

Standing Committee on  
Social Development



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# Homelessness Prevention: Supporting Pathways to Housing NWT Residents

19<sup>th</sup> Northwest Territories Legislative Assembly

Chair: Ms. Caitlin Cleveland

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March 7, 2023

SPEAKER OF THE LEGISLATIVE ASSEMBLY

Mr. Speaker:

Your Standing Committee on Social Development is pleased to provide its report on *Homelessness Prevention: Supporting Pathways to Housing for NWT Residents* and commends it to the House.



Ms. Caitlin Cleveland  
Chair  
Standing Committee on Social Development

**STANDING COMMITTEE ON  
SOCIAL DEVELOPMENT**

**REPORT ON HOMELESSNESS PREVENTION**

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## STANDING COMMITTEE ON SOCIAL DEVELOPMENT

### REPORT ON HOMELESSNESS PREVENTION

For many residents, home is a place of family, love and comfort. It's where people are connected to their cultures and communities. Importantly, a home must be affordable, structurally sound, and large enough for all members of the family. Many Indigenous peoples want homes that meet their cultural needs and land-based lifestyles. A home is not just a physical structure; it's a way of life, a source of support, and a place that meets your basic human needs. Yet, far too many people in the Northwest Territories (NWT) do not have a home to call their own. Each person in the NWT deserves the dignity of a home. Through a culturally safe, coordinated all of territory approach, it is possible to prevent homelessness. A collective response requires all to step forward and work toward housing all community members.

## EXECUTIVE SUMMARY

### Introduction: Homelessness Prevention

The Standing Committee on Social Development (Committee) focused their study on homelessness prevention. **Homelessness prevention** refers to targeted policies, practices and interventions that prevent a person from experiencing homelessness or reducing the risk of homelessness recurring.<sup>i</sup> Homelessness prevention *also* provides the necessary resources and supports for those in need of stable housing and other integrated services as a pathway out of homelessness. Committee chose this lens and has made recommendations to prevent or reduce the number of NWT residents who may experience homelessness in the future, as well as to provide interventions for those who are currently experiencing homelessness.

*"The very thought that our people in the small communities who do not have a roof over their heads and are going hungry is unfathomable in this day and age."* -Ronald Bonnetrouge, Member of the Legislative Assembly for Deh Cho

### Understanding Experiences of Homelessness in the Northwest Territories

The NWT is facing an unprecedented housing crisis directly connected to a rising number of people experiencing homelessness throughout the territory. In 2015, the City of Yellowknife counted 139 individuals as experiencing homelessness.<sup>ii</sup> In 2021, the City of Yellowknife counted 312 individuals as experiencing homelessness.<sup>iii</sup> This is a 124% increase over six years. To hear directly from residents and community leadership throughout the territory on the issues contributing to the housing crisis and homelessness, Committee traveled to three communities, hosted public hearings, invited written

submissions, and posted an online survey. People were clear: there is a shortage of housing across the territory, there is not enough affordable housing, and of the housing units that do exist (both private and public) many are in major disrepair. As a result, residents are often faced with an impossible decision: live in unhealthy, abusive and/or overcrowded homes, or experience visible homelessness on the street or in a shelter.

Homelessness is experienced in different ways. **Visible homelessness** is commonly understood as people sleeping on the street, using emergency shelters or other crisis interventions. **Hidden homelessness** means that while a person may have a roof over their head, they do not have their own residence or any prospects of securing housing.<sup>iv</sup> Homelessness has been characterized as the personal failings of an individual. While it is important to understand individual causes and risk factors, it does not account for the social determinants of health that can increase or decrease the likelihood of experiencing homelessness.<sup>v</sup> The social determinants of health include income, access to education, access to employment, food security, and housing to name a few.<sup>vi</sup> The inequities of Indigenous health are attributed to colonization and racism. Key determinants of Indigenous health are self-determination, de-colonization, and cultural continuity.<sup>vii</sup> Given half the NWT population is Indigenous, the causes and risk factors contributing to experiencing homelessness align with the legacy of colonization.

The impacts of homelessness included the loss of life; reduced life expectancy; substance abuse and addictions; exposure to violence; suicidal ideation; trauma; inability to secure employment; and increased vulnerability to illness and disease. In the NWT, the consequences of homelessness are deadly serious and life threatening. The pathways out of homelessness and toward homelessness prevention are multi-layered *and* achievable. They require housing, health, economic, and justice responses across the territory. Acts of reconciliation must be made to support the self-determination of Indigenous Governments and peoples. Societal beliefs and attitudes must shift to honour housing as a human right. Through a culturally safe, coordinated all of territory approach, preventing homelessness is possible.

## **Committee Approach**

Committee puts forward this report and recommendations at a time of territorial, national and global housing crises. The 19<sup>th</sup> Legislative Assembly of the Northwest Territories identified increasing the number of affordable homes and reducing core housing need as one of its priorities. Further, the Assembly's priority to implement the United Nations Declaration on the Rights of Indigenous Peoples, the *2015 Truth and Reconciliation Calls to Action and the 2019 Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls* affirms the rights, needs and priorities for Indigenous Governments, groups and peoples.

Committee took two approaches to this report: a homelessness prevention approach (described above) and a trauma-informed approach. A trauma-informed approach recognizes a person holistically and acknowledges that a person may have or is currently experiencing trauma. One way that Committee incorporated a trauma-informed approach

is to center the voices of individuals and families with lived experience with homelessness.

### **Engagement Process**

From May to December 2022, more than 165 people came forward to give their perspectives on housing and homelessness. People engaged in community meetings, a private meeting with youth at Home Base YK, in-camera presentations, written submissions and an anonymous survey (to protect confidentiality).

### **Recommendations**

The recommendations put forward are intended to support pathways out of homelessness and towards being safely housed, as well as recommendations to prevent or reduce the experience of homelessness in the future.

**Recommendation 1:** The Standing Committee on Social Development recommends that Housing NWT establish a youth housing fund by the 2023-2024 fiscal year with sustainable, multi-year funding available to Indigenous governments and non-governmental organizations to purchase, operate and manage safe housing for children and youth in care.

**Recommendation 2:** The Standing Committee on Social Development recommends the Department of Health and Social Services create an Indigenous Child and Family Services Navigator position dedicated to youth who are aging out of care find stable housing and other supports.

**Recommendation 3:** The Standing Committee on Social Development recommends Municipal and Community Affairs lead an all-of-government approach to ensuring all children and youth have access to sports with increased funding, subsidies and vouchers for sports equipment and registration fees.

**Recommendation 4:** The Standing Committee on Social Development recommends that Housing NWT establish a women's housing fund by the 2023-2024 fiscal year that provides sustainable, multi-year funding to Indigenous governments and non-profit organizations to purchase, operate and manage housing for women and their children who are at risk of violence or have experienced violence.

**Recommendation 5:** The Standing Committee on Social Development recommends that the Department of Health and Social Services lead the development of 2SLGBTQIPA+ guidelines for emergency shelters, transitional housing and non-profit organizations providing housing and homelessness prevention supports by the 2023-2024 fiscal year.

**Recommendation 6:** The Standing Committee on Social Development recommends that the Department of Justice increase funding to the Men's Healing Fund to support regional healing programs for the holistic health and well-being of men.

**Recommendation 7:** The Standing Committee on Social Development recommends that the Government of the Northwest Territories complete Truth and Reconciliation Call to Action #21 and secure substantive federal funding for an NWT Indigenous healing center to support Indigenous individuals who have been harmed and/or traumatized by the Indian Residential Schools system, Sixties Scoop, and other acts of colonization.

**Recommendation 8:** The Standing Committee on Social Development recommends that the Department of Health and Social Services expedite the application, approval and reporting requirement process of the On the Land Healing Fund to uphold Indigenous governments' and organizations' self-determination and ensure allocation of annual funds.

**Recommendation 9:** The Standing Committee on Social Development recommends that the Government of the Northwest Territories take an all of government approach to providing sustainable, multi-year funding for emergency shelters, transitional housing with wrap around sobriety and mental health supports, and supported living housing with managed alcohol and harm reduction programs.

**Recommendation 10:** The Standing Committee on Social Development recommends Housing NWT work with Indigenous Governments and the Canada Mortgage and Housing Corporation to establish an Indigenous Housing Fund that will provide Indigenous Governments and/or Indigenous non-governmental organizations financial support to purchase, operate and manage housing aimed at Indigenous individuals and families.

**Recommendation 11:** The Standing Committee on Social Development recommends that the Government of the Northwest Territories work with Indigenous Governments, architects, engineers, and other professionals to develop a suite of Indigenous-led, climate change responsive designs for emergency shelters, transitional housing, affordable housing, housing for seniors and housing for those with disabilities.

**Recommendation 12:** The Standing Committee on Social Development recommends the Government of the Northwest Territories meet its commitment to develop an all of government homelessness prevention strategy by April 2023.

**Recommendation 13:** The Standing Committee on Social Development recommends the Department of Education, Culture and Employment partner with the northern private sector, non-governmental organizations, and Indigenous Governments to develop one-year lease agreements and rental assistance payments to accommodate private sector lease requirements to support housing partnerships and increase access to affordable housing.



**Recommendation 14:** The Standing Committee on Social Development recommends Housing NWT amend the Collection Policy and forgive any arrears up to \$30,000 for Indian Residential School survivors as an act of reconciliation before the end of the 19<sup>th</sup> assembly.

**Recommendation 15:** The Standing Committee on Social Development recommends Housing NWT implement the principles of the Collections Policy and develop a strategy by the 2023-2024 fiscal year to forgive arrears that cannot be collected despite demonstrated effort.

**Recommendation 16:** The Standing Committee on Social Development recommends Housing NWT eradicate the Residency Policy and update the Public Housing Point Rating System with community membership as an additional factor with corresponding points and significant weight.

**Recommendation 17:** The Standing Committee on Social Development recommends Housing NWT develop a first right of refusal clause in leasing agreements to ensure family members of tenants receive the first opportunity to lease a public housing unit before the unit goes to market.

**Recommendation 18:** The Standing Committee on Social Development recommends the Government of the Northwest Territories provide a response to this report in 120 days.

## **CONCLUSION**

This report and recommendations were written to honour the voices of NWT residents and provide meaningful recommendations for pathways out of homelessness and towards housing NWT residents.

## STANDING COMMITTEE ON SOCIAL DEVELOPMENT

### REPORT ON HOMELESSNESS PREVENTION

For many residents, home is a place of family, love and comfort. It's where people are connected to their cultures and communities. Importantly, a home must be affordable, structurally sound, and large enough for all members of the family. Many Indigenous peoples want homes that meet their cultural needs and land-based lifestyles. A home is not just a physical structure; it's a way of life, a source of support, and a place that meets your basic human needs. Yet, far too many people in the NWT do not have a home to call their own. Each person in the NWT deserves the dignity of a home. Through a culturally safe, coordinated all of territory approach, it is possible to prevent homelessness. A collective response requires all to step forward and work toward housing all community members.

#### INTRODUCTION: HOMELESSNESS PREVENTION

The Committee focused their study on homelessness prevention. **Homelessness prevention** refers to targeted policies, practices and interventions that prevent a person from experiencing homelessness or reducing the risk of homelessness recurring.<sup>viii</sup> Homelessness prevention *also* provides the necessary resources and supports for those in need of stable housing and other integrated services as a pathway out of homelessness. Committee chose this lens and has made recommendations to prevent or reduce the number of NWT residents who may experience homelessness in the future, as well as to provide interventions for those who are currently experiencing homelessness.

*“The very thought that our people in the small communities who do not have a roof over their heads and are going hungry is unfathomable in this day and age.”* -Ronald Bonnetrouge, Member of the Legislative Assembly for the Deh Cho Region

#### UNDERSTANDING EXPERIENCES OF HOMELESSNESS IN THE NORTHWEST TERRITORIES

The NWT is facing an unprecedented housing crisis directly connected to a rising number of people experiencing homelessness throughout the territory. In 2015, the City of Yellowknife counted 139 individuals as experiencing homelessness.<sup>ix</sup> In 2021, the City of Yellowknife counted 312 individuals as experiencing homelessness.<sup>x</sup> This is a 124% increase over six years. To hear directly from residents and community leadership throughout the territory on the issues contributing to the housing crisis and homelessness, Committee traveled to three communities, hosted public hearings, invited written

submissions, and posted an online survey. People were clear: there is a shortage of housing across the territory, there is not enough affordable housing, and of the housing units that do exist (both private and public) many are in major disrepair. As a result, residents are often faced with an impossible decision: live in unhealthy, abusive and/or overcrowded homes, or experience visible homelessness on the street or in a shelter.

Homelessness is experienced in different ways. **Visible homelessness** is commonly understood as people sleeping on the street, using emergency shelters or other crisis interventions. **Hidden homelessness** means that while a person may have a roof over their head, they do not have their own residence or any prospects of securing housing.<sup>xi</sup> For example, those experiencing hidden homelessness may be “couch surfing,” sleeping in abandoned shacks, or living in overcrowded homes. For the 312 people counted as experiencing visible homelessness in the *2021 City of Yellowknife Point-In-Time Homelessness Count: At a Glance Report*, several key findings stand out:<sup>xii</sup>

- One in five persons experiencing homelessness were youth or dependents;
- 91.5% of persons self-identified as Indigenous;
- 62% had one or more of their parents attend residential school, 19% attended residential school themselves;
- 93% of persons had migrated to Yellowknife from other communities in the NWT or came from outside of the territory; and
- 94% of persons said they wanted permanent housing.

The data offers a critical insight into the demographics and risk factors contributing to homelessness in Yellowknife. However, homelessness exists all over the territory. In reviewing the Government of the Northwest Territories (GNWT) eleven departments and twelve Agencies websites, there is no territory wide publicly available data or reports to understand the different experiences of homelessness and its scope across the NWT. Housing NWT has no publicly available data on individuals experiencing, or at risk, of homelessness. For over the last ten years, the City of Yellowknife’s municipal data has been the primary source of information for homelessness in the territory.

Homelessness has been characterized as the personal failings of an individual. While it is important to understand individual causes and risk factors, it does not account for the social determinants of health that can increase or decrease the likelihood of experiencing homelessness.<sup>xiii</sup> The social determinants of health include income, access to education, access to employment, food security, and housing to name a few.<sup>xiv</sup> The inequities of Indigenous health are attributed to colonization and racism. Key determinants of Indigenous health are self-determination, de-colonization, and cultural continuity.<sup>xv</sup> Given half the NWT population is Indigenous, the causes and risk factors contributing to experiencing homelessness align with the legacy of colonization. Residents shared stories and personal experiences between experiencing, or being at risk of, homelessness and the following determinants of health:

- Colonization, Indian Residential Schools system and the child welfare system;

- Dislocation of Indigenous peoples from their families, communities and lands;
- Impact of trauma;
- Family breakdown;
- Missing and Murdered Indigenous Women and Girls (MMIWG) and gendered exposure to violence;
- Absence of protections for 2SLGBTQIPA+<sup>xvi</sup> community members;
- Poor mental health, addictions, and a lack of health supports;
- Poverty and income disparity;
- Lack of affordable housing; and
- GNWT policy and systems failure.

The impacts of homelessness included the loss of life; reduced life expectancy; substance abuse and addictions; exposure to violence; suicidal ideation; trauma; inability to secure employment; and increased vulnerability to illness and disease. In the NWT, the consequences of homelessness are deadly serious and life threatening. The pathways out of homelessness and toward homelessness prevention are multi-layered *and* achievable. They require housing, health, economic, and justice responses across the territory. Acts of reconciliation must be made to support the self-determination of Indigenous Governments and peoples. Societal beliefs and attitudes must shift to honour housing as a human right. Through a culturally safe, coordinated all of territory approach, preventing homelessness is possible.

## **COMMITTEE APPROACH**

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Committee took two approaches to this report: a homelessness prevention approach (described above) and a trauma-informed approach. A trauma-informed approach recognizes a person holistically and acknowledges that a person may have or is currently experiencing trauma. One way that Committee incorporated a trauma-informed approach is to center the voices of individuals and families with lived experience with homelessness.

The following framework and reports are foundational to this report:

**United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)<sup>xvii</sup>**- the international human rights framework for Indigenous Peoples was declared a priority for implementation in the 19<sup>th</sup> Legislative Assembly of the Northwest Territories.

**Truth and Reconciliation Commission (TRC) to Canada: Calls to Action<sup>xviii</sup>**- 2015 Report to address the legacy of residential school and advance reconciliation in Canada.

**Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls (MMIWG)<sup>xix</sup>**- 2019 Report shares the lived experiences of Indigenous women, girls and 2SLGBTQIPA+ persons have faced as a Canadian issue and calls to end the disproportionately high levels of violence through legal and social changes.

## ENGAGEMENT

From May to December 2022, more than 165 people came forward to give their perspectives on housing and homelessness. People engaged in community meetings, a private meeting with youth at Home Base YK, in-camera presentations, written submissions and an anonymous survey (to protect confidentiality). All participants are listed in Appendix A. Committee thanks each person who shared their stories and personal experiences. Their knowledge, perspectives, insights and expertise helped inform the report and recommendations.

## LIFTING CHILDREN AND YOUTH IN CARE

*“I’ve slept outside at the park, some apartment staircase, somebody’s place I don’t know, a friends house- sometimes when I’m not allowed.”* -Youth, Home Base YK

In May 2022, Committee met with approximately 25 youth for a private meeting at Home Base YK.<sup>xx</sup> Home Base YK is a non-governmental organization (NGO) based in Yellowknife that provides housing to youth in care. One youth said, “I know friends, cousins and family that have experienced homelessness during any season. At such a young age when your brain isn’t fully developed created a big impact that causes traumas and phobias.” Many of the youth in attendance knew someone or were personally experiencing homelessness. Youth said they were often forced into unsafe situations including sleeping outside, in staircases, with unhealthy family members, drug dealers or places they were not welcome. Youth discussed the negative impacts of experiencing homelessness and consistently cited Home Base YK as the only safe place available to them. To prevent children and youth from experiencing homelessness, the first step is to stabilize housing for children and youth in care.<sup>xxi</sup>

In 2021, Home Base YK purchased a ten-unit apartment complex to provide housing and support for youth in care experiencing homelessness in Yellowknife. At this time, Home Base YK has a waitlist of children and youth in need of housing. Of children and youth in care in the NWT, over 98% are Indigenous.<sup>xxii</sup> The disproportionate number of Indigenous children and youth in care correspond with the disproportionate number of Indigenous children and youth seeking housing. Tammy Roberts, Executive Director of Home Base YK, provided further context: approximately half of the children and youth living in Home Base YK Youth Dorms and using Home Base YK come from communities outside of Yellowknife.<sup>xxiii</sup> In 2020-2021, the majority (75%) of children and youth receiving Child and Family Services (CFS) care were residing in their homes or home communities.<sup>xxiv</sup> While efforts are being made to provide services to children and youth in their homes or home communities, there are no housing options for children and youth in care (except for those being housed by foster families) in 32 of the 33 NWT communities. Children and youth in care need additional housing options in their home communities.

**Recommendation 1:** The Standing Committee on Social Development recommends that Housing NWT establish a youth housing fund by the 2023-2024 fiscal year with sustainable, multi-year funding available to Indigenous governments and non-governmental organizations to purchase, operate and manage safe housing for children and youth in care.

Committee is concerned for youth “aging out” of the CFS system. The link between aging out of care and experiencing homelessness has been documented by jurisdictions throughout Canada, NGOs and academic research. In 2017, the Office of the Provincial Advocate for Children and Youth in Ontario found some of the outcomes for youth aging out of care were low academic achievement, unemployment and underemployment, criminal justice system involvement, homelessness and housing insecurity.<sup>xxv</sup> While the Department of Health and Social Services (HSS) does not have publicly available data or reports on the outcomes for NWT youth exiting CFS, community members and Home Base YK staff spoke about the vulnerability of youth who have been cared for by CFS and their increased risk of experiencing homelessness.

### **WHY THIS MATTERS + MMIWG CALLS TO JUSTICE #12.11**

“We call upon all levels of government and child welfare services for a reform of laws and obligations with respect to youth “aging out” of the system, including ensuring a complete network of support from childhood to adulthood, based on capacity and needs, which including opportunities for education, housing and related supports...”<sup>xxvi</sup>

Youth leaving CFS may not be fully prepared or ready to live independently. Many youth do not have stable relationships or other support networks to lean on during this significant life transition. To support these youth, HSS needs an Indigenous Navigator position to pro-actively co-develop housing plans and identify other supports. This can make the difference between a youth experiencing homelessness or not.

**Recommendation 2:** The Standing Committee on Social Development recommends the Department of Health and Social Services create an Indigenous Child and Family Services Navigator position dedicated to youth who are aging out of care find stable housing and other supports.

*“I grew up playing soccer. I made friends and gained role models. Physical activity taught me the importance of taking care of my body. Soccer improved my life in so many ways. Sports can do that. Creating access to sports for all youth is one way to support our future leaders in the NWT and give them opportunities to grow, learn, develop, have fun and enhance their quality of life.” -Katrina Nokleby, Member of the Legislative Assembly for the Great Slave Region*

Youth at Home Base YK were asked four questions,<sup>xxvii</sup> including, “What do you need to feel safe at home?” One youth answered, “...Staying up and watch tv in my room, walking around downtown- feel safe outside, playing basketball/soccer.” Youth said they wanted opportunities for arts, sports and recreation. Home Base YK staff advocated for ongoing and consistent programming and activities, sports and recreation. Tammy Roberts, Home Base YK Executive Director, described how youth were positively impacted with access to programming, activities, sports and recreation.<sup>xxviii</sup> Youth became more confident, built skills, and had meaningful ways to connect with others. Research links sports and recreational activities with relationship development and enhanced quality of life,<sup>xxix</sup> reducing the likelihood of experiencing homelessness.

### **WHY THIS MATTERS + TRC CALL TO ACTION #90i**

“We call upon the federal government to ensure that national sports policies, programs and initiatives are inclusive of Aboriginal peoples, including, but not limited to, establishing:

- i. In collaboration with provincial and territorial governments, stable funding for, and access to, community sports programs that reflect the diverse cultures and traditional sporting activities of Aboriginal Peoples.”<sup>xxx</sup>

Many Indigenous children and youth do not have equitable access to sports and recreational activities due to financial and other barriers including lack of facilities, programming, and activities, coaching and staff. Barriers for children and youth to equitably participate in sports and recreation should be mitigated with sustainable funding and resources by the GNWT and federal government.

**Recommendation 3:** The Standing Committee on Social Development recommends Municipal and Community Affairs lead an all-of-government approach to ensuring all children and youth have access to sports with increased funding, subsidies and vouchers for sports equipment and registration fees.

## **SUPPORTING GENDER EQUITY: WOMEN, 2SLGBTQIPA+ AND GENDER BASED VIOLENCE**

Women, children and youth are being harmed across the NWT due to high rates of family violence and the lack of affordable housing, emergency shelters and crisis interventions. The rate of family violence in the NWT is the second highest in the country.<sup>xxx</sup> Of victims who reported intimate partner violence to the police, 81% were women<sup>xxxii</sup>. A survey respondent said, “I stayed in an abusive marriage because I could not find an apartment for my children and I. Everything was either way too expensive or was an unsafe NorthView slum. I feel sick when I think about what I had to go through while waiting for a place to live.” Women are being forced to make difficult decisions about being exposed to violence to remain housed or experience visible homelessness with their children.

A community member in Inuvik said, “...We know people my age who are exposed to violence, sexual violence. I walked away from women my age who were not safe. This is what is we are talking about when we talk about MMIWG. It is irresponsible for the GNWT to pass the buck to the community because staff has not been trained, we don't have money, infrastructure is not good. The system is untenable...” Indigenous women, girls and 2SLGBTQIPA+ across the NWT and Canada have been targets of violence.<sup>xxxiii</sup> The lack of access to housing increases Indigenous women, girls and 2SLGBTQIPA+'s vulnerability to violence<sup>xxxiv</sup> and sexual exploitation. The NWT has five emergency shelters for women and children in Fort Smith, Hay River, Inuvik, Tuktoyaktuk and Yellowknife. Women and children who reside in the other 28 communities do not have access to an emergency shelter in their home communities. All women who have experienced intimate partner violence wanted emergency shelters or safe homes to be available in all communities.<sup>xxxv</sup>

### **WHY THIS MATTERS + MMIWG CALLS TO JUSTICE**

The *2019 Reclaiming Power and Place: The Final Report of the National Inquiry into Missing and Murdered Indigenous Women and Girls* mentions housing at least 383 times. The Calls for Justice references housing 17 times for Indigenous women, children, youth, and specific calls for Inuit and 2SLGBTQQA housing in Calls to Justice #1.1, #4.1, #4.6, #4.7, #12.4, #12.1, #16.1, #16.18, #16.19, #17.20, #18.25. The link between access to housing, emergency shelters and vulnerability to violence is undeniable. First Nations, Métis, Inuit women and girls, and 2SLGBTQIPA+ community members, need access to housing and emergency shelters now to prevent violence and loss of life.

