative and competitive procurement processes, introducing modular homes tailored for the Arctic environment, and committing to energy efficiency in all new housing to reduce living costs and support environmental sustainability. Addressing Nunavut's estimated housing shortage of 3,500 to 5,000 units means stretching the territory's limited resources as far as they will go.

2. Supporting Nunavummiut to move along the housing continuum.

Nunavut's housing stock is dominated by publicly funded public and staff housing which is expensive for the government to operate. NHC's cost to operate and maintain public housing is approaching \$29,000 per unit per year, reducing the funding it has available to revitalize its housing supply. Helping Nunavummiut to afford other housing options will ensure that public housing is targeted to those who most need it. Introducing more affordable, supported, and homeownership housing options will better meet the needs of Nunavummiut and their families, and provide residents security of tenure.

3. Introducing innovation and building long-term capacity for Nunavut's housing sector to respond to community needs.

Nunavut's particular housing challenges a tailored approach. In 1999, the territory inherited a severe infrastructure and housing deficit at the same time as the federal government began to withdraw support for housing nationally. Dedicated resources and funding flexibility are key to maximizing the delivery of housing in the North. Investing in innovation and local solutions will support systemic change in Nunavut's housing market.



The total estimated cost of Nunavut 3000 is \$2.57 billion over eight years with \$890 million (35%) funded through private sector investment and \$1.68 billion (65%) funded by public sector resources including the Government of Nunavut through NHC, Government of Canada departments and agencies, and Nunavut Inuit organizations. The public sector investment includes \$560 million over eight years funded by NHC, \$220 million in committed federal resources, and \$400 million in funding provided through Inuit organizations.

By 2028, funding through the National Housing Strategy will decrease to zero. Going forward, NHC will require significant capital funding to sustain the pace of housing delivery and support the new affordable housing and homeownership programs envisioned in the Nunavut 3000 strategy.



COLLABORATING ON LAND DEVELOPMENT

COMMUNITY TOURS



Meeting the construction targets set out in Nunavut 3000 requires access to lots that are prepared and ready for housing. Each municipality is responsible for securing and developing land, and creating the lots for the planned housing for the people who live there, now and in the future. Nunavut’s communities are at different stages of readiness and have their own unique requirements to prepare for the scope and scale of housing construction planned through Igluliuqatigiingniq.

To support coordinated planning efforts for land and infrastructure development, NHC received funding from the Housing Supply Challenge program through the Canada Mortgage and Housing Corporation (CMHC) for the Land for Homes Initiative. The partners for this project include municipal staff of Nunavut’s twenty-five communities, Inuit rights-holder organizations including Nunavut Tunngavik Incorporated (NTI) and Regional Inuit Associations (RIAs), the Nunavut Association of Municipalities (NAM),

several divisions and branches of the Government of Nunavut’s Department of Community of Government of Services (CGS), and the territorial power utility Qulliq Energy Corporation (QEC).

While some communities have sufficient “build-ready” lots for the housing construction being planned over the next few years, others require a focused effort on the timely preparation of planned subdivisions and lots and/or the use of redevelopment and intensification sites to accommodate Nunavut 3000 total projected construction starts.

To support building-readiness, NHC visited 17 communities in 2023 to begin the process of providing municipalities with the support they need to develop their land at a pace that meets the pacing of housing demand and subsequent housing construction. If this requirement is met, there should always be surplus lots available for immediate residential, commercial and community development. There is a lot of work to be done to achieve this level of readiness in each community.