**Recommendation 4:** The Standing Committee on Social Development recommends that Housing NWT establish a women's housing fund by the 2023-2024 fiscal year that provides sustainable, multi-year funding to Indigenous governments and non-profit organizations to purchase, operate and manage housing for women and their children who are at risk of violence or have experienced violence.



Committee values the safety of all people, including those who identify as 2SLGBTQIPA+. 2SLGBTQIPA+ community members may face discrimination due to sexual orientation, gender identity the way they express their gender identity.<sup>xxxvi</sup>

### **WHY THIS MATTERS + MMIWG CALLS TO JUSTICE #18.25**

“We call upon the governments to build safe spaces for people who need help and who are homeless, at risk of becoming homeless, which includes access to safe dedicated 2SLGBTQQA shelters and housing, dedicated beds in shelters for trans and non-binary individuals, and 2SLGBTQQA specific support services for 2SLGBTQQA individuals in housing and shelter spaces.”

To prioritize the safety of 2SLGBTQIPA+ community members, Committee requests HSS develop 2SLGBTQIPA+ guidelines for emergency shelters, transitional housing and non-profit organizations providing housing and homelessness prevention supports in partnership with the Northern Mosaic Network. Guidelines serving 2SLGBTQIPA+ community members experiencing, or at risk of, homelessness can be found in other jurisdictions like Alberta.<sup>xxxvii</sup>

**Recommendation 5:** The Standing Committee on Social Development recommends that the Department of Health and Social Services lead the development of 2SLGBTQIPA+ guidelines for emergency shelters, transitional housing and non-profit organizations providing housing and homelessness prevention supports by the 2023-2024 fiscal year.

The Department of Justice’s Men’s Healing Fund takes a strength-based approach to reduce the prevalence of family violence through community-based men’s healing programs.<sup>xxxviii</sup> Colonization is a determinant of Indigenous health that has had gendered impacts on Indigenous men, women and 2SLGBTQIPA+ community members. For those individuals who reside in small communities, lack of access to counselling and crisis supports are barriers to health and wellbeing. In 2022, an alarming number of Indigenous men lost their lives due to suicide,<sup>xxxix</sup> leaving a profound impact on families and communities. Currently, the Men’s Healing Fund offers limited funding for select community organizations. Committee would like to expand the Men’s Healing Fund to protect lives and support men’s healing journeys.

**Recommendation 6:** The Standing Committee on Social Development recommends that the Department of Justice increase funding to the Men’s Healing Fund to support regional healing programs for the holistic health and well-being of men.

### **SUPPORTING HOLISTIC HEALTH: MENTAL HEALTH, ADDICTIONS AND HEALING**

*“...Roadway to getting off the street is a long, enduring, laboured task. People might think it’s simple, but the mental issues we really do need to understand. There are heavy duty*

*traumas and burdens that have gone on from generation to generation.*” - Community Member in Yellowknife

Residential schools in Canada and the NWT were created for the purposes of separating Indigenous children from their families;<sup>xi</sup> weakening Indigenous family systems and communities; instructing Indigenous children to be laborers; and assimilating Indigenous children into dominant society. Generations of Indigenous children and youth were placed in these schools where many were subjected to mental, physical, sexual and spiritual abuse. “Hostels” were often poorly built with inadequate heat, food and other resources to properly care for children. Many Indigenous children suffered in Indian Residential Schools, and some lost their lives.

The Indian Residential Schools Settlement Agreement lists fourteen residential schools in the NWT.<sup>xii</sup> Thousands of Indigenous children and youth from across the NWT attended the residential schools. Almost every Indigenous person in the NWT has been impacted by the Indian Residential Schools system. Residential school survivors have stepped forward to share stories of pain, grief and trauma and the criminal acts perpetrated against them. Indigenous children and youth have also been impacted by the child welfare system. The Sixties Scoop (1951-1991) refers to the mass removal of Indigenous children from their families and communities through entry into the child welfare system and adoption to non-Indigenous families.<sup>xiii</sup> Indigenous children and youth were harmed through the loss of Indigenous identity, separation from families, and dislocation from land and community. Sarah Wright Cardinal, Cree Scholar and Sixties Scoop survivor, states that, “Researchers have identified commonalities between children adopted out during the Sixties Scoop and Residential School Survivors including culture and language loss, internalized racism, and isolation within their own communities and in Settler society.”<sup>xliii</sup> The Millennial Scoop (1992-2022) refers to child welfare today.

The number of Indigenous children in care is alarmingly higher than the number of children that attended residential schools.<sup>xliv</sup> Together, Canada’s Indian Residential School and child welfare systems have resulted in the overrepresentation of Indigenous children in the child welfare system evident in the NWT. As intended, Indigenous peoples have been harmed. Indigenous peoples have also displayed resilience and hope. Wright Cardinal, shares the power of family, love, and learning nêhiyaw (Cree) ways that nurtured her decolonization and re-connection process.<sup>xlv</sup> Indigenous peoples want pathways to their own healing journeys.

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## **WHY THIS MATTERS + TRC CALL TO ACTION #21**

“We call upon the federal government to provide sustainable funding for existing and new Aboriginal healing centers to address the physical, mental, emotional, and spiritual harms caused by residential schools, and to ensure that the funding of healing centers in Nunavut and the Northwest Territories is a priority.”<sup>xlvi</sup>

The link between residential schools and homelessness is evident, “91.5% of individuals experiencing homelessness in Yellowknife self-identified as Indigenous. Of those

individuals, 62% had one or more parents attend residential school with 19% having attended residential school themselves.”<sup>xlvii</sup> Residential schools are not the only source of trauma for Indigenous peoples. The Sixties Scoop, child welfare system, justice system, health care system, and various Canadian policies have traumatized Indigenous peoples, families and communities. As an act of reconciliation, an Indigenous healing center in the NWT is needed to address the legacy of colonization.

**Recommendation 7:** The Standing Committee on Social Development recommends that the Government of the Northwest Territories complete Truth and Reconciliation Call to Action #21 and secure substantive federal funding for an NWT Indigenous healing center to support Indigenous individuals who have been harmed and/or traumatized by the Indian Residential Schools system, Sixties Scoop and other acts of colonization.

“I went on the land. Beautiful. On the land, it’s where we are happiest.”-Community Member in Inuvik

Community members shared about the power of the land and its ability to heal. Land was described as a place of freedom. There is no alcohol, drugs, or the pressures of town on the land. Land was a source of love, beauty and vitality. Recovery from addictions and trauma happen in relationship to the land. For residents, being on the land is a critical pathway to healing and a way out of homelessness. Creating access to land means creating access to healing.

**Recommendation 8:** The Standing Committee on Social Development recommends that the Department of Health and Social Services expedite the application, approval and reporting requirement process of the On the Land Healing Fund to uphold Indigenous governments and organizations’ self-determination and ensure full allocation of annual funds.

*“Too many northerners are falling through the cracks with the government’s siloed approach to service delivery at the cost of residents’ mental health, ability to survive and thrive, and the GNWT’s bottom line. The government needs to provide wrap-around, client-focused supports that meet residents where they are at. Our success relies on government departments working together.”* Caitlin Cleveland, Member of the Legislative Assembly for Kam Lake

NWT residents overwhelmingly said they wanted emergency shelters, transitional housing with wrap around sobriety and mental health supports and supported living housing with managed alcohol and harm reduction programs. Emergency shelters are needed in all communities to provide basic shelter and save lives. Community members have slept in abandoned shacks, under houses to prevent exposure, in parks and chose to “party” because they did not have a safe and sheltered place to sleep. Many shelters require sobriety, which presents a barrier for individuals struggling with alcohol and substance abuse addiction. Transitional housing with wrap around sobriety and mental health supports offer safe environments where individuals and families can ideally

overcome the issues that led them to experience homelessness.<sup>xlviii</sup> Stabilizing housing is an important step to support long-term housing and prevent recurrence of homelessness.

Spruce Bough, supported living housing with a managed alcohol and harm reduction program, is home for individuals who previously experienced homelessness in Yellowknife. Presently, Spruce Bough is the only managed alcohol program in the NWT and is of the position that the most effective way to end homelessness is to end the requirement for sobriety.<sup>xlix</sup> With the NWT having some of the highest rates of addictions and substance abuse in Canada<sup>l</sup>, housing options that do not require sobriety could dramatically decrease the numbers of individuals experiencing homelessness. Policy makers in the NWT tend to frame the discussion of homelessness as the outcomes of addiction or mental illness, and not the actual dynamics of trauma.<sup>li</sup> For Indigenous peoples, addictions and substance abuse is a trauma response rooted in the legacy of colonization.<sup>lii</sup>

The needs for emergency shelters and supported living housing are at an all-time high. NGOs and grassroots community networks are stepping forward to meet the needs of individuals experiencing homelessness. This is not a sustainable model given the lack of resources and staff burn out. Residents in all communities shared the need for alcohol and substance abuse recovery supports. The GNWT must coordinate a culturally safe, all of government approach to establishing emergency shelters, transitional housing with wrap around sobriety and mental health supports, and supported living housing with managed alcohol and harm reduction programs.

**Recommendation 9:** The Standing Committee on Social Development recommends that the Government of the Northwest Territories take an all of government approach to providing sustainable, multi-year funding for emergency shelters, transitional housing with wrap around sobriety and mental health supports, and supported living housing with managed alcohol and harm reduction programs.

## INDIGENOUS SELF-DETERMINED HOUSING

*“We want to take over responsibility for housing, carefully and thoughtfully. We are focusing on wellbeing of person and quality of life. That is what drives us. When we look in the future, we are dreaming and planning.”* -Community Member in Fort Good Hope

People across the territory have suffered from the housing crisis. Committee saw first-hand in Behchokò, Fort Good Hope and Inuvik the shortage of housing, housing in major disrepair, infestation of bugs, mould, and dilapidation. In 2019, of 14,760 units across the territory, 42.7% had a major housing problem, meaning units were unaffordable, did not have running water or needed repairs, and/or did not have enough bedrooms for the number of occupants living in the home.<sup>liii</sup> Many people are forced to live in overcrowded homes because there are no housing options. Overcrowding is an indicator of hidden homelessness. Community members shared the impacts of overcrowding including the

increased likelihood of respiratory illness and other health issues, higher levels of stress, family violence, and overall reduced quality of life.

Indigenous governments and peoples want to self-determine housing. Indigenous governments and peoples want housing that reflects their unique needs, values and goals, and not housing solutions developed by staff at Housing NWT. As the federal government increasingly provides Indigenous governments and Indigenous NGOs with distinction-based funding for housing, Indigenous governments and Indigenous NGOs are gaining more autonomy over housing outcomes in their communities. Housing NWT must pivot to support the readiness of Indigenous Governments and Indigenous NGOs as they take over responsibility of housing. To do this, true partnership, cooperation, and respect is needed in the spirit of reconciliation.

### **WHY THIS MATTERS + UNDRIP ARTICLE 21.1 and 21.2**

- “1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.
2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.”

Implementing UNDRIP Article 21.1 and 21.2 is an important step recognizing the rights of Indigenous peoples, elders, women, youth, children and persons with disabilities as it relates to housing. Today, Indigenous people no longer accept territorial or federal policy makers charting their housing plans. Indigenous Governments and peoples want to self-determine their own housing solutions. This demands a meaningful shift in the way Housing NWT partners with Indigenous Governments. Direct funding and government to government collaboration is required.

**Recommendation 10:** The Standing Committee on Social Development recommends Housing NWT work with Indigenous Governments and the Canada Mortgage and Housing Corporation to establish an Indigenous Housing Fund that will provide Indigenous Governments and/or Indigenous non-governmental organizations financial support to purchase, operate and manage housing aimed at Indigenous individuals and families.

*“...It’s not only a place to live, it’s a way of life...”* -Community Member in Inuvik

Indigenous governments and Indigenous NGOs want Indigenous-led housing that honours Indigenous ways of life. For example, many Indigenous peoples maintain land-based lifestyles and want their homes designed to support that. Indigenous peoples want larger porches to butcher wild game and store traditional foods. Woodstoves in the homes are wanted given the high costs of fuel for heat and cold temperatures in the winter.

Others talked about using Indigenous knowledge to identify ideal places in the community to build. Residents discussed climate change, weather patterns, wind, snow, use of wood logs and other local natural resources for housing. Committee heard a strong consensus among Indigenous peoples that home design must meet the needs of all residents including seniors and those individuals with disabilities. A home for an Indigenous family is not just a structure with four walls and a door, but a reflection of Indigenous values and ways of life. Committee wants to see Housing NWT use both Indigenous knowledge systems and western science to develop a suite of Indigenous-led, climate change responsive designs to support Indigenous Governments taking over responsibility for housing.

**Recommendation 11:** The Standing Committee on Social Development recommends that the Government of the Northwest Territories work with Indigenous Governments, architects, engineers, and other professionals to develop a suite of Indigenous-led, climate change responsive designs for emergency shelters, transitional housing, affordable housing, housing for seniors and housing for those with disabilities.

## POLICY AND SYSTEMS REFORM

*“Homelessness prevention requires a comprehensive approach that takes into account the territory as a whole as well as social welfare and health care as a whole. The acute or visible signs of homelessness that are increasingly documented in Yellowknife and other larger communities like Inuvik are representative of housing and support challenges that exist across NWT communities....”* -Julia Christensen, Written Submission

The GNWT does not have a homelessness prevention strategy. A homelessness prevention strategy is important to reducing or preventing homelessness. An effective strategy comes with adequate funding to support those in immediate need and prevent homelessness in the future. Committee believes the GNWT has a leadership role in coordinating an all of government approach to co-develop homelessness prevention strategies in partnership with Indigenous Governments, communities, and NGOs. An effective strategy recognizes the needs of those experiencing homelessness or at risk of homelessness across the service and delivery areas of many GNWT Departments including Housing NWT; HSS; Justice; Education, Culture and Employment; Lands; Municipal and Communities; and Executive and Indigenous Affairs. A commitment to develop a follow-up evaluation framework by the 2024-2025 fiscal year is necessary to track progress of the strategy goals.

**Recommendation 12:** The Standing Committee on Social Development recommends the Government of the Northwest Territories meet its commitment to develop an all of government homelessness prevention strategy by April 2023.

NWT residents struggle to find affordable market rentals. Income Security, delivered by the Department of Education, Culture and Employment, currently provides a rental

subsidy to many residents. Consequently, the Department of Education, Culture and Employment is a significant financial provider for individuals' ability to pay housing rent. The limited number of private rental providers in the NWT has been identified as a barrier to affordable, accessible housing. However, small landlords do not have the same equity as large national real estate investment trusts. To participate in the market and offer housing solutions, small, local landlords and developers have one-year lease requirements to meet financing requirements. Without these lease agreements they cannot meet the requirements of financial and banking institutions to secure loans. This need was identified by Yellowknives Dene First Nation and Toronto Metropolitan University for local developers to invest in low income and private market rental housing solutions

**Recommendation 13:** The Standing Committee on Social Development recommends the Department of Education, Culture and Employment partner with the northern private sector, non-governmental organizations, and Indigenous Governments to develop one-year lease agreements and rental assistance payments to accommodate private sector lease requirements to support housing partnerships and increase access to affordable housing.

*“Policy is something that is created by the GNWT. It does not work for our people.”* - Community Member in Behchokò

Housing policies have directly and indirectly influenced how Indigenous people live, including in which homes, and in what communities. Residents shared that current policies are punitive, exclusive, paternalistic and unclear. Causes of these issues were noted as:

- A Yellowknife-centric Housing NWT culture run by bureaucrats who are not from the NWT;
- Concentration of staff in Yellowknife, and lack of de-centralization in the regional and small communities; and
- Housing NWT staff disconnected and out of touch with the needs of people in the regional centres and small communities.

*“Housing NWT policies are not working for our people. These policies are making many of our people in the small communities homeless. We need policies that are fair, and work with our people, not against them.”* – Jane Weyallon Armstrong, Member of the Legislative Assembly for Monfwi

To improve housing outcomes for NWT residents, policy reform is necessary. With Housing NWT in the midst of a housing renewal strategy, Committee encourages policy reform now.

Arrears was the number one cited barrier to NWT residents seeking affordable housing and housing repair programs. Residents shared different reasons they have accumulated arrears:

- Lack of communication or miscommunication with Local Housing Organization staff;
- Language barriers for those who do not speak English as a first language;
- Rent calculated on income of a resident who is not the leaseholder and does not contribute to rent payments;
- Reactive, rather than pro-active, support from Local Housing Organization staff, if any;
- Reliance on seasonal employment and income instability;
- Lack of options to verify income on a periodic basis;
- Departure from the home due to health reasons, educational studies, and/or fleeing violence; and
- Inheriting Housing NWT debt.

Housing NWT has accumulated over \$13 million in arrears. While the causes of individual arrears differ, the monumental accumulation and mismanagement of arrears is Housing NWT's responsibility. Housing NWT Collection Policy outlines that, "The NWTHC will adhere to the following principles when implementing this policy:<sup>liv</sup>

- a. The NWTHC should have a standardized and consistent approach to collection for all NWTHC rental and homeownership programs;
- b. Mortgage, rental and damage arrears should be collected in a timely and efficient manner;
- c. Tenants and clients should not accumulate large rental/mortgage arrears that are difficult to collect;
- d. Arrears should be forgiven where collection is not possible; and
- e. Local Housing Organizations (LHOs), District Offices, and the Programs and District Operations Division, Finance and Collections sections at headquarters should have a clear understanding of their roles and responsibilities in the collection process.

In response, Committee has two recommendations as it relates to arrears.

**Recommendation 14:** The Standing Committee on Social Development recommends Housing NWT amend the Collection Policy and forgive any arrears up to \$30,000 for Indian Residential School survivors as an act of reconciliation before the end of the 19<sup>th</sup> assembly.

**Recommendation 15:** The Standing Committee on Social Development recommends Housing NWT implement the principles of the Collections Policy and develop a strategy by the 2023-2024 fiscal year to forgive arrears that cannot be collected despite demonstrated effort.



Residents identified the Residency Policy as a barrier for residents obtaining public housing. Currently, the policy requires a person live in a community for twelve months before they are eligible to be put on the waitlist for a public housing unit. Committee is concerned that the policy prevents Indigenous peoples who have been dislocated from their communities as a result of the child welfare system, students pursuing education studies, individuals seeking health and social services care, and women and children fleeing violence from returning home.

**Recommendation 16:** The Standing Committee on Social Development recommends Housing NWT eradicate the Residency Policy and update the Public Housing Point Rating System with community membership as an additional factor with corresponding points and significant weight.

For families that want to maintain their family homes and the ties the home has to their familial legacies:

**Recommendation 17:** The Standing Committee on Social Development recommends Housing NWT develop a first right of refusal clause in leasing agreements to ensure family members of tenants receive the first opportunity to lease a public housing unit before the unit goes to market.

**Recommendation 18:** The Standing Committee on Social Development recommends the Government of the Northwest Territories provide a response to this report in 120 days.

## CONCLUSION:

Committee thanks each person who shared their stories and personal experiences. A special thank you is extended to those with lived experiences of homelessness. This report and the following recommendations were written to honour the voices of NWT residents and provide meaningful recommendations for pathways out of homelessness and towards housing NWT residents. Emergency shelters, transitional housing, managed alcohol programs, and affordable housing are needed now to protect people and prevent the loss of life. Preventative actions will reduce or prevent those experiencing homelessness in the future. Through a culturally safe, coordinated all of territory approach, it is possible to prevent homelessness in the territory.

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**APPENDIX A****HOMELESSNESS PREVENTION ENGAGEMENT SUBMISSIONS**

<b>Attachment</b>	<b>2022</b>	<b>Stakeholder</b>	<b>Location</b>	<b>Engagement Type</b>
1	May	Home Base YK	Home Base YK Yellowknife	In-Person Meeting with Approx. 25 Youth
2	May	William Buckle	Paulatuk	Written Submission
3	June	City of Yellowknife	Yellowknife	Public Presentation
4	June	Home Base YK	Yellowknife	Public Presentation
5	June	Yellowknife Women's Society	Yellowknife	Public Presentation
6	June	Northern Birthwork Collective	Yellowknife	Public Presentation
7	June	BC Housing, Indigenous Housing	British Columbia	Public Presentation
8	June	Tulita Housing Society	Tulita	Written Submission
9	June	NWT Association of Communities	NWT	Written Submission
10	July	Julia Christensen	Yellowknife	Written Submission
11	July	NWT Residents	NWT Wide	Online Survey, 65 Respondents

**APPENDIX B****Homelessness Prevention Meetings and Presentations**

1	June	Community Visit to Inuvik	Ingamo Hall	In-Person Meeting with Approx. 22 People
2	June/ December	Community Visit to Paulatuk	Paulatuk	In-Person Meeting Cancelled Due to Weather, Re-scheduled for December Virtual Meeting
3	June	Community Visit to Fort Good Hope	Fort Good Hope	In-Person Meeting with Approx. 26 People
4	June	Kádúyíle Home	Fort Good Hope	In-Person Meeting
5	June	K'asho Got'ine Housing Society	Fort Good Hope	In-Person Meeting
6	June	Manuel Jorge	Yellowknife	Public Presentation
7	June	Jewley Thrasher	Yellowknife	Public Presentation
8	June	Nicole Sok	Yellowknife	Public Presentation
9	June	Myrna Pokiak	Yellowknife	Public Presentation
10	June	Michael Fatt	Yellowknife	Public Presentation
11	June	Julian Morse	Yellowknife	Public Presentation
12	August	Community Visit to Behchokò	Behchokò	In-Person Meeting
13	August	Behchokò Warming Shelter	Behchokò	In-Person Meeting
14	December	Keepers of the Circle	NWT	In-Camera Presentation

## ENDNOTES

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- <sup>xxvii</sup> Youth provided answers verbally and in writing. All questions and written answers can be viewed in Appendix A
- <sup>xxviii</sup> Shared in a presentation to the Standing Committee on Social Development on June 8, 2022
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May 2022

In-person engagement with approximately 25 youth

Held at Yellowknife Youth Centre, Homebase YK

## Have you ever slept somewhere that didn't feel safe?

### Where was that?

My Home-  
don't feel  
comfortable,  
don't like  
cleaning my home

Auntys and  
didn't feel safe

Yes- friends  
house

Grandma  
was  
always drunk

I've slept outside @  
the parks, some  
apartment staircase,  
sombodys place I  
don't know, @ a  
friends house-  
sometimes when I'm  
not allowed

Yes, in a ghetto apartment  
here downtown. There were  
drunks and crackheads and  
they were aggressive and  
unpredictable of what they  
would do. There would be  
fighting and had to run away  
form people as well.

Drug dealers  
apartments  
and didn't feel  
safe

No

I didn't  
felt safe  
at my  
dad's hotel

May 2022

In-person engagement with approximately 25 youth

Held at Yellowknife Youth Centre, Homebase YK

No matter where you live right now,  
where do you wish you could live?  
Who else would live there with you?

Shelter,  
by myself  
and with  
my friends

Edmonton-  
with my sister

I feel safe in  
Yellowknife

Victoria BC

I feel safe in  
Yellowknife.  
I don't want  
to move

OC  
Orange County  
and Rae

I like homebase a little  
you know, but an  
apartment would be nice,  
my own apartment with  
my money. And like to  
have a cat or two. But  
also I'd like to like to live  
in the woods my dog.

Be with family

BC

Vancouver

Rae

I wish I were able to live in  
the big city in a cute small  
moderate apartment with  
one of my good girlfriends.  
Also I always dreamt of  
owning my own place back  
home being surrounded by  
family & the land

May 2022

In-person engagement with approximately 25 youth

Held at Yellowknife Youth Centre, Homebase YK

Tell us if you or someone you know has been homeless.

What was that like?

Me - I can stay at home base, scared of night, no food- but I can ask at Homebase

I don't know how to feel if I see a homeless person

Me - worried

Yes.

Help moms- and just parents in general house when they don't have a job

I, myself is homeless. Not going to lie life's been pretty great since I've been kicked out. Before I was homeless. My life sucked and I was depressed for a while. So I kind of enjoying being homeless, I have no shame in that. But there are some nights where I had no where to stay but walk around town and try to stay warm

I know friends, cousins, family that have experienced homelessness during any season. At such a young age where your brain isn't fully developed creates a big impact that cause traumas & phobias

Yes mum + I - scary

Depressed

Alone, unsafe

Yes, very bad, scary

May 2022

In-person engagement with approximately 25 youth

Held at Yellowknife Youth Centre, Homebase YK

## What do you need to feel safe at home?

Home base,  
no one can get in,  
teddy bear,  
food

Have privacy,  
communication,  
trust, having  
respect for  
each other

Working phone,  
locked door

Homebase

Some air conditioners  
and humidifiers & some  
video games, TV,  
cleaning supplies,  
my cousins

Homebase-  
quiet, sleep  
more, comfy  
bed, food

Staying up and watch tv  
in my room,  
walking around  
downtown- feel safe  
outside,  
playing  
basketball/soccer

Spongebob

No abuse,  
acceptance and  
understanding of  
mental health

Locking my  
door

Living in a safe  
place where you're  
able to be yourself.  
Alcohol/Drug free  
zone, violence free

Being alone

A city bus  
pass to go  
to school

Private  
personal  
space

## Housing Priority – Homelessness Prevention

Housing issues lack one main item – focus. Secondary to focus should be reality. Although there is talk by leadership and bureaucrats of dealing with housing, it is often treated as a symptom of a myriad of other problems. Economic development, job creation, health issues, education issues, homeownership issues, maintenance issues, etc all crop up in the discussion about housing. Housing needs to be dealt with as the main problem, solve that issue and a number of the other issues will be solved. Unfortunately lip service is paid and concrete solutions ignored because the scope of the problem is immense and lacking focus.

Where in the real world does a person expect that they will get a single detached house as their first foray into the housing market? Only in the NWT. Look at small apartments and manufactured homes. For a single detached in some communities for 1 million dollars, get 3 manufactured homes for that, or a small 4-6 unit pre-fabricated apartment. Expectations need to be based on need and economic reality.

Also need to look at allocation of units, why have a family of four in a 2 bedroom and a single person in a 3 bedroom, sometimes because of the local HA influence and not fixed housing policy. Where are the one bedroom and bachelor suite units?

Need to look at fixed rents for public housing instead of fluctuations based on incomes, there is lots of disincentives built into that system to stop people from working or creating their own work. Housing needs to be realistic about pricing so people in housing units might be able to afford to buy their units one day. On the open rental market, rents don't fluctuate based on income, they are fixed. Base fluctuations if you must on O & M costs like electricity, heating fuel, water and sewer, to encourage reductions or conservation.

Just because housing paid 1 million for a house doesn't mean they have to sell it for that (nobody in the north can afford that). As part of my job in a community I offered 25K to housing for a boarded up unit that needed to be fixed because of mold and they offered it to us for 265K, I told them they were nuts and withdrew the offer, they ended up selling it for 10K. Reality of situations has to play a part in decision making.

There is talk of providing units for homeless and for things like violence, or families in crisis (transition housing), the main problem with that is lack of additional resources to deal with those issues. Can't just put people into a unit dealing with other issues without additional social and mental health supports.

Operations and Maintenance are a big issue. Here's one scenario. HA has 2 building maintainers and only one contractor in community. Why have Maintenance do multiple items every year as part of the fixing (ie doors, windows, levelling, roofs, fuel tanks, painting, etc). Locals don't have capacity to be spread that thin. Focus on a multi-year plan, year one foundations (levelling), year 2 doors and windows, year 3 mechanical rooms, year 4 roofing and siding, and so on, for multiple buildings so you only have to mobilize annually for specific tasks. Think of the costs of doing multiple works for each M&I each year never catching up, doing 2 or 3 units a year when focusing might be able to deal with 20 units a year on specific tasks. Move away from "fix it when it breaks" to real preventative maintenance, involving training the renters on the operations of their units including how to reduce costs.

Maintenance has been talked about for years and experts like Mike Holmes have talked to Housing issues a number of times. Build quality and maintenance will go down. Quit building units at the lowest cost because you end up with junk that will be a write-off long before the original planning scope. Properly scope out the requirements of materials to be used. Fiber cement wall boards, in floor heating, mold proofing, unmarkable paint, properly sealed insulation, lexan windows, lifetime warranty roofs and siding, etc etc. If your going to spend a million dollars on a unit, spend it on quality, that will reduce the lifetime maintenance costs.

I know there are issues with people related to mental illness wrecking their housing units. Designate housing units for those people that are unbreakable, yes a house can be built that is unbreakable. Doesn't seem to be much or any support at the small community level to deal with the mental health issue so deal with the housing issue.

Homeownership needs to be encouraged and supported. The HAP program did a relatively good job in the past although many disagreements on the values placed on the homeowners contributions. Better to fund housing independence then to keep people dependent on public housing. Need to look at the joke that is support for homeowners. If they got help once from housing they don't get it again, get rid of that and make it every 10 years or so, and increase the support. The federal home renovation program is a joke in the north. I'm looking at a window that probably cost 5K with transportation, and that's all that program would fund up here. When some of the homeowners units are 30 plus years, they need new heating, electrical, appliances, roofing, flooring, siding, windows, doors, etc. etc. Go out to the communities and you can visually see some of the issues of third world homes.

Market housing also needs to be encouraged. The roadblock to that is lands, bureaucracy and pricing. You want to mix it up and encourage development in the whole territory, try what has worked in the past like homestead acts (we will give you this land if you develop your own housing, market housing, co-operative housing), land price rebates if developments completed, support for specific housing needs ( seniors, young families, people with disabilities, income challenged housing, etc)

Task the bureaucracy with development of data capturing that means something and correlate the relativity to other issues. Throw out political correctness for meaningful data.

Rebranding Housing NWT is meaningless if they don't change. If it is a Government Department then get it to do a zero based budget, if it is a crown corporation then get them to operate as a business model. Make up your minds what you want it to do and who you want it to serve.

If the Minister says homelessness and housing solutions lie within the communities then show us the money. I'm sure we can accomplish more without the bureaucracy. Flashing the polar bear means double the costs.

Bill Buckle, Paulatuk

# Standing Committee on Social Development

## Housing and Homelessness Prevention

June 8, 2022



# Snap Shot of Yellowknife

**Absolute Homelessness:** 338 individuals – 2018.

**Emergency Shelter:** Issue is not enough adequate day/overnight shelter space for men, women and families

**Transitional Housing:** Other than the Baily House, Lynn's Place and Spruce Bough there is no designated transitional housing in Yellowknife

**Supportive Housing:** No permanent supportive housing options for high acuity individuals/families experiencing homelessness in Yellowknife.

## **Social housing:**

- There is no information available about the Yellowknife Social Housing waitlist
- Individuals/families that are on income assistance must re-check in every 6 months to ensure they are still on the waitlist so they don't get cut off income assistance
- There is no transparency as to how individuals/families are prioritized for public/social housing in Yellowknife
- There is an expectation that for individuals who are either at risk of homelessness or who haven't had the best rental histories to have their leases in the names of NGOs – this isn't sustainable for either the NGO nor the renter (no rental history).



# How can the govt improve programs and supports?

## Non-Market Housing Side of the Spectrum:

- Housing First Funding
- Aspen Apartment
- Funding for the full non-market housing spectrum
- Coordinated Approach
- Income Assistance Challenges
- Implement and Fund:
  - “An Action Plan to Reduce Poverty in the NWT 2019-2022”
  - “Mental Wellness and Addictions Recovery Action Plan”



## OUR ACTIONS

- Develop Community Housing Plans for every NWT community.
- Conduct a Seniors Housing Planning Study.
- Enhance the Seniors Home Heating Subsidy
- Implement New Home Program
- Access the federal government’s Co-Investment Fund.
- Develop a GNWT Homelessness Strategic Plan.
- Develop a Rapid Rehousing program, which aims to assist NGOs in providing housing stability actions that removes households and individuals from homelessness.
- Co-design a portable housing benefit program with the federal government.
- Design and implement a flexible partnership tool to support Indigenous and community governments in their housing aspirations.
- Develop Hands-on Maintenance Training for Homeowners.

# Housing First

- Housing First programs provide housing options AND wrap-around supports that are flexible and tailored to participant needs and strengths.
- Each program participant has a dedicated support worker who helps them navigate resources, maintain housing stability, access health and addictions supports, employment, etc.
- Participants are active partners in the process and self-direct their goals, while contributing a portion of their income towards rent.

# Housing First

- In Yellowknife, through Federal funding (\$901,000), we have:
  - Housing First for Adults (\$376,000/year)
  - Housing First for Youth (\$175,000/year)
  - Housing First for Families (\$350,000/year)
- Note: Our funding ends March 31, 2024. TBD on whether the Federal Govt will renew the program and funding to Yellowknife.

# Housing First Current Challenges

- Accessing supports outside of the program, particularly **mental health, addictions, and other services**: Efforts are made and the desire exists from the program to broker services as much as needed however there are challenges within the community in accessing the supports due to long wait lists, resistance to working with a more complex population, and others.
- **Staff Capacity**: There has been little opportunity to assist the clients in working on client-driven goals about moving forward but instead, the priority remains as day-to-day survival and “firefighting.”
- **Need additional funding** to allow for increased staffing capacity to not only address the caseload ratio challenge but to allow for more effective support and focus on life goals and participant dreams.
- Because of a lack of manpower, the staff is often working after hours on call and are likely experiencing forms of vicarious trauma as they have little relief from the rigors of their participants struggles. Participant’s interview expressed **concern for the staff** related to how much they have to deal with, and the staff expressed being worn out yet not feeling as though they can step away as often as needed.

# Housing First Programs Review

- Current challenges in a nutshell: They are underfunded, over worked, and under trained.

Managing or ending homelessness?

**Shelter, jail, hospital:** \$66,000 to \$120,000 per year

VS.

**Housing with supports:** \$13,000 and \$18,000

# Aspen Apartments

- Work with the Federal Government and a local NGO to transform Aspen Apartments into non-market housing.
- 36 Units

# To End Homelessness in Yellowknife (as of 2017)

Table 3 Projected Changes in Homeless-Serving System by 2026



# Coordinated Approach

- A coordinated approach for **funding, policy, and planning across government** is needed to support ending homelessness goals across the territories – including a Coordinated Access System.
- Conduct a detailed review of salaries, benefits, and working conditions for homeless-serving non-profit sector agencies.
- Integrated Case Management: Open up to referrals from NGO's (service providers)



# Coordinated Approach

- A critical consideration for the territorial response is to address concerns raised regarding the discharging practices, lack of adequate transition planning from correctional, child welfare, and health systems into homelessness.
- A commitment to zero discharge into homelessness from government services, including social housing, should be supported.

# Coordinated Approach

- A review should address concerns about access barriers to social housing, and the inadequacies of the current income assistance benefit levels to keep up with housing costs.
- Administrative burdens on recipients increase instability when resulting in social assistance cut-offs; these practices should be reviewed and remedied accordingly.

# Income Assistance Challenges

- The amount of monthly social assistance is inadequate to meet living costs, leaving people with little income for basic needs, including food.
- Practices around cutting certain people off income assistance or screening them out of social housing increases their likelihood to fall into homelessness as well.

# Resources to Include in your Review

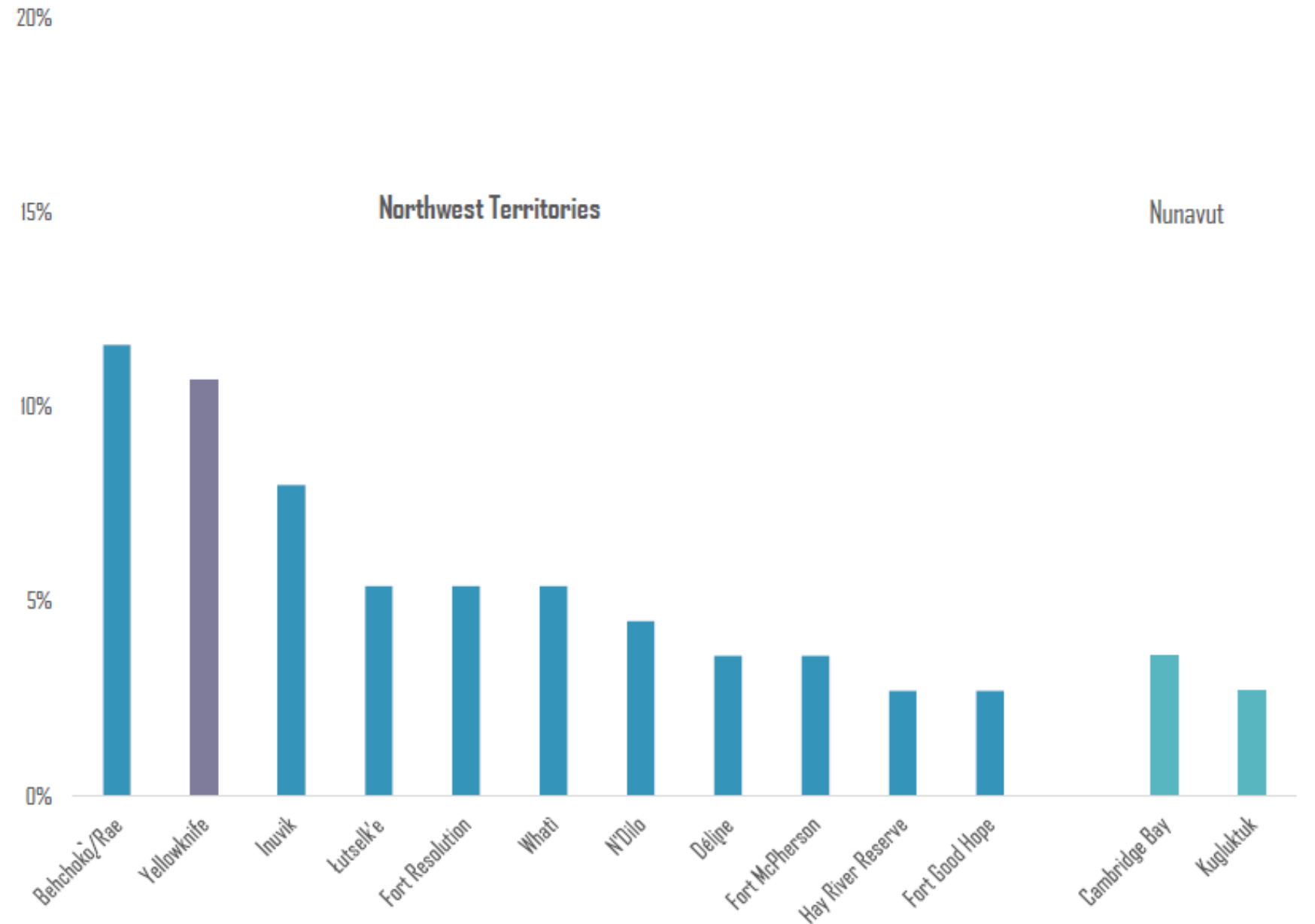
- GNWT:
  - An Action Plan to Reduce Poverty in the NWT 2019-2022
  - Mental Wellness and Addictions Recovery Action Plan
    - *In partnership with key stakeholders, including the NGO sector, identify transitional housing options and aftercare programming options (including estimated costing) for individuals completing facility-based addictions treatment programs. (HSS) (2020-2021)*
- *“Responding to homelessness in Yellowknife: Pushing the ocean back with a spoon.”* – Nick Falvo
- *“The Municipal Role in Housing” Who Does What Series* – Institute on Municipal Finance & Governance, Munk School of Global Affairs & Public Policy, and University of Toronto
- *“You don’t have to live here”*: Why housing messages are backfiring and 10 things we can do about it – Frameworks Institute

# Home Community for Residents Experiencing Homelessness

## Common reasons for people to move to Yellowknife:

1. Access to services;
2. Seeking to escape trauma in their home communities; and
3. Overall improvement in well-being for themselves and their children.

While employment and education opportunities act as a pulling factor to Yellowknife, Core Housing Need and a lack of infrastructure in smaller communities often pushes men and women at risk of homelessness from their home communities.



# Housing in Yellowknife

Figure 4 – Market Affordability in Yellowknife, 2018



Sources: Statistics Canada and CMHC

Note: The cost of renting a 1BR is considered by the CHN benchmark to be affordable to families making \$60,680 per year, renting a 2BR unit is affordable to families earning \$69,760 per year, buying a condominium is affordable to families with income of \$86,333 per year and owning a single-detached home is affordable to families earning \$103,194 per year.

# Core Housing Needs

## Housing Problems, by Community Northwest Territories, 2019

	Total Households	Not Adequate Total	Not Affordable Total	Not Suitable Total
<b>Northwest Territories</b>	<b>14,760</b>	<b>2,965</b>	<b>3,182</b>	<b>1,318</b>
<b>Yellowknife Area</b>	<b>7,208</b>	<b>790</b>	<b>2,105</b>	<b>478</b>

### Notes:

*Source: 2019 NWT Community Survey*

*A house is considered to have a housing problem if it has an affordability, adequacy or suitability issue.*

*Affordable housing is defined as shelter costs (e.g. rent or mortgage payments, utilities, heat, insurance & property taxes) being less than 30% of household income.*

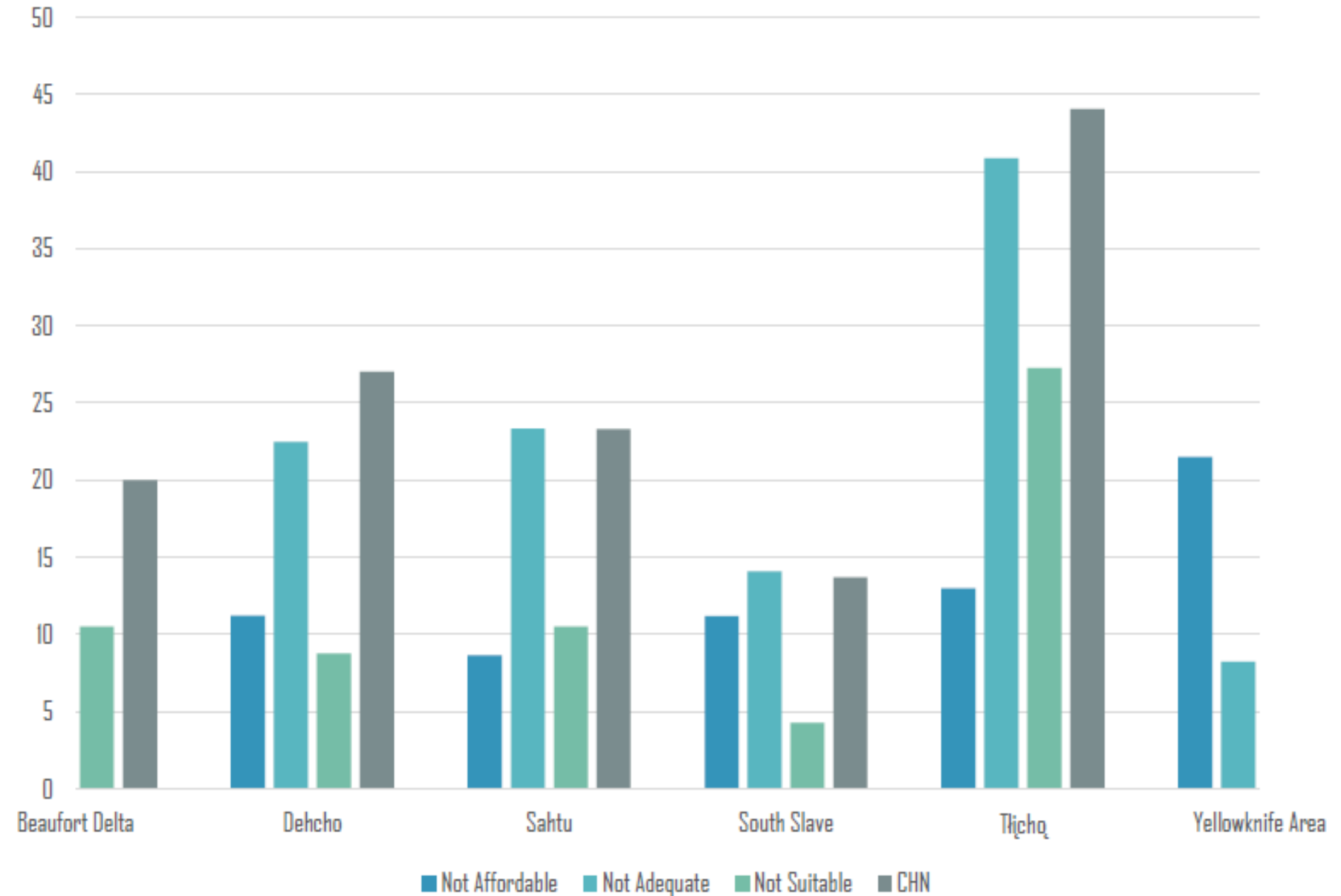
*Adequate housing must have running water and must not require major repairs.*

*Suitability is defined as having the appropriate number of bedrooms for the characteristics and number of occupants (as determined by the National Occupancy Standard requirements).*

# Core Housing Needs

- Housing adequacy (housing in need of major repairs) and suitability (overcrowding) are notably higher in smaller communities compared to Yellowknife.
- Yellowknife certainly faces these challenges as well, but overall, **affordability** is the greatest factor in its Core Housing Need.

Figure 3 Percent of Households in Core Housing Need (CHN) in NWT Regions <sup>25</sup>





# Core Housing Needs

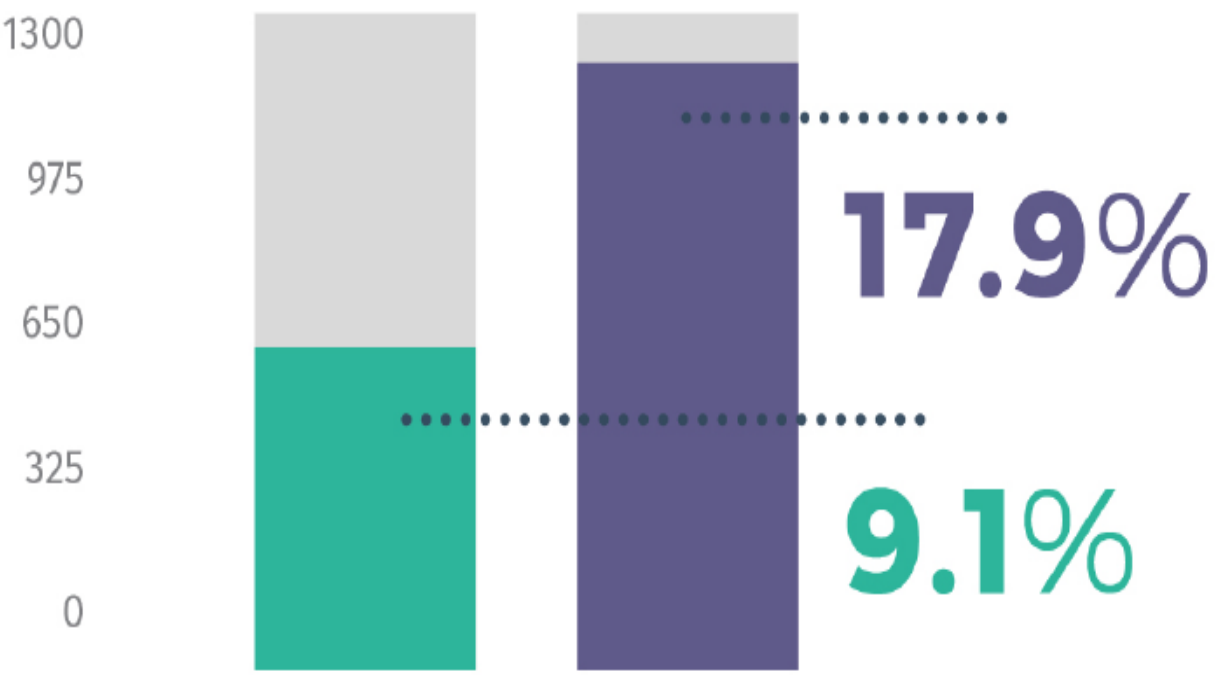
Core Housing Need has improved in rural areas, but doubled in Yellowknife due to affordability issues.

From 2009 to 2014 progress was made in housing conditions in smaller non-market and market communities, and Core Housing Need dropped from 42% to 32%, and from 16% to 13% respectively.

However, these improvements were countered by a doubling in Core Housing Need in Yellowknife from 9% to 18% between 2009 and 2014.