Recommendations from the community visits:

1. NHC and CGS should continue to support of municipal land development, especially in communities with critical land shortages. They should work together to identify communities where special efforts may be warranted, such as expediting rezoning or Community Plan amendments and providing additional resources or training to specifically identified communities where land is a risk.
2. NHC should communicate regularly with municipalities and create opportunities for two-way engagement. Information on potential land development needs should be communicated with them at least three years in advance.
3. NHC should prioritize, review, and identify NHC assets, ideally blocks of land, for potential demolition and redevelopment. Redevelopment can be at an increased density.
4. NHC should continue to advocate for an infill study of abandoned or under-utilized properties for development.
5. NHC should work with municipalities to amend local Land Administration bylaws so land can be secured in advance of the two-year deadline.
6. NHC should include training at the municipal level in the Nunavut 3000 implementation plan to support accelerated land and housing development.
7. Community visit planning should allow enough time to ensure key partners can attend.





LOCAL TRAINING AND EMPLOYMENT

Nunavut 3000 is an opportunity for local training and employment opportunities for Inuit and Nunavummiut. One factor driving the high cost of construction in the North is the lack of skilled tradespeople who reside in the territory, leaving construction companies to rely on imported labour from the south and resulting in significant economic leakage.

Igluliuqatigiingniq includes targeted local workforce training as a goal to reduce the cost of building, increase local employment and develop a sustainable local housing sector. A core value outlined in the Partnership Agreement between NHC and NCCD includes developing Inuit workforce capacity and providing Inuit with opportunities for meaningful employment and careers in the housing construction and housing maintenance sectors.



In 2023, NCCD set a goal of providing 80 training opportunities tied to the construction of public housing and travelled to all seven (7) communities to recruit trainees. Since then, about half of this goal has been met, with a total of 40 training opportunities delivered in or scheduled for Arviat, Baker Lake, Cambridge Bay, and Gjoa Haven. NCCD will continue to work with local Inuit organizations to build training capacity for the 2024 building season and beyond.

Although it is unlikely that NCCD will meet its initial 2023 goal of providing 80 training opportunities due to the difficulty of securing trainers to deliver the curriculum, the multi-year partnership approach to training and building is expected to encourage local training providers to build capacity for 2024 and beyond.

To support trades training in communities tied to housing construction, NCCD and Government of Nunavut departments including the Nunavut Housing Corporation, Nunavut Arctic College and Department of Family Services signed a Memorandum of Understanding (MOU) in February 2023 with the following objectives:

- Maximize training investments
- Align curriculum and training resource development
- Support recruitment efforts
- Foster the development of a local labour supply
- Explore other areas of mutual interest

The MOU, which is open to other partners to join as the Nunavut 3000 progresses, provides an important framework for the parties to collaborate with each other and pursue mutual training goals.

In December 2023, NHC and the Nunavut Arctic College celebrated the success of a capacity-building pilot project which resulted in a new public housing unit built by students from the Sanatuliqsarvik Nunavut Trades Training Centre Apprenticeship Program in Rankin Inlet. Approximately 40 students were involved in the project to build a new three-bedroom public housing unit from start to finish and help a family on the housing waitlist. NHC and NAC continue to collaborate on ways to expand training opportunities through housing development.





STRATEGIC PARTNERSHIPS TO BUILD HOUSING

Igluliuqatigiingniq recognizes that NHC requires a new approach to meet the ever-increasing demand for housing and to address the current housing supply deficit.

Prior to introducing the Nunavut 3000 strategy, approximately 80 to 100 new housing units were delivered and/or supported, on average, each year by the NHC.

Between 2022 and 2030, that rate of development would translate into an additional 900 units by the end of 2030 – which is only 30% of the 3,000 new housing units targeted under Nunavut 3000.

To accomplish this rapid growth in housing development, NHC has a multi-pronged strategy which includes pursuing innovative procurement methods and strategic partnerships.

Partnership Agreement with NCC Development

At the heart of Nunavut 3000 is the transformational Partnership Agreement with NCC Development (NCCD), a construction firm wholly owned and controlled by Inuit through the three Regional Inuit Development Corporations and the Nunasi Corporation.