## NWT BUREAU OF STATISTICS 2009 & 2014 HOUSING NEEDS SURVEY

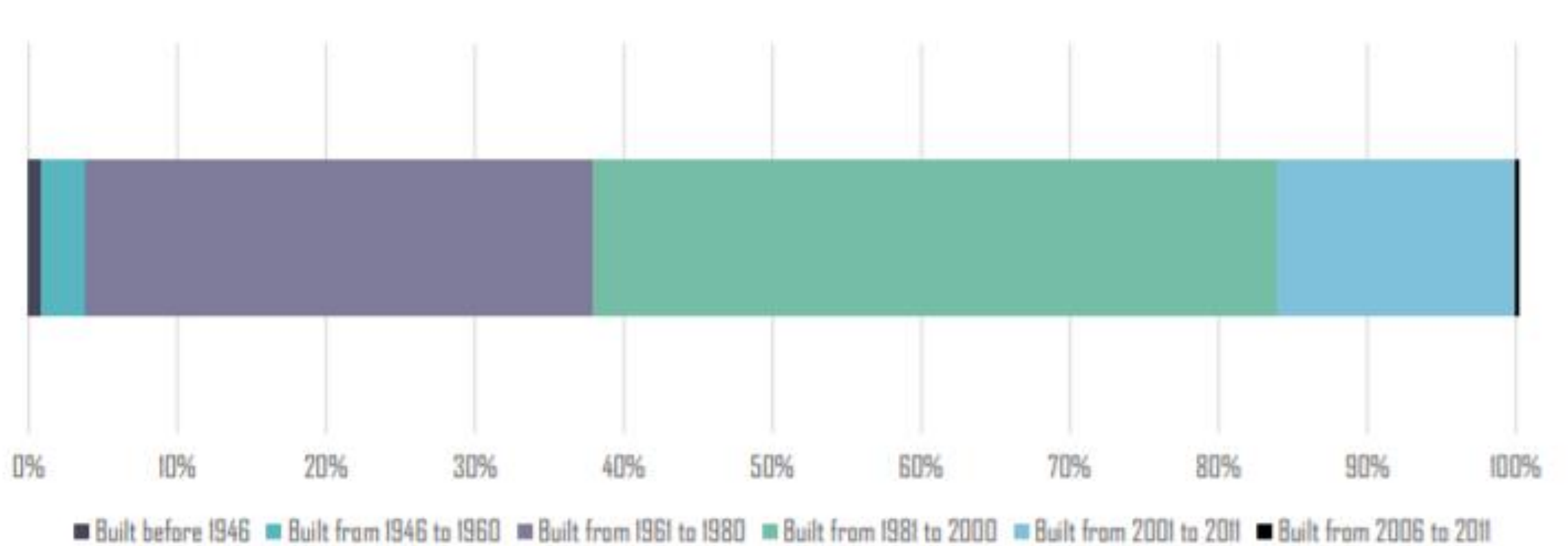
*Households in Core Housing Need*



## Yellowknife's housing stock is aging and in need of repair.

Nearly 35% of the entire housing stock was built prior to 1980, and another 45% was added in during the 1980s and 1990s. Many houses are therefore reaching the age where major structural components will need to be replaced, often at a high cost in order to bring the dwellings up to current codes.

Figure 13 Percent of Private Dwellings in Yellowknife by Year of Construction<sup>43</sup>



Yellowknife's housing stock is **not diversified**; rental construction is **declining**.



# Home Base Yellowknife

June 06, 2022

ATTACHMENT 4

*Jose Carlos Esteban*

## About Home Base YK...

Home Base Yellowknife was **formerly known as The SideDoor Ministries** (SideDoor). The name will officially change in June 2022 due to **necessary changes voiced by youth** and other community members in Yellowknife. We provide support to any youth 12-24 experiencing homelessness.

# History

**The Side Door Ministries** was formed in 1995 and has provided various supports to youth in the city since then.

**Side Door** was a Christian youth ministry that existed to instill values, character, and community to empower Northern youth to find fulfillment by providing a safe haven and practical supports.

# Strategic Plan

The new board met in the winter of 2021 and worked on a **Strategic Plan** with the following Goals and Objectives:

- **Community:** Maintain a culturally inclusive, safe and collaborative relationship with people and groups within our community.
- **Team:** Ensure a safe and supportive work environment where staff are continually inspired and committed to empowering youth.
- **Youth:** Provide safe and supportive programs to meet the unique needs of youth.
- **Organization:** Home Base YK strives to be a fiscally responsible organization based on transparency and trust.

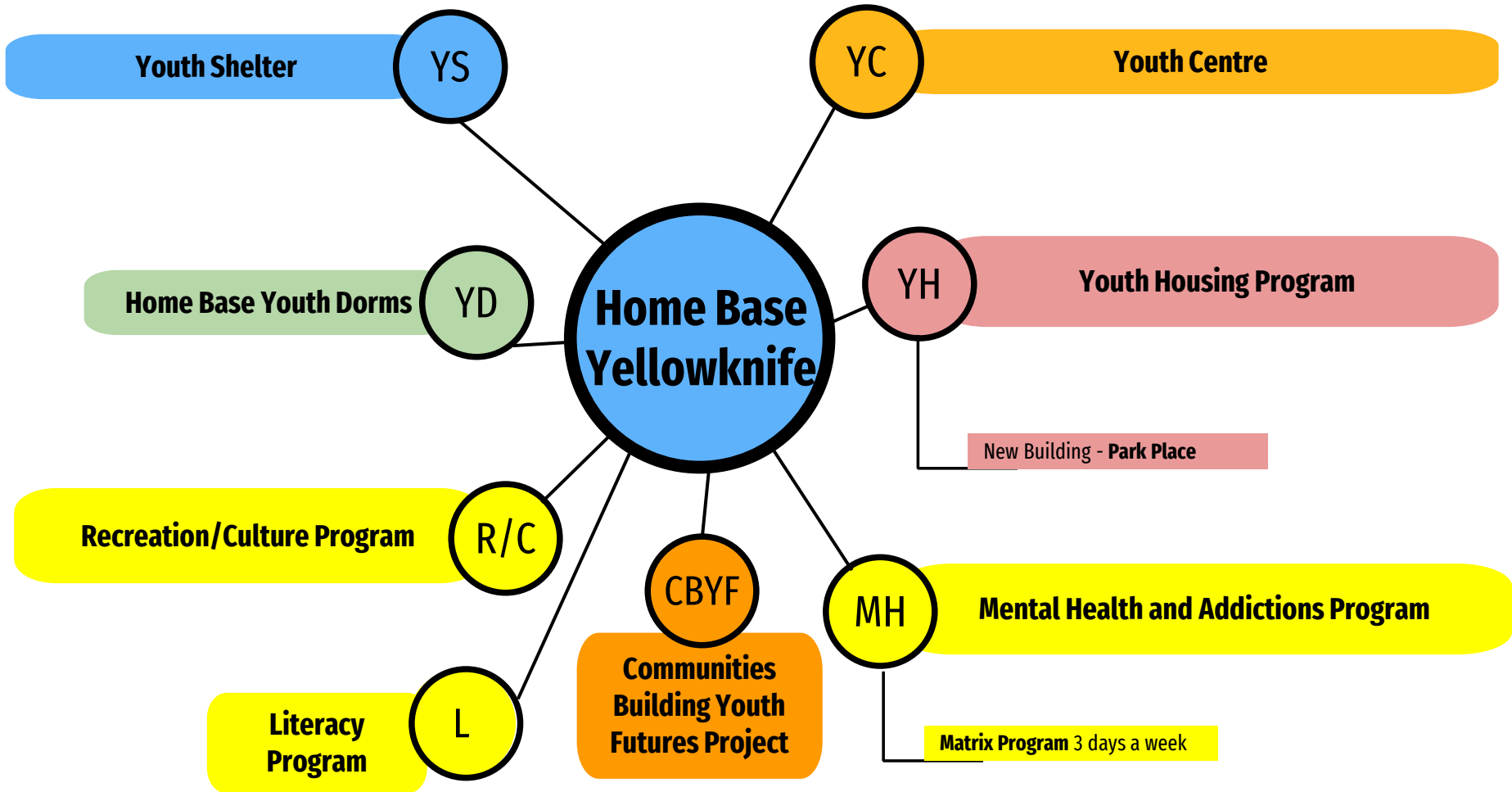
# Mission & Vision

## Mission:

Home Base YK provides **housing** and **support** to youth in Yellowknife in order for them to achieve **life-long success**.

## Vision:

**No youth left out.**





# Youth Shelter

The **Youth Shelter** is located at 5114 52nd Street. It is open from 8pm until noon, 7 days a week.

We offer:

- Food
- Warm bed
- Shower
- Support

# Home Base Dorms

The **Dorms** are located in the same building as the Shelter. It is open and staffed 24/7. There are 10 dorms in pods style living with shared kitchen, dining and entertainment spaces.

# Youth Housing Project

The **Youth Housing Project** is a support for youth in the community that are experiencing homelessness and have some skills to live semi-independently.

- Purchased Park Place in 2021
- Seeking funding for a new build

# Youth Centre

**The Youth Centre** is located at 4903 - 50th Street. It is open from noon until 8 pm for youth. We provide a safe space for youth that includes:

- Food
- Games
- Exercise equipment
- Laundry
- Showers
- Access to electronics and internet

# Recreation/Culture Program

The Recreation/Culture Program provides opportunity for any youth accessing our programs to attend events.

# Literacy Program

A staff is dedicated to provide literacy support to youth accessing any of our programs.

# Mental Health and Addictions Program

There is a staff person that is dedicated to supporting Mental Health and Addictions. Matrix groups tailored for youth are available three times a week.



# Communities Building Youth Futures Yellowknife

A project funded by the Tamarack Institute and  
Government of Canada



# Project Aims Overall

Better **support** youth who face **barriers to graduate** from high school.

**Improve** the lives of youth who **transition from high school** to post-secondary, training, and employment.

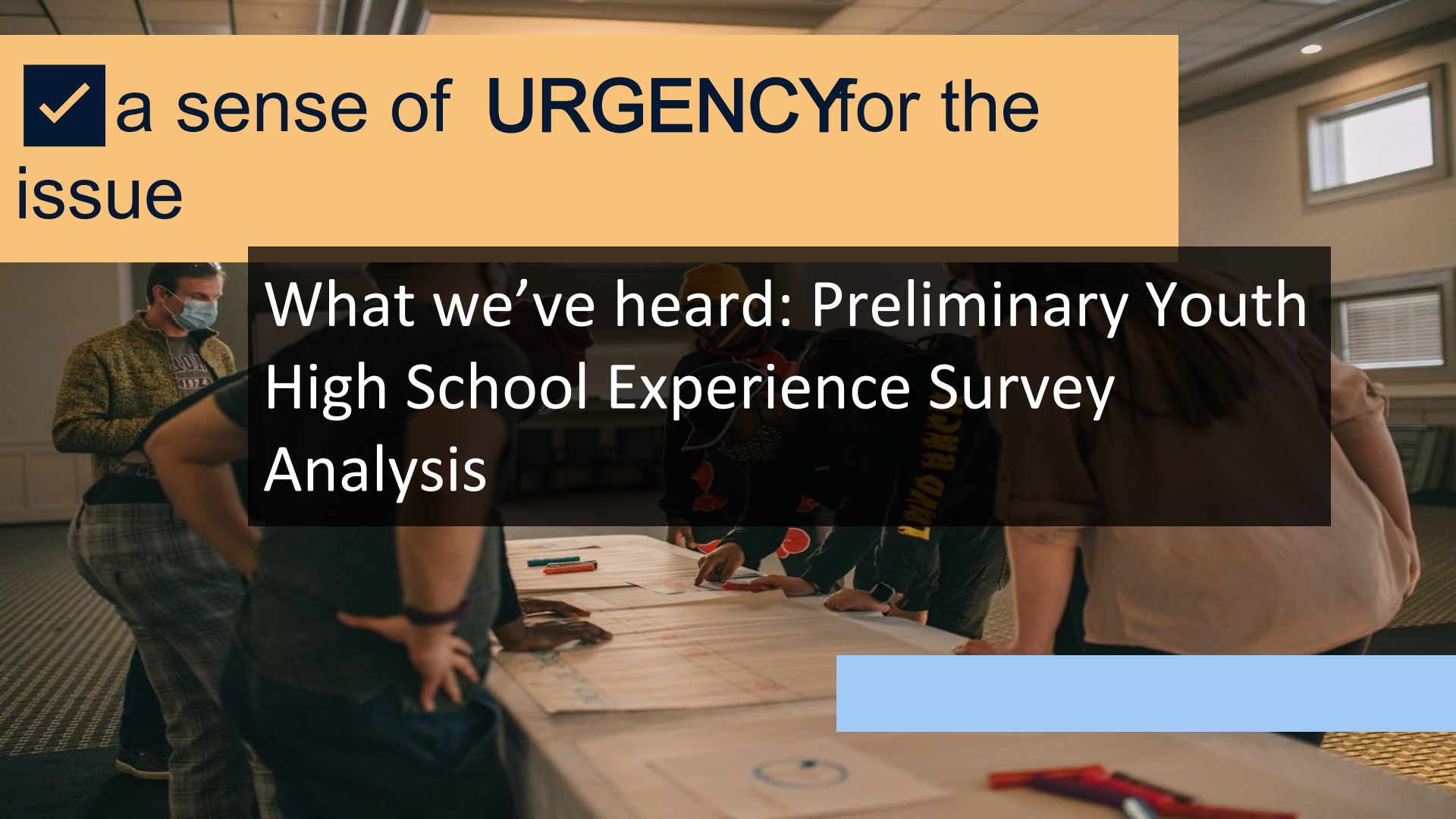
**Improve engagement** of youth.

**Increase** the number of community and national **partnerships** to support the reach and scale of the initiatives.



✓ a sense of **URGENCY** for the issue

What we've heard: Preliminary Youth High School Experience Survey Analysis



# What we learned...

1. Youth enjoy high school because of the **social aspect**, the **learning opportunities**, and the **extracurriculars**. However, they do not enjoy high school because of the **lack of supportive learning environment** and the lack of **mental health** and wellness supports.
2. Better **mental health** and **social supports** would support youth in overcoming their barriers to completing high school along with a more **supportive and inclusive** learning environment.
3. The prospect of a **brighter future** and the **opportunities** that come with having a completed high school education **motivate youth** to want to complete their high school education.
4. To keep youth engaged with the education system, leveraging what youth enjoy most about school and providing supports to overcome barriers are important.

Thank you for your time!

Email: [ed@homebaseyk.com](mailto:ed@homebaseyk.com)

Phone: 867-766-4673

Facebook: [homebaseyk](https://www.facebook.com/homebaseyk)

Instagram: <https://www.instagram.com/homebaseyk>

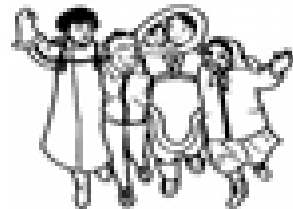
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# Homelessness prevention and Housing: A Yellowknife not-for- profit perspective

Yellowknife Women's Society

Presentation to Standing Committee on Social Development

June 30 2022



Est. 1990

Yellowknife  
Women's Society



# Yellowknife Women's Society

- A society founded by Yellowknife-based women in 1990, after about three decades of organizing in other ways
- First opened its doors as the drop in Yellowknife Women's Centre in Yellowknife's downtown, through the support of local business owners and volunteers
- Expanded services to provide nutritional and other program supports to women and their families, and then a daycare program
- Services expanded again to include the Housing First and short-term/transitional housing programs, operation of the Yellowknife Street Outreach van, and work ready programming.
- In 2020, at the beginning of the pandemic, Spruce Bough opened its doors



# Spruce Bough

- Unique program introduced during COVID-19 through COVID-19 funding
- Barrier free housing program prioritizing seniors/Elders currently experiencing homelessness and health conditions elevating their risk of catastrophic COVID-19 outcomes
- Converted the former Arnica Inn into supported living units, provided 24/7 staffing, bi-weekly visits from public health nurses, a kitchen and managed alcohol program
- Employs 20 staff
- Currently housing 38 individuals formerly experiencing homelessness
- Most clients are Indigenous seniors or Elders who are either residential school survivors themselves, or have a direct relative who attended residential school



# Spruce Bough funding

Three different funding arrangements:

1. Funded by Indigenous Services Canada through a direct contribution agreement between 2020-2021;
2. Funded by Indigenous Services Canada through a direct contribution agreement and a direct contribution agreement from GNWT between 2021-2022;
3. Funded by GNWT in 2022-2023 through a direct contribution agreement and a mix of Income Assistance program funding and Canada pension plan funding to clients who in turn pay Yellowknife Women's Society a portion of their IA or CPP benefits as 'rent'



# How do different funding models impact service delivery?



**Single funder:** contribution agreement between funder and organization

- One reporting relationship for financial and activity reporting
- Stable, albeit short-term funding of 6 to 12 months

➤ Allows for concentration of work on program design and delivery

# How do different funding models impact service delivery?



**Two/multiple funders:** contribution agreements between funders and organizations

- Multiple funders usually means multiple financial and program reporting, increases administrative workload
- Can increase funding instability as there is a need for the organization to facilitate coordination across funding entities – things like timelines and allowable expenses

➤ Administrative workload on the organization is increased, taking away from program design and delivery

# How do different funding models impact service delivery?



**Single or multiple funder and client benefits program funding:** contribution agreement between funder(s) and organization, and enrollment of clients into CCP and IA programs and subsequent garnishment of benefits from clients to organization

- Retains the reporting responsibilities associated with single / multiple funders
  - Dramatic increase in administrative workload for organizational staff: responsible for supporting clients to enroll in and maintain benefits
  - Increases administrative workload on government – administration of benefit programming from government end as well
  - Places organization in difficult dual role of landlord and provider of wellness program
  - Leads to financial precariousness from month to month for organization due to requirement for clients to stay eligible for the benefits *and file the paperwork demonstrating so*
- Administrative workload on the organization is increased, taking away from program design and delivery, and role of the organization is forced to change from wellness service provider to landlord and service provider

# Implications for homelessness prevention housing



- Benefit and funding design impact organizational choices and constraints
- The Spruce Bough has been through three funding models in as many years
- The mixed funding model – of contribution agreement and client benefit program funding – is the most challenging
  - Unmanageable administrative burden on YWS
  - Month-to-month financial insecurity/uncertainty for the organization
- Doesn't align with YWS values, including barrier free housing and choice-centred programming
- We strongly caution other organizations about getting into a situation like this – this is not a good funding model for YWS or our clients.



# What are the options?

## Barrier free housing

*Housing is not contingent upon readiness, or on 'compliance' (for instance, sobriety). Rather, it is a rights-based intervention rooted in the philosophy that all people deserve housing, and that adequate housing is a precondition for recovery.*

- Housing First in Canada: Supporting Communities to end Homelessness (<https://www.homelesshub.ca/HousingFirstCnada>)

## Choice, autonomy, and dignity for clients

UNDRIP Articles 21 and 23

Come speak directly to Spruce Bough residents for their perspectives

# Questions



Contact us at [executivedirector@ykws.ca](mailto:executivedirector@ykws.ca) or [boardchair@ykws.ca](mailto:boardchair@ykws.ca)

# Housing and Homelessness Prevention

Presentation to the Standing  
Committee on Social Development

by Sabrina Flack & Dehga Scott —————



# Who We Are



**Sabrina Flack**

Co-Founder & Project Director

- Certified full-spectrum doula
- Advocate for pregnant, birthing, and post-partum people
- I am a mixed-race Black Woman
- Passionate about just and equitable care for BIPOC and 2SLGBTQ+ folks



**Dehga Scott**

Co-Founder & Research and Development Director

- I am Tlicho Dene
- Mother
- Indigenous Governance Degree Student at Yukon U
- Passionate about revitalizing Indigenous birth practices in the north



# About the Northern Birthwork Collective

---

Programming for all stages of pregnancy

Education to grow a network of birthworkers



“

Health inequity refers to health inequalities that are unfair or unjust and modifiable.

**Public Health Agency of Canada**



# Housing and Poverty as Social Determinates of Health

---

Poverty disproportionately impacts women who are racialized, Indigenous, living with a disability, or leading a single-parent household.

Physical environments are a social determinant of health. This includes access to safe, affordable housing.



43%

of dwellings in the in the territory had at least  
one issue of affordability, suitability.

# Impact of Inaccessible Affordable Housing in the NWT

---

- 1 Health impacts (i.e., mould)
- 2 Apprehension of children by child and family services, perpetuating intergenerational trauma
- 3 Poor retention of talent across sectors

# Recommendations

1

Take a holistic approach and apply an intersectional lens to housing policy.

2

Collaborate across ministries, governments, communities, and sectors, to aid in a holistic approach

# Thank you!

[www.northernbirthwork.com](http://www.northernbirthwork.com)

(867) 686-1435

[hello@northernbirthwork.com](mailto:hello@northernbirthwork.com)



# BCH Indigenous Housing

Michael Sadler

Director, Indigenous Relations

BC Housing

June 8, 2022



# 2017 Building BC Announcement

- \$6.7 Billion over ten years (Community Housing Fund, Indigenous Housing Fund, Supportive Housing Fund and Women's Transition Housing Fund)
- BC Housing announces all funding programs will be open to First Nations to support on Reserve housing, a first for a province in Canada
- Overwhelming response to the program in the first intake, most Indigenous housing providers and FNs apply under IHF, approximately \$220 million is committed, 24 IHF projects, 12 on reserve.

# Indigenous Housing Fund

- \$200k per unit grant, subsidized take out mortgage
- Elders, Families, Women and Children, Singles
- On or off reserve
- Open to Indigenous Housing Providers or First Nations
- Operational Funding and Asset Management

# Building on Reserve presents BC Housing with new Challenges

- Land Tenure – Crown land
- Operational considerations
- Building Design
- Asset Management

## BCH Addressing Indigenous Housing Needs

- Women and Children in Care – 5 projects specifically designed to reduce the number of children in care
- Supportive Housing – addressing Homelessness and Risk of Homelessness
- Asset Management
- Operations

# Building Design

- Single Family versus High Density
- Unit size
- Cultural Considerations
- Sustainability, resiliency, efficiency

## Asset Management – 6 MOUs with FN Groups

- Condition Assessments
- Capital Planning
- Capital Planning Tools(e.g. Asset Planner)
- Funding
- Reconditioning



# Tulít'a Community Housing Plan

Community engagement

June 2022

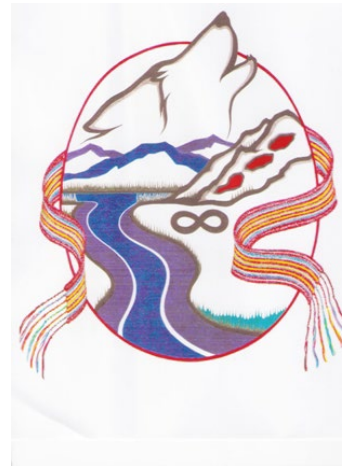
# Housing Agenda



1. Welcome and opening prayer
2. Introductions
3. Overview of housing planning process
4. Questions and talk about housing needs in Tulit'a



# Introduction



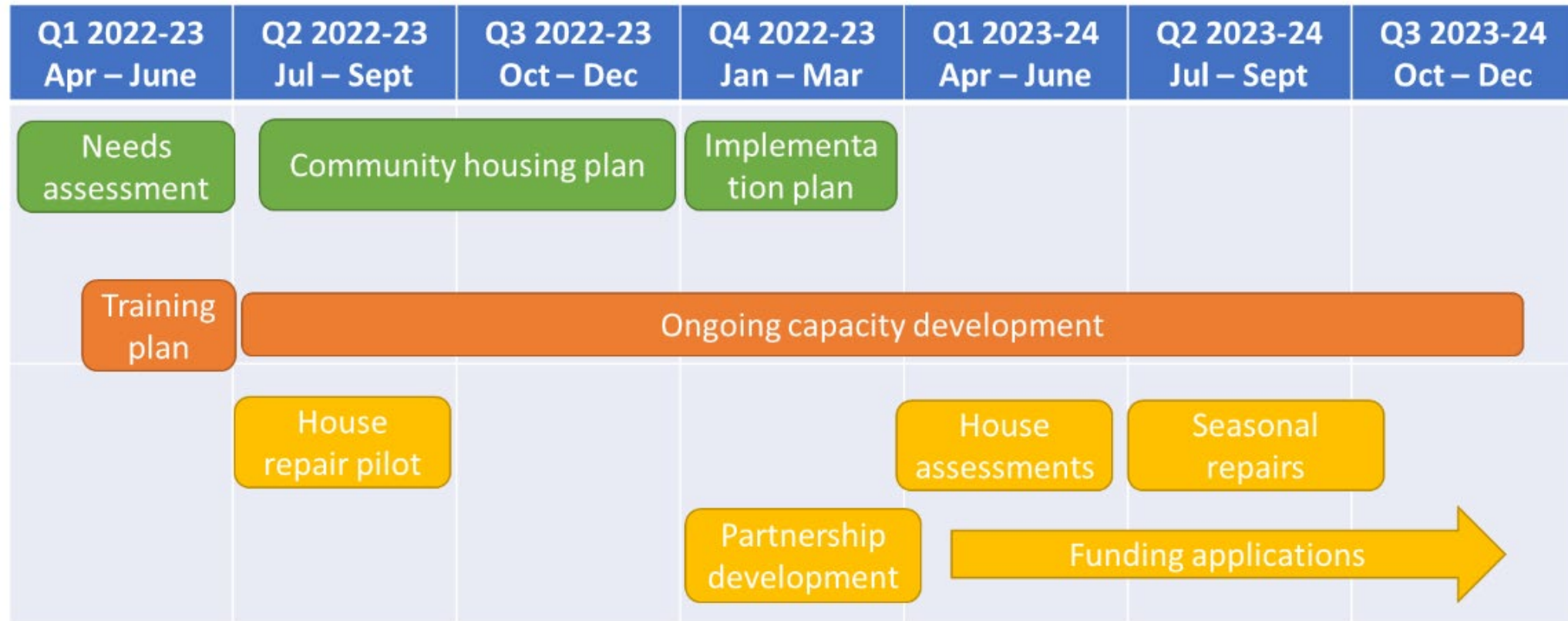
- Established Housing Steering Committee to address housing needs and make a housing plan for Tulít'a:
  - Fort Norman Metis Community (admin point of contact)
  - Tulít'a Dene Band
  - Tulít'a Land Corporation
- Hired a Community Housing Coordinator (Tamara Bernarde)

# Project Objectives



1. To report on community priorities for addressing Tulit'a's housing needs.
2. To address home repairs - improving housing safety and condition.
3. To support the Community Housing Coordinator to develop skills and gain experience in community engagement and project coordination.

# Project Scope 2022/23 – 2023/24, ongoing



# What is a housing plan?

- A **roadmap** developed through conversations with community members to identify housing needs and priorities & opportunities for investments \$
- Sets **goals and actions** to help community leaders make decisions to improve housing
- Looks at housing needs now – and in the future
- Tells the story around housing in the community

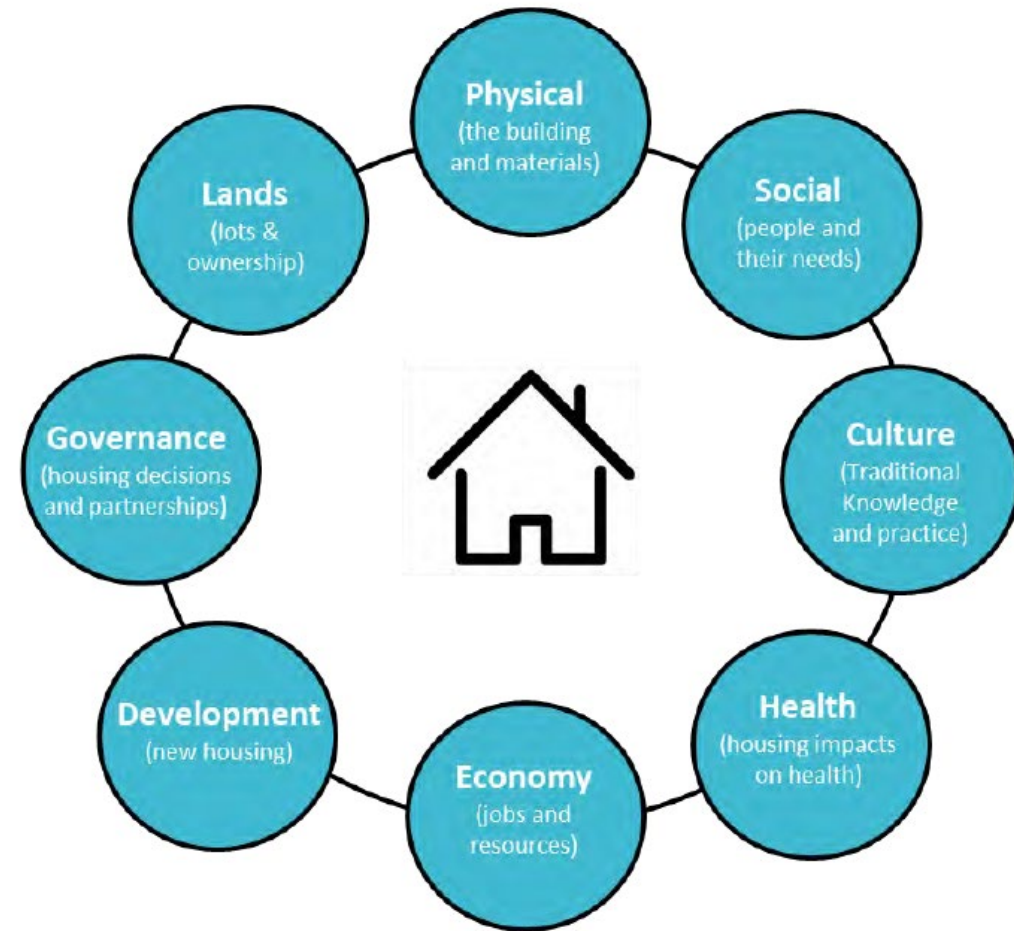
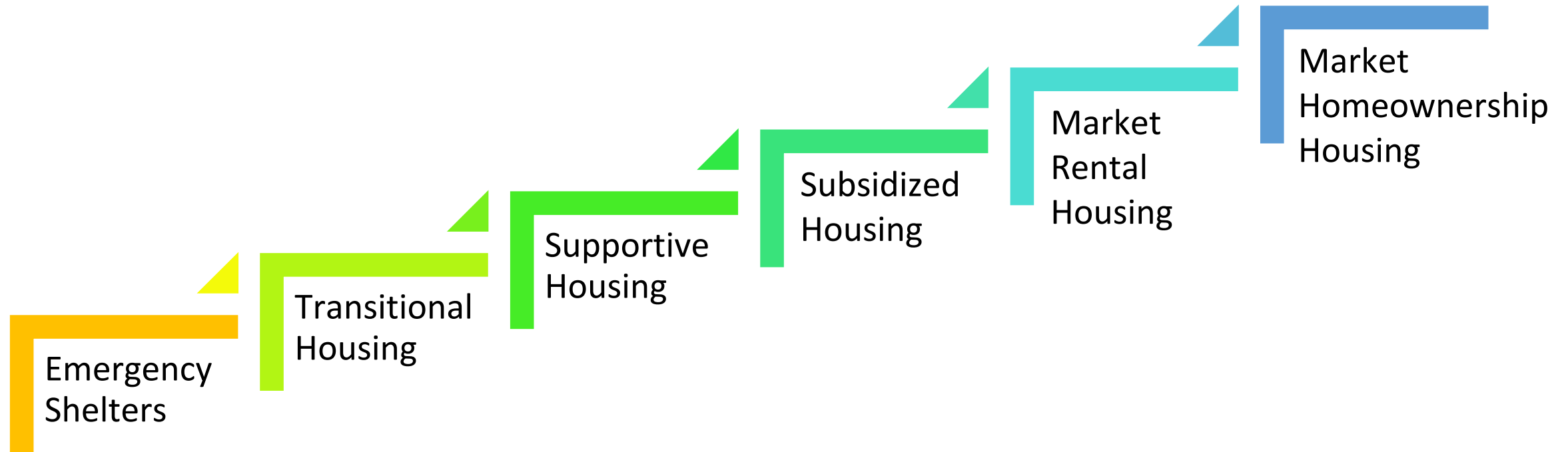


Image source: WHATÌ HOUSING PLAN. December 2019. The Whatì Community Government and the Northwest Territories Housing Corporation

# Housing continuum



# Needs assessment



- The Housing Steering Committee wants to start repairs and maintenance of existing privately owned homes.
- Hard to access Housing NWT programs to assist with repairs and maintenance:
  - Lack of access to insurance;
  - Incomes too high to qualify for programs, but not enough to pay for the high cost of repairs; and
  - Lack of awareness of programs.
- Community survey: 23 completed of 60 targeted households

# Challenges

- Availability of sand and gravel
- Lot development – sinking
- Land tenure and lease fees
- Land availability
- Erosion and shifting
- MACA legislation or policies – what are the issues?
- Property taxes and insurance assessments
- Barriers to access trades training programs (lack of housing and community programs, entrance exam, apprenticeship requirements)



# Opportunities



- Create a Tulít'a housing society
- Collaborate with KGHS and Minister Chinna
- Revise Housing Corporation policies and programs
- Devolve NWT HC homeowner program funds
- Loans to homeowners for repairs and home purchasing
- Purchase and refurbish overstock homes for community members; community raffles to fundraise
- Housing assessments
- Inventory warehouse
- Screwjacks for housing pads (levelling)



# Repair Needs

- Levelling
- Steps repair
- Roofing repairs
- Furnace (replacement + servicing)
- Windows replacement
- Door replacement
- Plumbing repairs and replacements
- Sewage tanks and pipes
- Electrical maintenance and repair
- Water tank and boiler replacement
- Wall insulation
- Mold

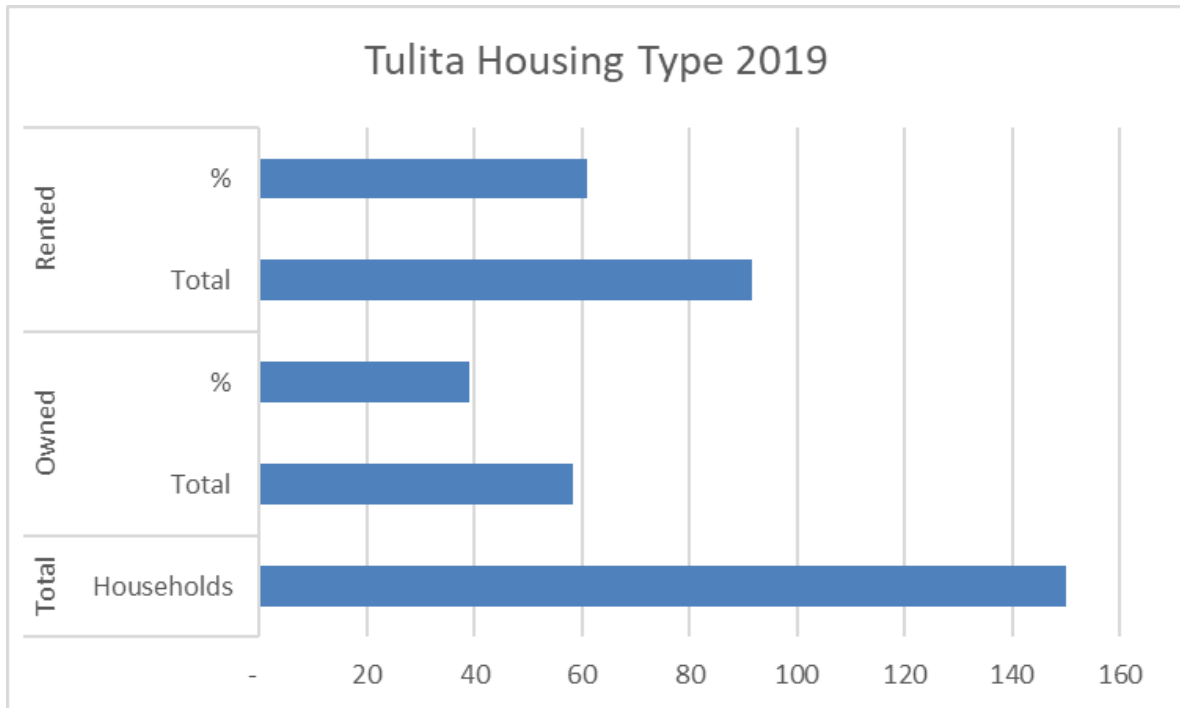


# Housing Needs

- Elders long-term home
- More houses and affordable market housing
- Women's shelter
- Daycare
- Woodstoves
- Winterize (gaps around windows, doors)
- Tiny homes – transitional housing
- Culturally appropriate housing design that meets family needs (e.g., no of bedrooms, layout)
- Accessible homes
- Greenhouses



# Houses in Tulit'a

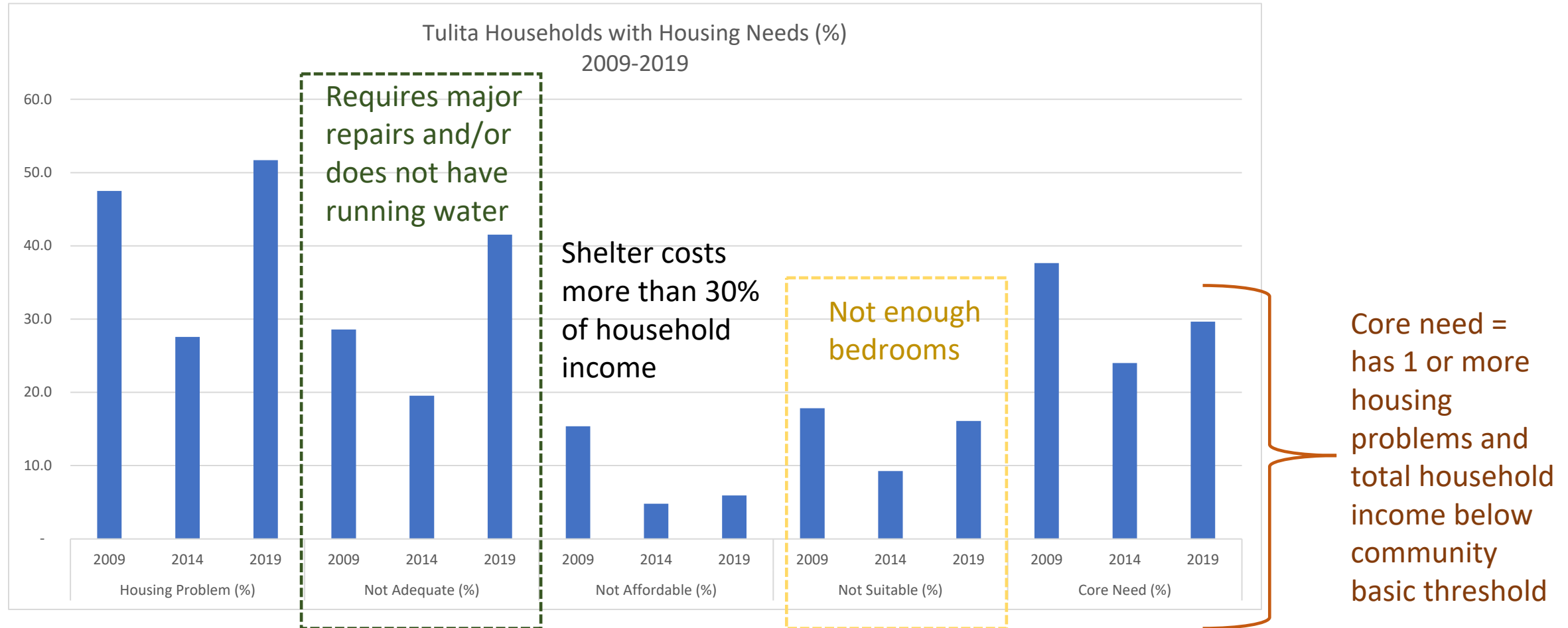


- Less than 150 houses
- 60% rented (public housing, market housing)
- 40% private owned homes

Source: NWT Bureau of Statistics

# Housing Needs

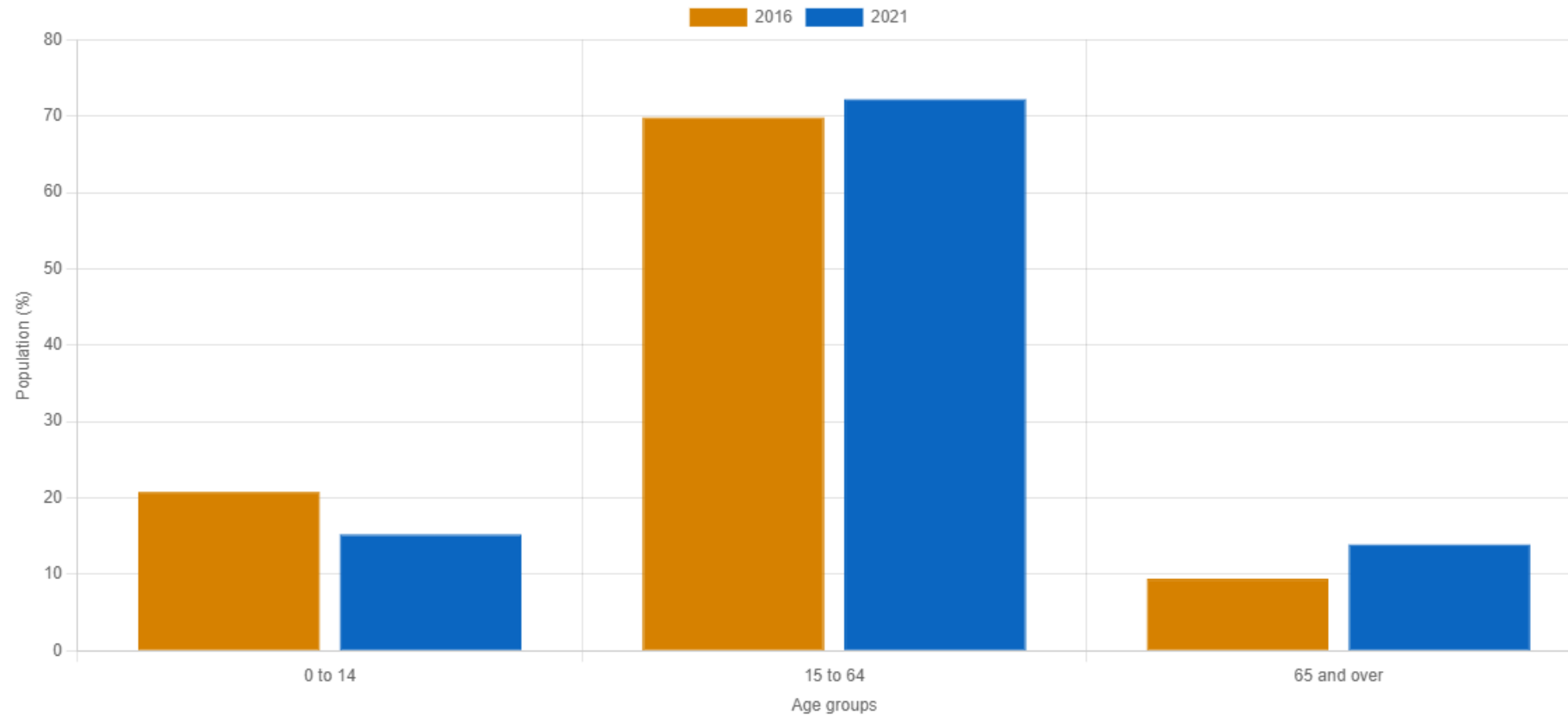
Source: NWT Bureau of Statistics



# Population in Tulít'a

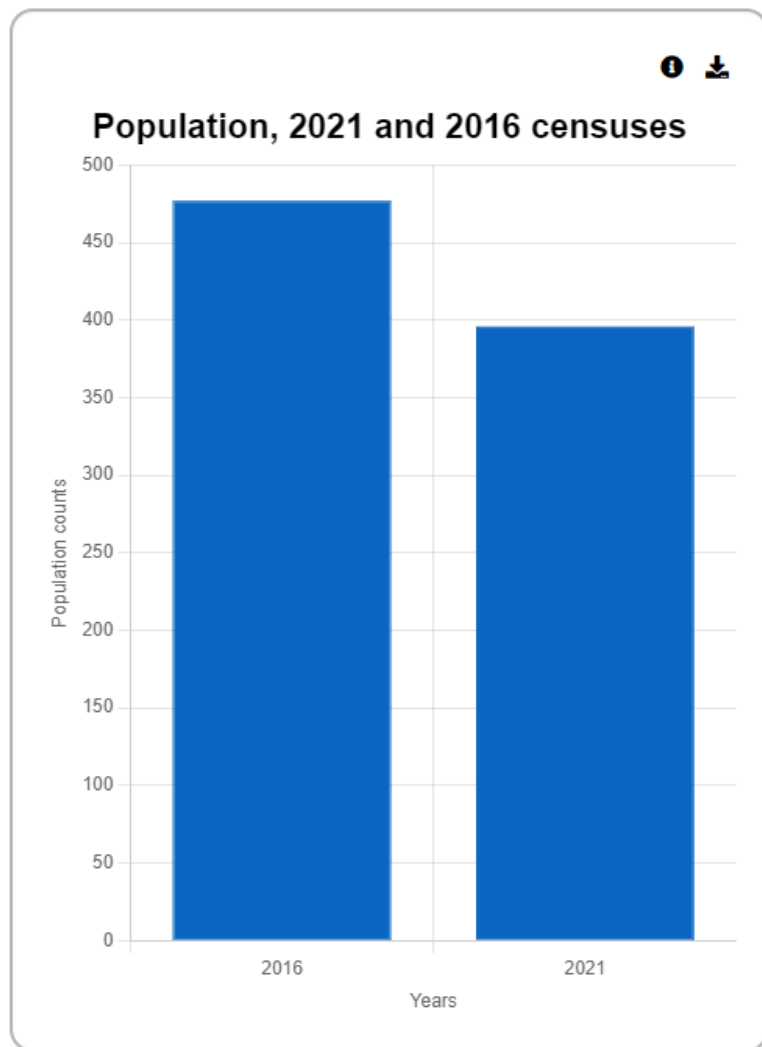


Percentage of population by broad age groups, Tulita, 2016 to 2021



Source: Statistics Canada

# Population in Tulít'a



We hear this is not true

-17% change in population from 2016 to 2021

-13% change in number of houses lived in (150 in 2016; 134 in 2021)

Source: Statistics Canada

# Questions and Discussion

# Questions



## Repairs

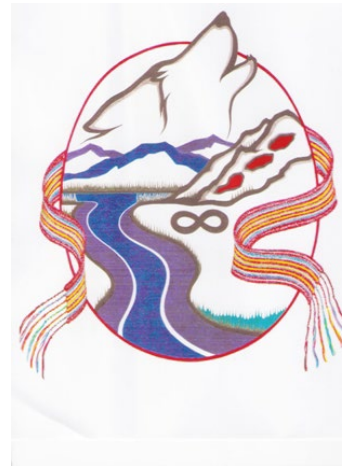
- How can we improve conditions of existing homes?
- What kinds of repair and maintenance work can we start this summer?

## New homes and programs

- Is there a need for different types of homes in Tulit'a?
- How can we support people who do not have housing?
- How can we make sure homes meets the needs of people living there?



# Questions



## Partnerships

- How should the Steering Committee collaborate with the Hamlet?
- Who can the Steering Committee partner with?
- Are there things to ask for from the Housing Corporation?

# *Mahsi Cho*

Contacts:

Tamara Bernarde, Housing Coordinator

[housingcoordinator.2022@gmail.com](mailto:housingcoordinator.2022@gmail.com)

588-3201 (Métis Community office)

[Sophie@planitnorth.ca](mailto:Sophie@planitnorth.ca)



June 24, 2022

Northwest Territories Legislative Assembly  
Standing Committee on Social Development  
PO Box 1320  
Yellowknife, NT X1A 2L9

Attn: Caitlin Cleveland, Chair

**RE: Comments on Housing and Homelessness Prevention**

Dear Chair Cleveland,

We were very pleased to see your committee consulting in the communities on the ever important issue of housing and homelessness and we are pleased to share our perspectives.

Since 1966, NWTAC has been advocating for the interests of NWT communities to the Governments of the Northwest Territories and Canada. All 33 of the NWT's communities are members of the NWTAC.

We would first like to share with the Committee a number of stats from our Social Determinants of Health Report. We have included this report as an attachment. In addition to the Housing and Homelessness stats we have also included some for Mental Health and Addictions as they are a major consideration in terms of homelessness. Although they are not new stats, seeing them clustered together is a little shocking:

## HOUSING

- In 2019, 42.7% of dwellings in the NWT had at least one housing problem, where a housing problem is considered to be either a problem with affordability, adequacy or suitability. This ranged from 30% of dwellings in one community to 90% of dwellings in another.<sup>23</sup>
- Many homes in some smaller communities (50% of dwellings) require major repairs and communities with relatively larger family sizes were more likely to have housing suitability issues.<sup>24</sup>
- In 2019, 54% of dwellings in the NWT are owned and 46% are rented.<sup>25</sup>
- In Canada, 5.1% of Canadian households reported living in a dwelling that was not suitable for them and 7.1% reported that their dwelling was in need of major repair.<sup>26</sup>

## HOMELESSNESS

- In a 2011 academic report, it was estimated that visible homelessness affects between 40-60 people annually, in Inuvik.<sup>27</sup>
- The 2018 Yellowknife Point-in-Time Homeless Count found there were 338 people experiencing homelessness during the count.<sup>28</sup>
- The most common reasons reported for homelessness in the Point-In-Time Homeless Count report were inability to pay rent/mortgage, addiction or substance use, conflict with spouse/partner and job loss.<sup>29</sup>
- The majority of persons (68%) experiencing homelessness in Yellowknife have migrated from other NWT communities.<sup>30</sup>
- Yellowknife Homelessness is at a rate of 1.6% as compared to 0.27% and 0.3% for the metropolitan areas of Edmonton and Vancouver respectively. This means Yellowknife's rate is **5 times** those of Edmonton and Vancouver.