The 10-year Partnership Agreement signed in the fall of 2022 provides NCCD the opportunity to produce up to two-thirds of the units targeted through Nunavut 3000 and to build local housing capacity in every community in Nunavut over the long term. Construction contracts and funding agreements will be negotiated annually, including the type, number and location of the housing to be constructed each year.

NHC's partnership with NCCD is already demonstrating significant value for money, with reductions in cost per square foot for the public housing units purchased through the agreement in 2023 and 2024.

In Spring 2023, NHC public tenders for housing construction averaged over \$1.45 million per unit, which led to all tenders for that year being cancelled.

For the 150 public housing units being built by NCCD in 2023, the per unit cost of construction was approximately \$700,000, a 35% decrease over the \$1.45 million per unit average proposed in the cancelled 2023 tenders.

This means that in the first two years of the partnership, NCCD will deliver approximately 24% of the overall 1,400 public housing units that NHC is planning through the Nunavut 3000 strategy, putting the project on track for meeting 2030 targets.

Partnership with Canada Housing Transformation Centre

In April 2023, NHC announced a partnership with the Canada Housing Transformation Centre (CHTC) to develop and administer the new \$1.3 million Nunalingni Piruqpaalirut Fund (NP Fund). This new fund will be an important source of support and funding for not-for-profit entities to bring their community housing ideas, projects, or initiatives to fruition. Up to \$50,000 will be available to eligible applicants to help develop their project proposals.

In Nunavut, the community housing sector lacks capacity and the transitional workforce makes it difficult to attract volunteers for not-for-profit organizations that are vital for supporting purpose-built housing such as shelters. The NP Fund will provide vital “seed funding” and resources for keen and passionate groups of individuals who, with a little support, could move community-based housing projects forward to better serve Nunavummiut and provide more options along the territory’s housing continuum.



Community housing partners can apply through CHTC's online portal at <https://centre.support/grants/nunalingni-piruaqpaalirut-fund>. The first grants are anticipated to be awarded by the end of the 2023/24 year.

The Canada Housing Transformation Centre (CHTC) is a pan-Canadian non-profit organization founded in 2018 by a network of organizations from across Canada that represent and serve the needs of the community-housing sector. It seeks to advance the goals of the National Housing Strategy by supporting the development of a resilient community housing sector in every region of Canada via funding, expertise, training and other services. Since December 2019, the CHTC has supported over 338 projects across Canada with funds totaling close to \$23 million. The NP Fund partnership allows NHC to tap into the knowledge and expertise of national community housing leaders and learn from the best practices of other jurisdictions.

Partnership with Iltaqsiniaq Literacy Council

NHC is working in partnership with Iltaqsiniaq, the Nunavut Literacy Council, to support Nunavummiut to have successful tenancies.

The Tenant Education Program is a voluntary, informal workshop for current and potential public housing tenants that is grounded in the principles and values of Inuit Qaujimajatuqangit to support the wellbeing of families and communities.

In 2022 and 2023, successful pilot training sessions were held in Rankin Inlet and Iqaluit, and a Train the Trainer Workshop was delivered.

Moving forward, training delivered through the partnership will include homeownership.



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ENGAGING STAKEHOLDERS IN NUNAVUT HOUSING

A longer-term planning approach allows communities, partners, and stakeholders to better prepare for housing development. New partnerships can mitigate some factors that have contributed to the dramatic rise in construction costs for new housing and allow more units to be delivered within similar levels of investment.

Finding housing solutions together

2023 Housing Forum in Iqaluit



In June 2023, NHC hosted a Housing Forum in Iqaluit over two and half days. The objective of the forum was to bring together key stakeholders and interested organizations to discuss the importance of housing in Nunavut and explore strategies for improving housing conditions in the communities. The sessions encouraged the audience to actively participate in finding solutions to housing issues in Nunavut and provided an opportunity for broad consultation with Nunavut housing industry representatives NHC is planning to host the Forum again in June 2025.

SAVE THE DATE!