## MENTAL HEALTH & ADDICTIONS

- The percentage of the NWT population aged 15 and older who are considered heavy drinkers is 43%.<sup>35</sup> In the rest of Canada (excluding the territories), the percentage of the population aged 12 and older who are considered heavy drinkers is 19.1%.<sup>36</sup>
- The University of Victoria's Canadian Alcohol Policy Evaluation Project has calculated the 2014 cost of overall alcohol harm in the Northwest

Territories to be \$56 million. The economic cost of alcohol in Canada for 2014 was estimated to be \$14.6 billion. Net revenue from alcohol in Canada in 2014 was calculated to be \$10.9 billion and for the same period in the NWT was \$30 million.<sup>37,38</sup>

- The rate of deaths by suicide in 2017 in Canada was 5.7 per 100,000 population, and in the Northwest Territories, it was 9.2 per 100,000 population.<sup>39</sup>
- The NWT's overall mental health hospitalization rate – is more than twice the western Canadian average.
- The territory has four times the western Canadian rate of hospitalizations for problems related to alcohol and drugs, and three times the rate of hospitalizations related to stress and adjustment disorder.
- The NWT's rate of hospitalizations for harm caused by substance use approaches four times the national average. Eighty-six percent of those involve alcohol, a far bigger cause of hospitalization than cannabis, cocaine, or opioids.
- The territory's rate of hospitalizations for self-harm has more than doubled between 2007 and 2020.

Homelessness and Housing are a top concern of community governments. At its 2014 Annual General Meeting, the NWT Association of Communities adopted a resolution calling lack of housing “a violation of human dignity and of human rights...representing the most extreme form of poverty and deprivation” and called on the government “direct and fund its departments to end homelessness in the Northwest Territories.” Progress on overcoming the deficit in affordable, adequate and available housing in the NWT cannot be achieved without a renewed federal commitment to funding the construction and renewal of social and affordable housing, through a national housing strategy. Although some progress has been made on this front, increased investments are still required. The private marketplace has not been and will not be efficient in delivering assets considered critical to social and economic development in the region due to size of both the Territory and the communities within it.

### **Wraparound Services**

The importance of wraparound services cannot be understated. Recent examples where a fire required clients to be moved out of a building operated by an NGO who provided wraparound services has clearly demonstrated the importance of this service to the success of clients in their housing journey. We highly recommend the committee engage with that service provider.

### **Support for communities as land developers**

Community Governments function as land developers in most instances as a traditional developer model doesn't work as most developers can not wait 10 or 20 years for build out of subdivisions. Instead of beating up community governments for not having a huge inventory of lots waiting for houses, instead support them as **partners** by doing the following:

- Consult with community governments as to the housing needs in their communities
- Ensuring all surplus units are properly disposed of and/or demolished if appropriate
- Enter into discussions with community governments as early as possible about any planning changes that may be required to redevelop any existing NWT Housing lots including focusing on intensification
- Enter into discussions with community governments as early as possible about NWT Housing needs and green field lots that may be required including discussing how you may support them in land development.

### **Incentives for Private Developers**

- tax incentives or other measures must be used to stimulate new rental and affordable housing construction; and,
- special, territorial funding transfers are required to preserve and renovate existing social housing units.

### **Federal Commitments**

Although it is not technically a responsibility of communities, due to the importance of housing/homelessness to the well being of our communities, Housing and Homelessness have long been one of our 5 federal advocacy pillars. Some of our recommendations that we have for the federal government include:

- Budget 2021 temporarily doubled program funding for the Reaching Home program to strengthen community-based systems, supports, services and other paths out of homelessness. NWTAC requests of the Federal Government:
  - Double the annual funding for Northern Reaching Home recipients
  - Expand the number of Northern communities who are recipients

- The federal government has signalled working with provinces and territories to ensure the sustainability of new supportive housing units developed through the Rapid Housing Initiative, with long-term funding for wraparound services that these units require. NWTAC requests:
  - Appropriate levels of funding are committed to the NWT, that reflects the needs of residents serviced by these units.
- Designing programs must be done through the lens of local realities.
- Funding programs are often too rigid and based on a ROI that inherently puts NWT at a disadvantage.
- Affordable housing agreements must be flexible and respect provincial and territorial jurisdictions, chronic homelessness and inadequacy of housing must be eliminated through proven strategies

The Territorial Government should leverage the advocacy being done by others like NWTAC. The more that the Federal Government Departments and Agencies hear consistent messaging the better

The recent Anti-Poverty Roundtable was focused on Housing and Homelessness. It convened a wide range of interested parties and perspectives and was very focused on sharing ideas and best management practices as well as brainstorming ideas and solutions. I would highly recommend that the Committee secure the “What We Heard” document from this roundtable. It will be very helpful to your work.

Thank you again for the opportunity to provide these comments. We wish the committee luck and look forward to reading your recommendations.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sara Brown', with a long horizontal line extending to the right.

Sara Brown, P. Eng.  
Chief Executive Officer  
NWT Association of Communities

c.c. Michael Ball, Committee Clerk



**From:** [Michael Ball](#)  
**To:** [Emily Sabourin](#)  
**Subject:** RE: NWT Legislative Assembly Standing Committee on Social Development - Homelessness Prevention  
**Date:** July 14, 2022 10:58:22 AM

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**From:** Christensen, Julia <[jchristensen@mun.ca](mailto:jchristensen@mun.ca)>  
**Sent:** July 4, 2022 10:44 AM  
**To:** Michael Ball <[Michael\\_Ball@ntassembly.ca](mailto:Michael_Ball@ntassembly.ca)>  
**Cc:** DST\_LEG\_Committees <[committees@ntassembly.ca](mailto:committees@ntassembly.ca)>  
**Subject:** Re: NWT Legislative Assembly Standing Committee on Social Development - Homelessness Prevention

**EXTERNAL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender's name and email address and know the content is safe.

Dear Michael,

I hope you had a good weekend. I am still quite ill but want to make sure that I can at least get some comments to the Committee for their report.

I have outlined several key points below that I am hoping they will consider:

Firstly, I would like to commend the Committee for taking a Homelessness Prevention approach. Too often the emphasis is solely on reactions to managing acute homelessness rather than seeking to prevent homelessness. To view homelessness in the territory through a preventive lens is far more socially justice-oriented and will do more long term to reduce the number of northerners who are living without safe and affordable housing.

Homelessness prevention requires a comprehensive approach that takes into account the territory as a whole as well as social welfare and health care as a whole. The acute or visible signs of homelessness that are increasingly documented in Yellowknife and other larger communities like Inuvik are representative of housing and support challenges that exist across NWT communities. Thus, any approach to homelessness prevention needs to encompass this broader geography of homelessness. There then need to be interventions at both the smaller community level as well as the regional centres and capital city. This includes support for community-led housing plans and programming around supportive housing programs in smaller communities. Ultimately, what we hear time and again from

northern community partners is that there is no one size fits all approach to addressing housing need and homelessness in northern communities. Therefore, communities themselves really need to be in the lead on the development of specific programs and services that can address the very particular housing and support needs within their communities.

While more housing is ultimately needed to address homelessness, the prevention of factors that contribute to homelessness requires an approach that includes not only housing but also child and family services, the justice system, and health. There are many interconnecting factors and policy issues that lead to people becoming homeless or simply falling through the cracks. When we look at the individual lived experiences of homeless people we see a trajectory that often includes experiences with child and family services and the criminal justice system, both as children and as adults, and there are many opportunities here to provide support and early intervention. Likewise, expanded mental health and addictions treatment options along with a continuum of care at the community level helps to ensure people who have sought treatment continue to receive the support they need. A territorial government strategy to prevent homelessness that calls upon integrated policy and programming from Health and Social Services, Justice and the NWT Housing Corporation is required. Of particular need here is the involvement of people with lived experience who can shed light on the ways in which their own homelessness has been framed by policy and programming gaps or disconnects.

Another challenge with respect to homelessness prevention is the limited housing spectrum in the NWT. There is little diversity in housing tenure types for low-income or harder-to-house residents. Thus, the notion of transitional housing is inappropriate in many community contexts where there is little to no housing to transition into. There are also many cases where long term supportive housing is beneficial, but programs like Housing First or transitional housing tend to have expectations around eventual graduation. There is evidence to suggest that some NWT residents might benefit from long term supportive housing or communal housing scenarios. This is an area for greater collaboration and program development with non-profit housing providers to come up with approaches that are best tailored to client/resident needs. The success of the Spruce Bough program also suggests that harm reduction in the form of managed alcohol and cannabis programming could be expanded both in Yellowknife and in other communities.

Finally, homelessness prevention ultimately rests on the provision of safe, affordable, accessible housing. Chronic housing need persists across the territory in various forms, in both small communities and large. What is clear after decades of housing provision led by the federal and territorial governments is that different housing approaches are needed for different communities and for different groups within those communities. There is considerable promise in the current approach from the NWT Housing Corporation to work with communities on their community housing plans. More community-led approaches to housing needs assessments, design and provision, as well as support service provision is necessary in order to bolster efforts to prevent homelessness. At the same time, within larger centres there is a need for a greater diversity of housing models—communal housing, SROs, long term supportive housing, harm reduction and so on.

I regret that I was unable to provide comments at the community consultation sessions, but am always available to meet with the Committee or provide additional commentary. Thank you for the invitation to submit comments.

Sincerely,  
Dr. Julia Christensen

--

Canada Research Chair (II) in Northern Governance and Public Policy

Director, At Home in the North

Associate Professor

Department of Geography

Memorial University

St. John's, NL Canada

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We respectfully acknowledge that the lands on which Memorial University's campuses are situated are in the traditional territories of diverse Indigenous groups. We also acknowledge with respect the diverse histories and cultures of the Beothuk, Mi'kmaq, Innu, and Inuit of this province.

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**From:** Michael Ball <[Michael\\_Ball@ntassembly.ca](mailto:Michael_Ball@ntassembly.ca)>

**Sent:** June 9, 2022 1:13:07 PM

**To:** Christensen, Julia

**Subject:** NWT Legislative Assembly Standing Committee on Social Development - Homelessness Prevention

Good morning,

I am the Committee Clerk supporting the Standing Committee on Social Development, who have identified housing as a priority for their work in the 19<sup>th</sup> Legislative Assembly. Last year Committee completed a report regarding Needs for NWT Homeowners and Private Landlords. Committee is now focusing specifically on homelessness prevention. Please feel free to visit the Committee's website (<https://www.ntassembly.ca/content/social-development>) where you should find a linked survey as well as some background information.

The Standing Committee will be hosting public a public hearing during the evening of June 30<sup>th</sup> to hear from stakeholders who wish to share their perspectives and recommendations on homelessness prevention. If there is sufficient interest a second hearing may be added on June 29<sup>th</sup> as well. Please let me know if you would be interested in making a submission to the Committee. Committee would also be happy to accept any written submissions until June 30<sup>th</sup> as well.

If you have questions or would like more information, please contact me by email or on my cellphone at 867-445-9598.

Many thanks,

Mársı | Kinanāskomitin | Thank you | Merci | Hąjı' | Quana | Qujannamiik | Quyanainni | Máhsı | Máhsı | Mahsi

Michael Ball

*Manager of Committees and Clerk of Journals | Gestionnaire des comités et greffier des journaux*

Northwest Territories Legislative Assembly  
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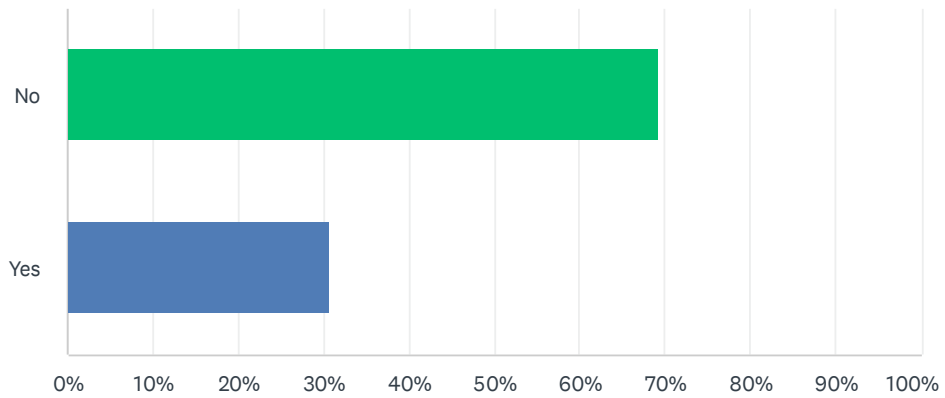
## Q1 Name (Optional)

Answered: 14 Skipped: 52

#	RESPONSES	DATE
1	Julia Christensen	7/4/2022 7:22 AM
2	Danita Frost-Arey	6/24/2022 11:15 AM
3	M	6/14/2022 6:01 PM
4	Quin Connell	6/14/2022 6:43 AM
5	Hayley Lafferty-Nitsiza	6/11/2022 11:18 PM
6	Rachel Schooley	6/10/2022 4:29 PM
7	Sara Morris	6/9/2022 12:21 PM
8	Elaine	6/8/2022 6:15 PM
9	Myrna Pokiak	6/8/2022 11:24 AM
10	Aimee Yurris	6/2/2022 8:45 AM
11	Amy Burt	5/31/2022 9:52 AM
12	Aimee Yurris	5/30/2022 10:47 PM
13	Amy Burt	5/28/2022 12:00 PM
14	Edna Lafferty	5/27/2022 9:11 AM

## Q2 Do you self-identify as Indigenous?

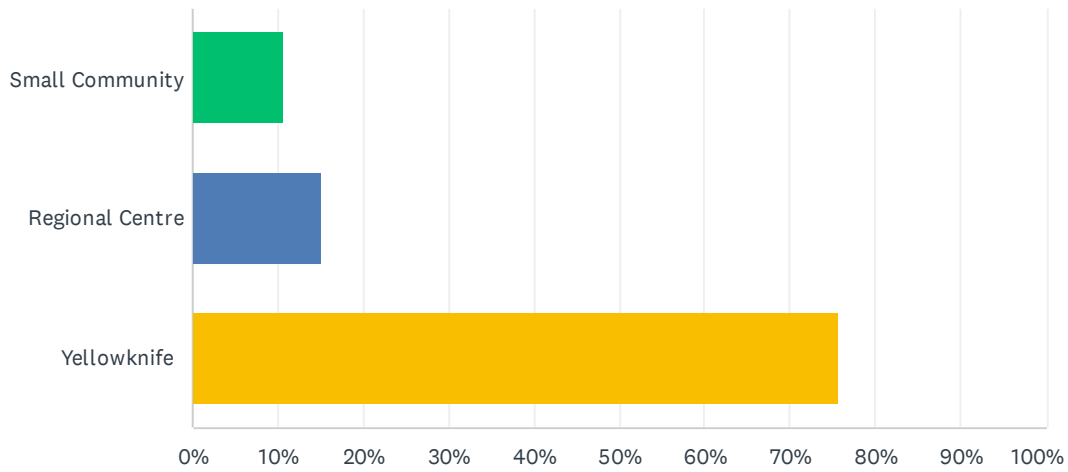
Answered: 65 Skipped: 1



ANSWER CHOICES	RESPONSES	
No	69.23%	45
Yes	30.77%	20
Total Respondents: 65		

### Q3 Type of community you reside in (Optional)

Answered: 66 Skipped: 0



ANSWER CHOICES	RESPONSES	
Small Community	10.61%	7
Regional Centre	15.15%	10
Yellowknife	75.76%	50
Total Respondents: 66		



## Q4 What makes your home a home?

Answered: 48 Skipped: 18

#	RESPONSES	DATE
1	Who you share it with	6/30/2022 1:02 AM
2	Family, safety, affordable and clean	6/29/2022 8:46 PM
3	Family	6/25/2022 1:26 AM
4	My home is where I am connected to my community, culture, and family.	6/24/2022 11:16 AM
5	Emotional and Physical Safety, Access to the basic necessities , Nurturing environment	6/24/2022 9:11 AM
6	Comfortable, safe and cozy environment for my family to gather and live.	6/23/2022 8:03 PM
7	I have heat, power, and water. I also have a sense of belonging to community and a place I feel content and comfortable.	6/23/2022 3:44 PM
8	Warm secure place that is safe for my family. Affordable and meets basic needs.	6/22/2022 6:42 PM
9	affordable permanent structure, access to water, sewage system, well insulated, reliable heating system, and where I can develop and feel inner joy (created by a financial stability and security)	6/20/2022 12:16 AM
10	family	6/16/2022 3:55 PM
11	Safe, belong, my little piece of this world	6/15/2022 10:18 PM
12	It's where me and my family live and where all our everyday but important moments happen	6/15/2022 7:01 PM
13	A home is a place of refuge. A place where to feel safe, accepted and belonging.	6/15/2022 8:04 AM
14	For me personally, ownership but sharing it with my family is what truly makes my house our home.	6/14/2022 9:29 PM
15	A number of things make my home a home. I make it a home - I choose what is in it, who is allowed in it. The fact that I can afford it makes it a home, because I am not stressed that the amount I have to pay to have shelter is going to mean I have to cut from a food budget or electricity or being able to participate in society.	6/14/2022 6:04 PM
16	Having my family in it. Feeling comfortable and safe.	6/14/2022 6:44 AM
17	Certainty I can pay the bills and not risk losing it; access to outdoor space	6/13/2022 10:57 PM
18	Family, safety and security.	6/13/2022 9:43 PM
19	I feel safe when I am there.	6/13/2022 9:12 PM
20	We have lived in our house long term and have many friends, family in Yellowknife and good relationships with many of the neighbours on our street.	6/13/2022 12:24 PM
21	I call it my own	6/13/2022 11:07 AM
22	Autonomy to decide who enters, how to decorate, to prioritize work, what I consume in terms of food, drink, and entertainment.	6/12/2022 7:48 PM
23	My family.	6/11/2022 11:20 PM
24	Stability, safety, support of others.	6/10/2022 4:30 PM
25	The feeling of safety it gives me.	6/10/2022 5:49 AM
26	The sense of family and community. As well as the sense of security. A home is somewhere that is safe	6/9/2022 12:22 PM
27	Safe location	6/9/2022 8:23 AM

## Housing Survey

28	My family	6/9/2022 7:12 AM
29	Feeling safe/secure. Not worrying about how I'm going to keep a roof over my head when rent is more than my paycheck but it's the only housing option available at all. I already plan on leaving the north due to the inability to stay living in my hometown that I've invested countless hours of volunteer work in because its too expensive. But I wanted it to be a choice I was making. With the lack of housing, especially including the lack of available and affordable housing, and the increasing heat and power costs, it is no longer a choice. I am being forced off my homelands as an Indigenous person because I cannot afford to live here unless I find a magical job paying \$45/hour or more. My education is in ECE. I left my job because the amount of education and effort and stress in that field is not worth the \$18/hr.	6/8/2022 7:11 PM
30	My family	6/8/2022 7:00 PM
31	Are you serious?	6/8/2022 6:15 PM
32	Family	6/8/2022 12:15 PM
33	It is safe and I am able to have my family with me.	6/8/2022 11:24 AM
34	Owning my home & being able to maintain it.	6/8/2022 11:22 AM
35	Ownership	6/8/2022 10:43 AM
36	Safe, can host family and friends	6/8/2022 10:43 AM
37	A safe and comfortable place to live.	6/3/2022 2:43 PM
38	Safe and secure living space to call my own that meets my needs (enough space to cook, sleep, live, and sometimes work)	6/2/2022 8:46 AM
39	My family.	6/1/2022 6:25 PM
40	Trinkets, good meals shared with loved ones, art, comfortable spaces to relax in	6/1/2022 6:19 PM
41	Comfort; minimal physical issues, affordable (ie. costs appropriate % of income).	5/31/2022 9:52 AM
42	Clean, safe, family.	5/30/2022 10:07 PM
43	Comfort and Family	5/27/2022 9:57 PM
44	Safe place where me and my animals can take care of life and welcome others into it	5/27/2022 9:13 PM
45	The place were I live	5/27/2022 7:55 PM
46	Family	5/27/2022 6:29 PM
47	Safe place, my family is there.	5/27/2022 3:48 PM
48	my dogs live there	5/25/2022 5:17 PM

## Q5 What are the housing issues in the NWT?

Answered: 47 Skipped: 19

#	RESPONSES	DATE
1	Lack of accessible Affordable housing.	6/30/2022 1:05 AM
2	1. Maintenance of current housing in communities so that are clean, warm and safe. 2. Availability of housing. Lack of leadership to focus min 5 years of budgets and resources to build homes.	6/29/2022 8:52 PM
3	Not much homes to occupy people who are homeless	6/25/2022 1:30 AM
4	Housing Instability Homelessness Lack of affordable housing Inadequate housing No continuum of housing No supportive housing No transitional housing No case management supports for people in housing Housing NWT not responsive to the needs of residents	6/24/2022 11:21 AM
5	Lack of affordable housing, lack access to housing for the disenfranchised in society, lack of supportive housing for individuals with mental health and substance use issues	6/24/2022 9:13 AM
6	Expensive, not enough land available in Yellowknife, accessibility (transitional housing not really transitional).	6/23/2022 8:06 PM
7	Too much policies to follow, such as providing income tax for rent calculations for relatives who are sleeping on your couch or basement. Makes one feel like you can't help your family who are homeless without being penalized and I feel it causes another form of separation and division amongst families.	6/23/2022 3:52 PM
8	Lack of available affordable housing. Lack of apartments. Monopoly in housing markets. Rents too high. Low rental clients penalized when they get good work by increase in rent. Poor quality maintenance. Extremely poor management of housing at the local, regional and territory level. Poor support system for young people and families to get into their own home or rentals. No vision by community and GNWT leaders on how to fix the crisis situation.	6/22/2022 6:52 PM
9	poorly insulated houses; lack of decent size homes; difficulty to a first house for various reasons, including their excessive prices. no access to wall tent areas and for tiny homes; access to materials for those who are on the streets who want to build their tiny homes or live in a wall tent. lack of decent appartements, secure places at affordable prices.	6/20/2022 12:27 AM
10	severe lack of affordable housing and a general shortage of public housing.	6/16/2022 3:56 PM
11	No feeling of pride to own a home. Mortgages are unattainable. Support runs out before the year starts so young people settle for shacks at ridiculous prices	6/15/2022 10:22 PM
12	Multiple issues. It seems like here is not enough housing and housing is not what people can afford. Also policies exclude people from housing or the housing might not fit their needs. It seems more about profit or policy than people or building community.	6/15/2022 7:05 PM
13	Lack of space, not enough homes for families or single occupants. High cost of rent/amenities	6/15/2022 8:21 AM
14	There is a lack of housing available for potential new residents in all communities across the NWT. I have no idea how the MLAs expect to grow the population without housing available for new residents. There appears to be a lack of housing options for low income earners. I have also heard that there are too many families living in over crowded homes.	6/14/2022 9:32 PM
15	There is not enough housing for the number of people who need housing. The costs to increase the amount of housing is high. The minimum wage doesn't come close to a living wage, meaning being able to secure housing is a stressor for many. The costs of maintaining a home is high, which impacts people with low and even medium levels of income. We haven't addressed root causes that contribute to homelessness, such as addictions, diversifying the economy, job creation, etc.	6/14/2022 6:12 PM
16	Large house less population High rent costs High cost of purchasing a house, making it difficult to become a homeowner Poor conditions (cosmetic, function, safety) for affordable	6/14/2022 6:47 AM