Next Housing Forum Scheduled for June 2025 in Iqaluit



PHOTO COLLAGE FROM FORUM



LOOKING AHEAD



Igluliuqatigiingniq is an exciting new path for NHC to follow in the years to come. It represents a comprehensive and determined effort to address one of the most pressing challenges facing Nunavut communities – the lack of housing.

The steps outlined in this strategy are ambitious but achievable through collaborative efforts between NHC and other government agencies, Inuit organizations, private-sector partners, and community organizations. By building houses together, we can make significant strides towards our common housing goals.

In the coming years, NHC will continue to monitor and adapt Nunavut 3000’s approach as needed, taking into account changing economic conditions, emerging best practices, and the evolving needs of residents.

Through our goal of 3,000 units by 2030, NHC aims to build long-term capacity in housing, support communities to meet their potential, and provide lasting value for all Nunavummiut.

2024 Nunavut 3000 Work Plan		
Construction	Programs	Training
<ul style="list-style-type: none"> • 180 + new public and GN staff housing • 50 new supported housing units • 50 new affordable housing units • 50 new market units • 300+ new building permits each year 	<ul style="list-style-type: none"> • Introduce new affordable housing policies and programs • Introduce new homeownership support policies and programs • Introduce new supported housing policies and programs • Develop new partnerships and innovation projects 	<ul style="list-style-type: none"> • Expand training capacity and opportunities in communities where construction is taking place • Introduce homeownership training program







Nunavut 3000 UPDATED TARGET PUBLIC HOUSING ALLOCATIONS BY YEAR

Community	2022/2023 Completed Public Housing Builds	Public Housing Starts		Staff Housing Starts	Public Housing Starts	
		2023	2024	2024	2025	2026
		Arctic Bay		20		
Arviat		20			36	
Baker Lake		20			18	
Cambridge Bay		12			18	
Chesterfield Inlet			8			
Clyde River			8		8	
Coral Harbour	5		12			
Gjoa Haven	10	20				10
Grise Fiord			6			
Igloolik			20			20
Iqaluit	18	18		18	48	54
Kimmirut			6			
Kinngait			20			12
Kugaaruk	10		6	2		
Kugluktuk	5		8	4		10
Nauyasat	15		6	2		10
Pangnirtung			10	6		12
Pond Inlet	15		6	2		6
Qikiqtarjuaq			6			6
Rankin Inlet		20			28	
Resolute Bay	15		6			
Sanikiluaq			6	2		
Sanirajak	10		6	2		
Taloyoak		20			10	
Whale Cove			6			10
Total	103	150	146	38	166	170

A strength of Nunavut’s 3000 long-term planning approach is that it allows NHC to adapt to changing conditions in the housing market, adjust as required, and pursue new opportunities as the strategy progresses and local housing markets adjust.



Public Housing Starts				Total Forecast Public Housing Builds	Nunavut 3000 Public Plan Targets	Over/Under Public Plan Targets
2027	2028	2029	2030			
		10		50	50	0
36		36	38	166	165	1
18		20		76	75	1
	12		8	50	50	0
6				14	10	4
				16	15	1
	16		12	45	45	0
	10			50	50	0
				6	5	1
	20		20	80	80	0
32	48	48	18	286	320	-34
6				12	10	2
	20		18	70	70	0
6				24	10	14
	10		8	45	40	5
	10		10	53	50	3
	12		14	54	45	3
	6			35	25	9
	8			20	20	10
36		30	18	147	145	2
				6	5	1
6				14	10	4
6				24	15	9
20		10		60	60	0
	8		6	30	30	0
172	180	154	170	1,433	1,400	33

Note: In 2024, 28 Modular units will be built as temporary worker accommodations and 7 modulares will be provided to the RCMP for staff housing. These numbers are not included in the PH and SH numbers for 2024. Additionally, there will be 6 affordable units built in Iqaluit in 2024.



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