## Housing Survey

	apartments/townhomes	
17	Not enough, what we have is too expensive, and few pet-friendly options	6/13/2022 10:59 PM
18	Extremely high cost of housing, to rent or buy, lack of housing.	6/13/2022 9:51 PM
19	I see people who experience homelessness in a Yellowknife. For many of these individuals providing affordable or increasing availability of homes would not be suitable. We need to create more alternative housing options for people who are experiencing homelessness. Cooperative housing, community based solutions, improved shelter services in downtown would help. So, the deepest housing issues I see in Yellowknife are closely linked to wellness.	6/13/2022 9:18 PM
20	Cost of purchasing and renting accommodation in the NWT has always been high.	6/13/2022 12:26 PM
21	Smaller more affordable housing available	6/13/2022 11:08 AM
22	High rental costs. Racial profiling of renters. Overcrowding and need to share housing with people who may be in an acute stage of substance dependence etc. Lack of independence in 'housing' and lack of education about how to maintain a home. Etc etc	6/12/2022 8:05 PM
23	Not enough housing for all! Low priorities, and no communication.	6/11/2022 11:23 PM
24	We need supported independent living and increased social supports for those experiencing homelessness or who are newly housed. We need more affordable housing!	6/10/2022 4:33 PM
25	Until someone has the basic need of housing met they can't deal with anything else in their life like mental healthy or addiction.	6/10/2022 5:52 AM
26	There are many. First, due to the high living cost of the North causes the lack of affordable housing. With low income areas the security of both the person experiencing housing issues and others. As well as, I believe, the government is too reliant on non-profits to aid with short-term/ emergency resources.	6/9/2022 12:29 PM
27	Affordable housing and rental market	6/9/2022 12:26 PM
28	Unaffordable housing prices, inability to afford to enter the housing market, inflated prices, rent and deposits can be more than mortgage, availability of rental units outside the downtown core which is unsafe area of town	6/9/2022 8:28 AM
29	THERE ARE NO HOUSES OR APARTMENTS. Housing issues??? There are trailers being listed for \$150k/\$300k. TRAILERS. Houses on TINY lots are usually between \$300-500k. You can buy 10+ acre properties down south for that much. There aren't any regulations regarding what landlords can charge for rent. There is a older building that charges 1600/m for a bachelor suite with no laundry on site, and the apartments are garbage with cracked walls, stained carpets, etc. Landlords are also never held accountable, charging \$2000/m for units with black mold. This needs to change!!	6/8/2022 7:19 PM
30	Cost Lack of availability Cost	6/8/2022 7:01 PM
31	Not enough options.	6/8/2022 6:16 PM
32	Lack of suitable housing	6/8/2022 12:17 PM
33	Lack of Using NWT Manufacturers like Paul Bros Nextreme Inc., to manufacture houses as we do so for so many other non-Government organizations. Lack of open-mindedness in the GNWT Dept. of Infrastructure and housing from the top managers who have had their roles for five years or more - they have been too long with the Government and still no change has occurred. Lack of opportunity for NWT skilled businesses involvement (not Indigenous Governments - but businesses who understand construction & manufacturing) to give a product for the best price and quality. Lack of encouragement and support by the GNWT to broaden opportunity for Northerners - housing is a need that can be fulfilled by Northern businesses. Lack of ethics within housing right to the community level (have to have relationships to get moved along the housing line), lack of programs to train home owners/users of the property to take care of their homes and repair any damage they do to the homes.	6/8/2022 11:40 AM
34	Not nearly enough housing. Houselessness is a government failure. Government has displaced Indigenous people and it needs to rectify that by providing adequate housing for all. It should be cheap or free, considering the trauma and genocide Indigenous people have faced under colonialism.	6/8/2022 11:25 AM

## Housing Survey

35	lack of inventory	6/8/2022 10:44 AM
36	Affordability and availability are big issues. Lack of adequate housing is a big issue as well. As someone who is a higher earner, but renter - I've still dealt with issues like unsafe/unhealthy living conditions, mold, poor insulation. I cannot imagine what people with fewer resources are left with.	6/3/2022 2:47 PM
37	Cost of rent, cost of houses	6/2/2022 8:47 AM
38	Shortages and the conditions of the older units in general.	6/1/2022 6:41 PM
39	There's not enough and it costs too much	6/1/2022 6:20 PM
40	Affordability & supply. I'm a 26 year old professional, yet in order to enter the housing market in the NWT all of my savings would need to be invested into a house (assuming 20% down). Programs such as CMHC First Time Home Buyers Incentive exclude residents who make over \$120K annually, which creates a divide in the program compared to what would be offered in other areas, as the NWT has higher salaries to offset cost of living. Income max is \$150K for Toronto, Vancouver, & Victoria but remains at \$120K for Yellowknife.	5/31/2022 9:58 AM
41	Better options are required. More investment is required.	5/27/2022 10:00 PM
42	Too few houses, safety issues in many homes, overcrowding, not enough middle housing (ie. Small apartment buildings), too many apartments belong to the same few people.	5/27/2022 9:17 PM
43	There is a monopoly on rental units in Yellowknife and there are not enough rental properties in Yellowknife. There also needs to be more affordable options with rent to income geared housing. Before I moved to Yellowknife, I lived in Lutsel K'e for over three years and the housing situation there is appalling. A large portion of the houses there are in poor condition. They are not adequately maintained nor are they built for the environment. It's also a shame that wood stoves are being removed for houses. They are culturally appropriate and when the heating system fails that's a back up system that helps ensure the home doesn't freeze up.	5/27/2022 7:59 PM
44	Deplorable conditions of all the housing units in my community of Tuk, run down, old, dirty and smelly. Local housing hasn't fixed a broken window in 1.5yrs, was broken before moving in, too much rent to pay when working.	5/27/2022 6:32 PM
45	Not enough housing units available (purchase or rent), homelessness, many homes are in desperate need of repairs.	5/27/2022 3:49 PM
46	I think people who have money and land, shouldn't be allowed to sign that over to their children and move into housing meant for people who are displaced and for low income families. If this continues to happen then what happens to low income families? Who is housing For exactly? As far as I know indigenous populations were displaced, so when others come here because family members have married into Canada, and are eligible for senior housing, again, what happens to our own seniors who are originally from here? Housing holds people back from leaving to further their education, because you have to give up your unit to go to school. How many people suffer from mental issues due to residential school, having a home is a necessity and having to give it up and all your belongings just to go to school is scary because of lack of housing. How long are you willing to be homeless for and what if school doesn't work out, you're still homeless.	5/27/2022 9:25 AM
47	limited supply	5/25/2022 5:17 PM

## Q6 Have you or someone you know ever had a time when you struggled with housing or homelessness in the NWT? Can you tell us about that?

Answered: 42 Skipped: 24

#	RESPONSES	DATE
1	Living pay check to pay check..... not being able to afford anything outside the necessities not being able to make enough to change your situation and struggling to pay rent and bills	6/30/2022 1:05 AM
2	I have a family member living at their grandparents who is blaming housing which allows him to practice elder abuse financially and emotionally.	6/29/2022 8:52 PM
3	Family living with family or friends and out of suitcase. Apply for housing and on the waiting list forever. Lack of houses	6/25/2022 1:30 AM
4	Yes, I've worked with people experiencing chronic and/or episodic homelessness.	6/24/2022 11:21 AM
5	Yes, I prefer not to say	6/24/2022 9:13 AM
6	No	6/23/2022 8:06 PM
7	As long as I've lived in my community I remember others not having room or allowed to take in family because their names are not on the lease. You get threatened with letters for having someone stay beside you because they are homeless and the person is usually a close relative. I have chosen not to go to school more than once, because I have to give up my unit and sell or store my belongings and pretty much make myself homeless first and it's too hard of a decision to make.	6/23/2022 3:52 PM
8	My children can't find anything to rent and do not have resources to buy a home so are house sitting. This will force them to move out of NWT to live and work. This means the education they got to bring their skills back home to their community are lost to a southern community. No available or affordable housing is costing community services and employment.	6/22/2022 6:52 PM
9	I was lucky enough, not to be in this situation. I did housesit for years and that was a way to secure finances for what I wanted to do. it is not an easy way to live, a lot of insecurity comes with it. there are in-between time when homeless and I was living in a tent. Good thing Fred Henne Park is there with showers.	6/20/2022 12:27 AM
10	rather not comment	6/16/2022 3:56 PM
11	Yes. I could not qualify for a mortgage until I was almost 40 and my kids mostly grown. We always sat on the line of getting help.	6/15/2022 10:22 PM
12	No, i have not struggled beyond small uncertainty in finding a place and moving.	6/15/2022 7:05 PM
13	I'm a single Mother and I waited over 5 years to get a unit of my own in my community, a old and attached dwelling with maintenance issues every other month. Need new houses, not duplex/sharedbuildings, a place to grow and settle down in.	6/15/2022 8:21 AM
14	While no one I am close to in the NWT has struggled with housing or homelessness, I have lived in the NWT long enough to see the struggle, even from my place of privilege. I have a very good job and stable expenses - and no dependents, yet cost of living is reducing what I am able to put aside, so I can't imagine how difficult it must be for those needing to house dependents - children or Elders or partners - while contending with lack of housing that is available, while what is available may not be suitable for the size of family, while having to feed and clothe everyone where wages are not increasing with how cost of living is inflating, especially if they are working full-time and are not able to make a living wage, because minimum wage is well below what it costs to live here.	6/14/2022 6:12 PM
15	I am looking at divorcing my husband, but I have not as I would not have a place to live along with my two children. I am in a toxic relationship to prevent being homeless.	6/14/2022 6:47 AM
16	I stayed in an abusive marriage because I could not find an apartment for my children and I.	6/13/2022 10:59 PM

## Housing Survey

Everything was either way too expensive or was an unsafe NorthView slum. I feel sick when I think about what I had to go through while waiting for a place to live.

17	No.	6/13/2022 9:51 PM
18	No.	6/13/2022 9:18 PM
19	no	6/13/2022 12:26 PM
20	No	6/13/2022 11:08 AM
21	Speaking with people on the street. They need housing, but see shelters as something inhumane. Like They feel like zoos or hospitals.	6/12/2022 8:05 PM
22	You see it all over the place, I have very close family and friends that struggle with the wait list and getting on it.	6/11/2022 11:23 PM
23	I support the Inuvik Homeless Shelter in my work, and have heard many diverse stories about what leads folks to homelessness. For myself, a mental health professional married to someone working with GNWT, we nearly found ourselves homeless with our two kids and two dogs when our landlords sold their house and there were literally no units available. We had to stay in an unfinished apartment with no water, fridge or stove for three weeks before we found a place, and we were fortunate to have had that option!	6/10/2022 4:33 PM
24	I work with people everyday who cannot find housing and will not be shelter to address the other issues in their lives until they have the security that this basic human need is being met.	6/10/2022 5:52 AM
25	Homelessness is a lot more visible than it was 15+ years ago. Especially in larger towns in the Northwest Territories. I have never directly known someone with Housing issues but I know there needs to be more support for youths and youth housing.	6/9/2022 12:29 PM
26	A youth was kicked out of their home so we offered a spare room for 6 weeks until they could get their own place; during Covid a youth was displaced while his parents were in isolation so we homed him.	6/9/2022 8:28 AM
27	Yeah. A ton of people I know have struggled with finding housing. Resorting to couch surfing at friends and family, or sleeping in cars. I'm glad we have a shelter here for folks who desperately need a roof in -50 but there needs to be long term solutions.	6/8/2022 7:19 PM
28	Yes. Clients I work with daily. Difficulty in finding rentals, costs to rentals and space	6/8/2022 7:01 PM
29	Yes. Family members trying to find decent rentals.	6/8/2022 6:16 PM
30	Yes. Feels hopeless and make a person feel that they aren't valued as a human	6/8/2022 12:17 PM
31	Hundreds of family members; however dozens of my own family have built and maintained their homes all of my life - most of my aunts and uncles have always had their own privately owned house - maybe find out what they do right (pride, ownership, determination, hard work, and ethics taught to them) and take that to future home owners. Train students from grade 8 and up to maintain homes (Mechanical, Electrical, Carpentry, Welding/manufacturing). Stop forcing Grade 8 students into thinking they have to graduate - instead for those who are already struggling with European style education (sitting and reading and writing) - use their skills and pull them out of the classroom to build and learn the basics of construction and manufacturing - in partnership with businesses - not through Government Programs. Local Businesses are the missing link to everything - the GNWT thinks they can resolve problems and create programming but are not using businesses who are doing what the GNWT is trying to do every minute of every working day. Students who are going to drop out of school, will do so by about Grade 8 and through the years, the numbers increase up to Grade 12 - we are teaching those students that they are failures instead of providing alternative options to work and achieve to their strengths and potential. Why are we still forcing Graduation for students who have mentally left school at Grade 8 and parents having to force them through, many who give up, commit suicide, get into crime, shelter themselves from the world, etc. Instead of the same method forced upon of youth, create another stream of opportunity for those who are needed in the trades and probably would excel far beyond completing 'high school'. By Grade twelve there is no reason students are not at their 2nd level of an apprenticeship program - setting them up for success, giving businesses opportunity to hire northerners and teaching northerners to build homes for the north in the north. The department of ECE is sooooooo old school (I taught in the NT/YK, worked at a School Board, have children in school) so I know what has not changed and it is the people at the top - dozens working in ECE are the same	6/8/2022 11:40 AM

## Housing Survey

dozen of people who worked there when I was teaching and you can guarantee, they are passionate - however, they are NOT productive and NOT advancing Education or Trades in the North - they are holding Northerners back instead of designing to Northerners strengths - Northerners are skilled - building cabins all over traditional hunting camps, etc., - we are already doing this work - how can the GNWT maximize Northerners involvement - from a business level first, to offer the solutions. GNWT trying to gather data for solutions, is going to take years and millions of dollars that should be spent on meeting housing needs, training northerners, and signing off contracts to Northern Manufacturers. I have yet to believe our Government is wanting to find solutions - only to spend money that has been given as handouts without a plan in place.

32	All you need to do is check the Yellowknife Accommodations Facebook page to see what a struggle housing is for people up here. Clients I have met through work try to get out of unsafe living situations but have nowhere to go. Youth shelter is full and there is nothing affordable for them. They try to get jobs, but cannot keep them because they don't have housing. It is very sad.	6/3/2022 2:47 PM
33	I moved from aklavik where we lived in a private home to Tuktoyaktuk and we had to stay with family until we had been in the community for three months before we were able to apply for housing and luckily only another four months before we were allocated a unit.	6/1/2022 6:41 PM
34	Yes, unable to find a place to live, crashing at friends places in the meantime until something came up that was more than my budget allowed, but the only available thing	6/1/2022 6:20 PM
35	Not someone I know personally - but I did live in Hay River for a short stint and witnessed the impact of homelessness on the community. It shocked me that in a community of ~3,500, that homelessness existed. It feels like a problem that could be solved, however systems to support were not in place for these members of the public.	5/31/2022 9:58 AM
36	Everyone that is from the NWT, moves to the NWT or spends any time in NWT feels pressures related to housing. Too few options. Too expensive.	5/27/2022 10:00 PM
37	Finding a place to live in Yellowknife is insane. I'm sure it's really hard in other communities too. I've personally done okay, but I know of healthcare professionals who have ended up turning down jobs just because of lack of housing.	5/27/2022 9:17 PM
38	Yes	5/27/2022 7:59 PM
39	Too many people to name struggle with housing.	5/27/2022 6:32 PM
40	No	5/27/2022 3:49 PM
41	Yes, I gave up my unit to attend college and was told I would be given a unit upon my return. When I completed my studies and came back to the north, I was told I had to rent a place at market value rent for 6 months and apply after 6 months is up. I ended up staying in a women's shelter and my son stayed with family and I was homeless for 2.5 years.	5/27/2022 9:25 AM
42	no	5/25/2022 5:17 PM



## Q7 Who is the most impacted in your community by the lack of housing?

Answered: 42 Skipped: 24

#	RESPONSES	DATE
1	I believe single parents and young adults.	6/30/2022 1:09 AM
2	Those with no where to live suffering from ntergenerational trauma especially amongst single families with children looking to break the trauma cycle but are stuck.	6/29/2022 9:02 PM
3	Our community members our people.	6/25/2022 1:34 AM
4	Families with children People who use alcohol and drugs (no harm reduction services, bad housing policy, stigma and discrimination)	6/24/2022 11:25 AM
5	Individuals that struggle with intergenerational trauma, who then turn to alcohol and drugs as a coping strategy; which almost always results in homelessness, broken relationships, exposure to violence etc	6/24/2022 9:15 AM
6	Displaced people's due to government relocations in past and low income families, mostly indigenous and can trace anscestral background to the Northwest Territories.	6/23/2022 3:56 PM
7	Low income families and single young adults, seasonal, casual employees, teachers, health care professionals, persons in domestic violence that have no option to leave.	6/22/2022 7:06 PM
8	it seems that all classes of individuals are impacted.	6/20/2022 12:30 AM
9	seniors and disadvantaged	6/16/2022 3:57 PM
10	Young people just starting out. Limited opportunities for them to put down roots in their own town without being house poor; limiting their life to youthful fun or a house, not a combination of both as it should be.	6/15/2022 10:29 PM
11	I am not sure, but i think those who struggle with mental health and substance use are probably most impacted.	6/15/2022 7:09 PM
12	The younger generations, out of school and ready to work, there are plenty of people that set out on their own as soon as they are finished with school or that just simply told they are to be on their own because lack of room with growing families	6/15/2022 8:33 AM
13	Low income earners and those individuals suffering from addiction issues that are unable to maintain a household.	6/14/2022 9:35 PM
14	This is ultimately difficult to tell - while the people struggling with addictions are often visible in terms of being unhoused, we also need to consider invisible homelessness - people who are couch surfing or staying with family, or even those who have homes that are unsuitable and inadequate (e.g. too small for the number of people living there) because they don't have an option to go to another home.	6/14/2022 6:20 PM
15	Indigenous people Young adults looking to get in on the housing market Single parents with multiple kids	6/14/2022 6:50 AM
16	Single parents, lower-income families	6/13/2022 11:00 PM
17	Low income families.	6/13/2022 9:55 PM
18	Those experiencing the homelessness. Period. Some people may say the businesses etc downtown, but this lacks basic human empathy.	6/13/2022 9:22 PM
19	Homelessness The idea of using Arnica for housing was excellent. Small self contained unit, all utilities provided not required to get hooked up. Small unit that do not encourage over crowding or parties	6/13/2022 11:10 AM
20	Everyone. Paying 'wealthy' rates for trailers with barely any land. Having to share with strangers and or family who may not respect privacy or even act legally... people who maybe	6/12/2022 8:09 PM

## Housing Survey

	abusivew.	
21	Small families.	6/11/2022 11:25 PM
22	Indigenous community members who have experienced significant trauma due to colonization.	6/10/2022 4:36 PM
23	All of us - not just the street people who don't have a safe place to call their own but each of us who can't safely walk downtown because these hurting people are contributing to the unsafe environment as no one is helping them feel safe.	6/10/2022 5:55 AM
24	Yellowknife is much more visible of the homelessness population and a lot of that adds up to lack of housing and mental health/addiction resources.	6/9/2022 12:33 PM
25	Everyone	6/9/2022 12:27 PM
26	Young people with lack of resources to enter the housing market.	6/9/2022 8:29 AM
27	Everyone who doesn't have a director/CEO/business owner/utilities provider based income. If you don't work for the GNWT or in a trade, you will make nothing here. The minimum wage in the NWT is a joke. It doesn't reflect the cost of living in the slightest.	6/8/2022 7:23 PM
28	Low income	6/8/2022 7:02 PM
29	Low income earners	6/8/2022 6:16 PM
30	Those dealing with addictions and mental health issues. And youth!	6/8/2022 12:19 PM
31	Men - bachelors Children Single Mothers Elders - too big of a house impacts everyone and anyone staying with them	6/8/2022 11:46 AM
32	People who are houseless, Indigenous people, women and children in precarious intimate partner/ domestic violence situations. People who are trying to find an affordable place to rent. Absolutely unacceptable that there are houseless people and yet the government will spend \$175k on the "royal visit" amongst other non-necessities.	6/8/2022 11:29 AM
33	low-income families, young people, Indigenous people	6/3/2022 2:50 PM
34	Low-income individuals and families, young people who are getting started on their own (difficult to find a place to rent, high cost of rent, and little hope of being able to afford to buy a house with the high cost of housing)	6/2/2022 12:11 PM
35	Indigenous folks struggling with mental health and addiction issues	6/1/2022 6:21 PM
36	It appears to be Indigenous men & women in the downtown core - however I am not qualified to comment on who is most impacted. I understand with homelessness that many who are impacted are "hidden". I believe that stress associated with the cost of housing in Yellowknife is experienced widespread.	5/31/2022 10:09 AM
37	No, low and medium income people.	5/27/2022 10:03 PM
38	Young families, elders, single people	5/27/2022 9:19 PM
39	Low income, single parents, people recovering from addiction	5/27/2022 8:01 PM
40	Everyone.	5/27/2022 6:33 PM
41	Indigenous people	5/27/2022 3:50 PM
42	Young people are being put into singles apartments meant for them, but now shared with seniors. Big difference in age gap and not suitable for older persons with mobility issues or anyone with mental wellness issues. Some want to play music and some want ear plugs and causes problems. Plus who's checking on the elders in this facility when doors are always locked. In last 15 years, they have taken many elderly bodies out of this building, maybe walking flights of stairs is not helpful and being left there and forgotten about too!	5/27/2022 9:35 AM

## Q8 Are your home and community designed for all family and community members? Please explain.

Answered: 39 Skipped: 27

#	RESPONSES	DATE
1	No. Yellowknife and the NT in general has an extremely high cost of living.	6/30/2022 1:09 AM
2	Yes in YK there are a variety of housing options. Biggest issue is the lack of accountability of corporate owners of rental properties.	6/29/2022 9:02 PM
3	Yes I believe so we have lot of land to use. If this is what your talking about.	6/25/2022 1:34 AM
4	Myself and my 8 year old son live in a 1 bedroom apartment - it does not provide enough space and I can't afford a 2 bedroom.	6/24/2022 11:25 AM
5	No, there are inadequate housing spaces available for the housing needs of the community	6/24/2022 9:15 AM
6	No, there's too much zoning for people with higher incomes and not enough seats at the table for indigenous governments and where they would like to develop housing for their membership.	6/23/2022 3:56 PM
7	No. Not suited to address the needs of elders, older workers, young adults just starting out, under employed persons, single persons and young families that need more than 3 rooms. Too many generations living in a 3 bedroom house or smaller house is not working. Elders with poorly heated homes and young adults forced to couch surf to survive is not working. Homelessness is often invisible in our community except when you talk to police or medical staff that have to deal with the results of insufficient housing. Community housing especially apartments are not growing to meet population trends. Too many people forced out of smaller community coming to work in regional centres and lose their job because they can't pay rent or find reasonable housing. Too many professionals reject job offers because of poor or no housing results in fewer or no services adding to the social problems.	6/22/2022 7:06 PM
8	Of course not, look at the people on the streets! and the difficulty to find a place to stay when comes time to bring in workers.	6/20/2022 12:30 AM
9	no, lack of handicapped access	6/16/2022 3:57 PM
10	No. For a quality home you require a double income to afford - alternative life style need not apply	6/15/2022 10:29 PM
11	Well i think my home is great for my family, but the community is not designed for all. For example, the backlash against a day shelter on Franklin really showed that.	6/15/2022 7:09 PM
12	No, The design is old. Many/All houses in my community are lacking space for growing families, most families have over 3 to 5 children and all houses/duplexes are built with 2/3 bedrooms. Forcing families to squeeze in and no room for growth	6/15/2022 8:33 AM
13	I think so, while there might be a lack of options Northlands offers affordable housing and there are also some affordable condo options out there for individuals to purchase.	6/14/2022 9:35 PM
14	No. My home was something I purchased because I found it and it suited my personal lifestyle as a single person. It would not be suitable for a family, and it certainly wasn't designed by a community but instead by private industry - as are most homes, rather than looking to have the community engaged in what kind of housing is needed and suitable.	6/14/2022 6:20 PM
15	There are many inaccessible parts of the city. My aunt is in a wheelchair and cannot be independent outdoors as she cannot navigate the unsafe sidewalks alone.	6/14/2022 6:50 AM
16	I don't understand this question. It is very poorly worded	6/13/2022 11:00 PM
17	No. In order for a family to afford to buy a home, the family needs to bring in close to \$200,000 net a year. The average cost of rentals is as high or higher than the cost of a mortgage.	6/13/2022 9:55 PM

## Housing Survey

18	No. Yellowknife is not designed for our homeless and underhoused community members. Do you remember the day shelter debates?	6/13/2022 9:22 PM
19	Na	6/13/2022 11:10 AM
20	Mine is ok.	6/12/2022 8:09 PM
21	I don't know how to answer this question or what it is asking- my home is safe and sufficient for our family. Our community does not have enough resources to support all community members, we need increased mental health support, training for shelter staff, support for those accessing housing, supported independent living for those experiencing mental health issues and substance use issues, more accessible and affordable housing.	6/10/2022 4:36 PM
22	The city of Yellowknife has been deplorable in making the homeless "not their problem", making them feel unwelcome and passing the buck in their unwillingness to truly help.	6/10/2022 5:55 AM
23	Mental health is a big issues in my area and I think there should be more support. Implementing more of the housing first model with supports from all angles.	6/9/2022 12:33 PM
24	No. It's designed for white settlers/colonizers with southern education who can afford to pay \$2000 + utilities + groceries + kids sports etc. For those of us who didn't go to Law School or something or married "rich" we're just SOL I guess.	6/8/2022 7:23 PM
25	No. It's too expensive in YK with one rental company owning the majority of rental units	6/8/2022 7:02 PM
26	Don't know	6/8/2022 6:16 PM
27	No. Too many large single family homes. Not enough rentals and singles housing	6/8/2022 12:19 PM
28	No - Let me illustrate one community and one opportunity to house 30 families of different sizes to feel like they have a home, with training included to maintain their home. The housing seems to be designed by GNWT staff who don't even maximize local manufacturers - they will not listen to the tried and true and better products to get to the home owners. Why is the GNWT designing houses for the North - unless the designers are local/from the North and lived in communities or businesses in the Manufacturing and Construction industries in the NWT - why are we not the designers of these buildings for the North. The GNWT tells us what to build and time and time again they could be done better, more cost effective, and built in our facilities with products we manufacture on a daily basis.	6/8/2022 11:46 AM
29	No, as long as people remain marginalized and on the verge of houselessness or are houseless, the community is ultimately not designed for community members.	6/8/2022 11:29 AM
30	No. There is a severe lack of housing for low-income families (some the YWCA use to cover), homeless individuals, youth and really anyone on a single-income household.	6/3/2022 2:50 PM
31	No - lack of affordable rentals, many apartment buildings might not be physically accessible to people with disabilities, lack of affordable houses which excludes younger people and lower-income people from the housing market	6/2/2022 12:11 PM
32	No, not a lot of walkability, no frequent safe public transit, elders struggle to get around in the snow and ice	6/1/2022 6:21 PM
33	Clearly not. However it's a hard question to comment on. Typically in Canada, modular housing would be associated with low-income however trailers in Yellowknife are currently being listed for over \$500K (Hall Cres). There is a barrier to entry. In addition to this, the rental market has such a low vacancy rate with extreme costs. For a 3 bedroom 2 bathroom condo (Summit) rent is equal to \$3,000 + utilities. The costs associated with housing are extremely high in Yellowknife - and it makes it difficult for all members (ie. single, lower income) of the community to achieve what I earlier defined as a "home" --- safe, comfortable, costing an appropriate % of income.	5/31/2022 10:09 AM
34	Yes, where I live in Yellowknife there in community, however in other parts of Yellowknife and NWT more generally there is design, planning and development with no thoughts towards creating a community or place making.	5/27/2022 10:03 PM
35	No. There isn't enough middle housing (small apartments), and there should be homes that are designed to accommodate multi-generation families.	5/27/2022 9:19 PM
36	There is an issue with aging in place in the NWT. This will be relieved with the expansion of avenues but that will only mitigate the situation in Yellowknife and not at all outside of Yellowknife	5/27/2022 8:01 PM

## Housing Survey

37	No.	5/27/2022 6:33 PM
38	Yes	5/27/2022 3:50 PM
39	No, we need more affordable spaces, the zoning that's been happening here is to help the rich, housing is not for the rich unless you sign your property to your rich children and move into housing. Taking away from the ones who need it and are eligible for it. Seniors homes have to be affordable and should always include a place to gather to avoid isolation, but here the seniors are divided by the mighty dollar and the ones who are benefiting from housing already have money! Stop it and house the people housing is meant For!	5/27/2022 9:35 AM

## Q9 Do you have any concerns with safety in your home?

Answered: 39 Skipped: 27

#	RESPONSES	DATE
1	I am concerned with the increasing vehicle break ins and the level of public intoxication and high individuals with an aggressive attitude	6/30/2022 1:09 AM
2	Yes lack of services for the homeless are making me feel unsafe for all of us in the nwt.	6/29/2022 9:02 PM
3	Absolutely everyone does and everyone should have their own privacy. No one should be couch surfing. We need more homes period.	6/25/2022 1:34 AM
4	No.	6/24/2022 11:25 AM
5	yes	6/24/2022 9:15 AM
6	I own my home but it is hard to keep up with maintaining it because of high costs to heat, have power and buy materials to fix issues when they arise. More than 50% of my wage goes to housing costs. Safety is a concern when you can't fix the heater if it breaks at 45 below.	6/22/2022 7:06 PM
7	not now, but in the past I had. There are buildings in Yellowknife that are not safe.	6/20/2022 12:30 AM
8	no	6/16/2022 3:57 PM
9	No, maybe - there is no physical danger at this point. But I cannot get trades people to come and provide services and not because I can't pay, they simply have no time and therefore leaving me in a unsafe living environment.	6/15/2022 10:29 PM
10	No	6/15/2022 7:09 PM
11	Yes, the duplex unit I've lived in the 4 years with my 2 children has been built in the 1980s, it lacks space/room (tiny) and has plenty of maintenance issues (ex: non-working furnace during winter, and plumbing/pipes issues every month.)	6/15/2022 8:33 AM
12	No	6/14/2022 9:35 PM
13	I am fortunate/privileged enough to have a good job that affords me the ability to live alone in a place that is secure and safe inside my home. However, I would note that, living in downtown Yellowknife, I've made choices not to leave said home at certain times alone because the area is not necessarily safe. I'm able to afford to live without a partner or roommates, which gives me a greater amount of security than many.	6/14/2022 6:20 PM
14	No	6/14/2022 6:50 AM
15	Vandals on my street breaking into cars.	6/13/2022 11:00 PM
16	Thankfully, no. Though everywhere in town is susceptible to vehicle break-ins.	6/13/2022 9:55 PM
17	No. Except the permafrost makes my house shift and my door doesn't close at some times if the year. But don't tell any burglars.	6/13/2022 9:22 PM
18	No	6/13/2022 11:10 AM
19	No.	6/12/2022 8:09 PM
20	No and I am fortunate and in the minority.	6/10/2022 4:36 PM
21	No	6/10/2022 5:55 AM
22	Not really most people are very kind and mind their own business	6/9/2022 12:33 PM
23	The neighbours who trash their place and have people come at any time of the day and night	6/9/2022 12:27 PM
24	No	6/9/2022 8:29 AM
25	Yeah lots. People break into houses or vandalize properties regularly. Mostly because that's	6/8/2022 7:23 PM

## Housing Survey

	how they are going to survive trying to pay for the cost of living.	
26	No	6/8/2022 7:02 PM
27	No	6/8/2022 6:16 PM
28	No	6/8/2022 12:19 PM
29	doors can't lock, mould in homes, windows leaking, roof leaking, older appliances, asbestos, living next to individuals who are drug dealers and bootleggers, lack of response time by the housing manager, housing manager biases and the list goes on. Everything you can imagine that would be unsafe exists in housing. Decreped wooden stairs - why are they not steel built to give longevity by the ocean waters, etc. why not offer alternative designs.	6/8/2022 11:46 AM
30	No	6/8/2022 11:29 AM
31	No, but I've lived in apartments in the past where I have felt unsafe at times.	6/3/2022 2:50 PM
32	I live in an apartment in downtown Yellowknife but I still feel safe in my home. Once in a while there are concerns with homeless people entering the building. There needs to be permanent and well-planned solutions put in place such as a shelter that meets the needs of the homeless population to increase safety and wellbeing for everyone in downtown Yellowknife.	6/2/2022 12:11 PM
33	No. But when paying over \$3,200 in rent each month - I better not!	5/31/2022 10:09 AM
34	No	5/27/2022 10:03 PM
35	Not particularly	5/27/2022 9:19 PM
36	No	5/27/2022 8:01 PM
37	Mold, doors freezing shut in winter from the inside to the point of being locked in.	5/27/2022 6:33 PM
38	No	5/27/2022 3:50 PM
39	Yes I have a fuel tank in my basement and my ceiling leaks for past 8 years	5/27/2022 9:35 AM

## Q10 Are the needs, values and cultures of Indigenous peoples and communities honoured in the design of Indigenous homes and communities? Please explain.

Answered: 34 Skipped: 32

#	RESPONSES	DATE
1	Absolutely not. The question assumes there is any design of new homes and communities.	6/29/2022 9:07 PM
2	I believe not I guess they are not the top priority. Everyone should be treated the same. Let's just get some homes going for everyone in small communities.	6/25/2022 1:41 AM
3	No.	6/24/2022 11:26 AM
4	No, the houses are still built with a Colonial lens, that limits what constitutes a family unit	6/24/2022 9:17 AM
5	No, my entryway is small and not enough plug ins in hallway beside it, so I have to put my deep freeze in the entryway where it's cramped when you walk in because it's the only place where there is a plug in. Bigger rooms for family get together or fixing of traditional foods like a mud room or bigger kitchens. Yards are important for boats, skidoos, canoes, teepee, or smoke house.	6/23/2022 4:02 PM
6	No they are not. Hap hazard plans that don't consider cultural values or needs of the community.	6/22/2022 7:53 PM
7	Certainly not. If values would be respected, everyone would have a home. I would also see everyone would have at least a wall tent, a stove and wood.	6/20/2022 12:35 AM
8	no there is no design	6/16/2022 3:58 PM
9	Sometimes! Like thinking of the beautiful new daycare building in Deline. But mostly not. Mostly it seems Indigenous people and communities don't have input into design of buildings. At the same time, people bring spaces to life in ways that they can.	6/15/2022 7:21 PM
10	None that I can see, I hear plans of houses being built in my community for years but see no results. I see elders home in ruins (due of maintenance workers), I see plenty of empty houses/property spaces (condemned for years) and more importantly, "newer and bigger" units/houses are given to the out of towners (government workers) not the individuals that lived (and waited for) in the community their whole lives.	6/15/2022 8:53 AM
11	I don't know.	6/14/2022 9:36 PM
12	As I am not Indigenous, I am not positioned to speak to this question. I highly recommend engaging with Indigenous people and communities to determine directly whether they feel the design of their homes and communities reflect their needs, values, and cultures. I also strongly recommend this not be done exclusively online, as online surveys do not reach those who may only speak an Indigenous language, do not have stable access to the internet, or a combination thereof.	6/14/2022 6:25 PM
13	No. I know many indigenous people who live in deplorable conditions because they cannot afford or find another option. Even when bringing up complaints to landlords and rental companies, nothing gets done to improve conditions.	6/14/2022 6:53 AM
14	As a settler, I do not feel comfortable answering this question.	6/13/2022 11:01 PM
15	To an extent, but there could be more emphasis on preserving indigenous culture, especially in schools.	6/13/2022 9:58 PM
16	Not sure I can answer this question as a non indigenous person.	6/13/2022 9:33 PM
17	See previous comment	6/13/2022 11:11 AM
18	No. Indigenous families may choose to share in multigenerational homes for more reasons	6/12/2022 8:15 PM



## Housing Survey

than simply lack of money... open doors are part of the culture. However, the size and cost of homes means that there is likely no privacy when it would be desirable.

19	As a white person I can't speak to the Indigenous experience, however I would say that they are not. There is a lack of support, a lack of comfort and a lack of availability with housing.	6/10/2022 4:40 PM
20	I don't know	6/10/2022 5:57 AM
21	I don't feel like I should be asked. I am not indigenous but I highly recommend speaking to indigenous people directly	6/9/2022 12:39 PM
22	No. The NWT is run on a white colonialist system. It seems like southern white folks who come here are mad that they have to see the displaced and traumatised homeless people that exist solely because of the trauma of colonialism (ie, residential school). And the voices of the white people complaining are listened to more than the needs of houseless Indigenous people. For example: all of the WHITE business owners in YK Complaining about where the day shelter should be. Why do their opinions matter more to the government than the people whose ancestral lands you're on?	6/8/2022 7:29 PM
23	No. Not designed for multi generational living	6/8/2022 7:03 PM
24	No. If you look at the Department of Infrastructure Design team - over 90% are Engineers and Designers that are not Northern and are often East Indian. They are designing our infrastructure. In the Dept. of Housing I imagine this is the same result - the housing needs are being designed by the Government when manufacturers and construction companies know the best methods, products, and are meeting the needs for other customers but the GNWT feels they need to have an entire Design & Engineering team in both Infrastructure and Housing to tell Northerners what would work in the North - this is just to keep people employed and not necessary. Eliminate the duplication - the GNWT already hires outside Engineering companies to review their Designers/engineers work, why do it twice. Construction companies and manufacturing companies have their own design/engineering teams that are fluid and work collaboratively together because we have built our own relationships for efficiencies and a quality product. When forcing designers/engineers to work together that usually don't, the costs can triple easily as everyone is on edge and protecting themselves. Whereas a manufacturer/construction company in control of the design and can hire an engineer takes care of it all from start to finish - Paul Bros nextreme is a great example doing work on our own like this but the GNWT has NEVER once provided an opportunity to manufacture housing though we have asked well over a decade to help fill the gap.	6/8/2022 11:52 AM
25	No, if there are Indigenous people in precarious housing positions/ on the verge of houselessness or people who are houseless, or in overcrowded homes, then the needs, values and cultures of Indigenous peoples and communities are not honoured.	6/8/2022 11:33 AM
26	I am not Indigenous so I cannot speak on this.	6/3/2022 2:52 PM
27	GNWT job descriptions often require advanced education and work experience which favors non-priority candidates coming from the south who lack cultural awareness and understanding of northern needs, wants, context, and priorities. People who are from the NWT are best equipped to solve issues in our communities, so there needs to be less barriers for hiring priority candidates for public service jobs that are designated to address social issues such as housing.	6/2/2022 12:11 PM
28	I mean, more can always be done	6/1/2022 6:22 PM
29	I am not Indigenous & therefore do not feel I'm able to comment on this.	5/31/2022 10:12 AM
30	Not generally.	5/27/2022 10:06 PM
31	I don't know for sure how many indigenous people feel, but certainly we are more likely to have housing circumstances that don't meet our needs... so it doesn't really seem like it	5/27/2022 9:22 PM
32	Stop removing wood stoves from homes owned by the housing authority. Also typically families live with multiple generations so homes should have more bedrooms.	5/27/2022 8:02 PM
33	No, need bigger houses as we have bigger families.	5/27/2022 6:35 PM
34	No, traditional open area near entry would be better to have room for preparation of traditional food, designing of units should include people from indigenous governments in the North. Ask	5/27/2022 9:44 AM

## Housing Survey

the people, not just the politicians who don't listen no matter what they are being told, some of them have a way of ignoring certain people and doing things that will benefit others.

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## Q11 How can Housing NWT better meet the housing needs of Indigenous peoples in the NWT?

Answered: 35 Skipped: 31

#	RESPONSES	DATE
1	Housing needs to focus on the needs of all nwt residents. Also they need to look at thresholds of income for programs and increase it as double income of upward of 100k each can be pay check to pay check her due to the high cost of living. They can also make their programs more visible. It appears they are the best kept secret in the nwt. The availability of programs and funds available are not advertised enough or efficiently	6/30/2022 1:15 AM
2	Turn housing authority over to regional centres who can understand and respect Indigenous communities and their elders and children.	6/29/2022 9:07 PM
3	How long have we've been saying I'm sure you guys have heard it plenty of times. Housing is needed that's it let's start building and all problems will be solved. We wouldn't have people wanting to commit suicide or drinking or doing drugs if we just help them find a purpose.	6/25/2022 1:41 AM
4	Provide more programs and houses.	6/24/2022 11:26 AM
5	They can start by removing the red tape and providing supportive housing solutions for people	6/24/2022 9:17 AM
6	Listen to them	6/23/2022 4:02 PM
7	Start building affordable homes and apartments in all communities by hiring professionals and local people to build the community both physically and economically. Create employment, build capacity to maintain homes. Use new technology to prefab housing to be assembled in the community for rapid development so professionals have a place to live so they can provide the services needed to defeat homelessness at the root cause. Ensure youth, young adults get a hand up when they leave home to be independent, ensure elders and older workers have suitable homes or apartments so they can remain in the community to pass on skills and knowledge. Invest in home ownership funding that is reasonable without too much red tape to get support. Demand the federal government pay its fair share for indigenous community housing programs that are driven by the community and not Ottawa. Support community led housing organizations to bulk buy supplies to build and Maintain homes at the community level. Invest in training programs that build capacity for young adults to manage housing. Give more autonomy to regional management to make decisions based on community needs. Stop putting up roadblocks to reasonable housing for low income families and under employed persons when they find work. Be transparent about how funds are spent.	6/22/2022 7:53 PM
8	I would consult them.	6/20/2022 12:35 AM
9	build more houses	6/16/2022 3:58 PM
10	I think they need to listen to Indigenous people who live in Housing NWT properties and those who struggle to access housing about what is needed and make changes based on what those people suggest. I think Housing NWT should work with Indigenous governments on creative and appropriate housing solutions.	6/15/2022 7:21 PM
11	Built and provide actual houses (not apartments) for the families/individuals that want to come back/ stay within their home communities.	6/15/2022 8:53 AM
12	You should consult with Indigenous people to answer this question.	6/14/2022 9:36 PM
13	By conducting meaningful engagement with Indigenous rights holders, including in formats outside online surveys that alienate those without access to Internet/computers or those who don't speak English, to determine what the needs actually are and inviting solutions proposed by Indigenous peoples, and then taking concrete action on that feedback and reporting back on how that feedback was incorporated into those actions so people know how their concerns and suggestions were captured and addressed.	6/14/2022 6:25 PM
14	Listen to them. If they ask for something, provide it.	6/14/2022 6:53 AM

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15	As a non-Indigenous person, I can't answer this.	6/13/2022 11:01 PM
16	The same as with all peoples. Provide more housing overall, including more affordable housing.	6/13/2022 9:58 PM
17	How can Indigenous people in the NWT meet their own housing needs with the support of housing NWT? (See what I did there?)	6/13/2022 9:33 PM
18	R&M on existing homes. Ensure people in housing take responsibility for houses	6/13/2022 11:11 AM
19	More housing, more options, more access to buses, more small houses, just more flexibility.	6/12/2022 8:15 PM
20	Provide social supports for housing, listen to the people if each individual community and respond to the unique needs.	6/10/2022 4:40 PM
21	Actually provide them with enough housing and address the mold and desperately needed repairs in their homes.	6/10/2022 5:57 AM
22	I think focusing on more healing aspects of housing as well as more traditional resources within the housing.	6/9/2022 12:39 PM
23	Provide housing opportunities. Work with other GNWT departments to fight for mental health resources including addiction treatment. Make all your staff take trauma informed care courses, and Indigenous Culture sensitivity training. Every single one. All staff.	6/8/2022 7:29 PM
24	Units that allow safe housing	6/8/2022 7:03 PM
25	Let indigenous Businesses (not Governments) manufacture homes and build what already works for us.	6/8/2022 11:52 AM
26	By providing free or cheap housing.	6/8/2022 11:33 AM
27	I am not Indigenous so I cannot speak on this.	6/3/2022 2:52 PM
28	Stop hiring people who are not from the NWT and hold the public service to higher standards for working with the strengths of Indigenous ways of knowing and cultural safety all the way from front-line employees to leadership roles.	6/2/2022 12:11 PM
29	Provide better, safer, homes. Well constructed and maintained. By people who care. Not just people who care about money.	6/1/2022 6:22 PM
30	I am not Indigenous & therefore do not feel I'm able to comment on this.	5/31/2022 10:12 AM
31	More participation in planning, design and construction.	5/27/2022 10:06 PM
32	Indigenous communities need to be able to self-determine.	5/27/2022 9:22 PM
33	Houses with more 4 and 5 bedrooms. Bigger windows to let light in. Mold free and air intake.	5/27/2022 6:35 PM
34	Working in partnership	5/27/2022 3:51 PM
35	Listen to them! Rent to own would be better for all indigenous people, and input from them on designing of the units, like you let the RCMP Do! Rcmp have bullet proof windows and there's seniors originally from here living on the streets, again who is housing For?	5/27/2022 9:44 AM

## Q12 How can Housing NWT involve and collaborate better with Indigenous peoples and communities to self-determine housing?

Answered: 34 Skipped: 32

#	RESPONSES	DATE
1	Talk to and collaborate with people who can benefit from their help instead of hiding behind policies created in an ivory tower by powers at be who doesn't k is what it's like to struggle.	6/30/2022 1:15 AM
2	'Involve and collaborate' should be 'include and fund'.	6/29/2022 9:07 PM
3	Start working with our land corps and business that have the peoples best interests.	6/25/2022 1:41 AM
4	Consult the Indigenous Governing bodies.	6/24/2022 11:26 AM
5	Listen to the communities and be prepared to seek funding to meet the needs	6/24/2022 9:17 AM
6	Board members should include members from indigenous governments and elders	6/23/2022 4:02 PM
7	Enable every community to have a community based housing program that is provided with funding to meet their unique challenges. Bring back GNWT staff housing rentals for professionals and essential workers to keep services open. Remove roadblocks to access programs for young adults to get housing support. Invest in community planning for future growth that includes flooding prevention, firesmart and land management. Build with durable materials that require less maintenance.	6/22/2022 7:53 PM
8	cannot answer, I am not informed enough about the subject.	6/20/2022 12:35 AM
9	fund indigenous organizations to build houses	6/16/2022 3:58 PM
10	As above - spend time listening to people. Build strong partnerships with Indigenous governments. Make sure there is lots of \$\$\$ behind it.	6/15/2022 7:21 PM
11	Surveys are a good start but honestly, try assessing the communities, go and have a look around then you'll see what's lacking, what are issues that can be fix, do bi-monthly/annual inspections with the community housing department (get active/push to do better)	6/15/2022 8:53 AM
12	I think Housing NWT should focus on collaborating with all demographics in the NWT to determine housing needs.	6/14/2022 9:36 PM
13	By conducting meaningful engagement with Indigenous rights holders, including in formats outside online surveys that alienate those without access to Internet/computers or those who don't speak English, to determine what the needs actually are and inviting solutions proposed by Indigenous peoples, and then taking concrete action on that feedback and reporting back on how that feedback was incorporated into those actions so people know how their concerns and suggestions were captured and addressed.	6/14/2022 6:25 PM
14	This survey is a start, although I think there should be a more accessible survey done for homeless individuals and those frequenting shelters	6/14/2022 6:53 AM
15	As a non-Indigenous person, I can't answer this.	6/13/2022 11:01 PM
16	Talk with them.	6/13/2022 9:58 PM
17	Change the governance structure of housing so Indigenous people and communities are leading their own housing initiatives and then THEY involve and collaborate with Housing NWT as needed...	6/13/2022 9:33 PM
18	Meet with community members Checks on houses	6/13/2022 11:11 AM
19	Language barriers have been a problem. Follow-up with programs has been a problem. Complicated price structures are not easily accessible to people who's primary education is from residential schools at best...	6/12/2022 8:15 PM
20	Collaboration with Indigenous governments and organizations.	6/10/2022 4:40 PM

## Housing Survey

21	Isn't this the tough question? I think this is for the gnwt to figure out the	6/10/2022 5:57 AM
22	Talk to indigenous governments/ organizations, as well as real indigenous people.	6/9/2022 12:39 PM
23	Don't just talk to the chief or band leaders. Talk to the community members. Look beyond your own privilege as somebody earning a government income. If you're struggling to make ends meet on YOUR income, imagine trying to pay your current bills on \$15/hr Essentially, basic empathy	6/8/2022 7:29 PM
24	Eliminate any position in the GNWT for individuals who have been working for the GNWT for longer than 5 years - they are not progressing housing forward and most are their for the retirement. Does the GNWT have a list of Indigenous Businesses that Manufacture Products? Start there.	6/8/2022 11:52 AM
25	Provide any amount of funding needed to Indigenous governments to create free or cheap housing for any individual who needs it in the NWT. And provide support to complete the construction of housing projects.	6/8/2022 11:33 AM
26	Consultation. Ask them what kind of housing they want, what it should look like, where it should be in the community, etc.	6/3/2022 2:52 PM
27	Land back.	6/1/2022 6:22 PM
28	I am not Indigenous & therefore do not feel I'm able to comment on this.	5/31/2022 10:12 AM
29	Staff the right people to be able to engage in meaningful and collaborative partnerships between all stakeholders. The current community housing plan model could be expanded to encompass all aspect of housing development, including exploration and support for alternate forms of homeownership.	5/27/2022 10:06 PM
30	Ensure that policies don't prevent communities from achieving their housing needs. Give new housing stock to Indigenous families and not to cops.	5/27/2022 9:22 PM
31	Build safe homes and maintain them	5/27/2022 8:02 PM
32	Listen to the needs of the ones actually living in the run down old units.	5/27/2022 6:35 PM
33	More MOUs with IGs, partnering with IGs and organizations	5/27/2022 3:51 PM
34	Have meetings in each community and Listen!	5/27/2022 9:44 AM

## Q13 What is working well with housing in your community?

Answered: 27 Skipped: 39

#	RESPONSES	DATE
1	It doesn't appear to be working currently	6/30/2022 1:17 AM
2	Shared accommodations and funding for homeowners to create approved and affordable rental suites.	6/29/2022 9:16 PM
3	Nothing	6/25/2022 1:43 AM
4	IRC is doing well responding to the needs of housing and services in the community.	6/24/2022 11:32 AM
5	Nothing	6/24/2022 9:21 AM
6	Nothing works.	6/22/2022 8:03 PM
7	women shelters	6/20/2022 12:45 AM
8	nothing	6/16/2022 3:58 PM
9	I don't know!	6/15/2022 7:38 PM
10	Nothing, it's been known to call the NWT housing authority offices instead of community housing department for issues/maintenance to get done in a timely matter (after waiting over a month on a busted furnace or a couple weeks with a backed up sewage/water pipes burst)	6/15/2022 9:09 AM
11	The Habitat for Humanity programs seems to be working well. It would be interesting to see if that could be grown to include additional communities helping families. It appears as though housing starts are increasing but the timeline of availability is unknown.	6/14/2022 9:41 PM
12	I live in Yellowknife, so not being quite as isolated works well.	6/14/2022 6:28 PM
13	I have a house	6/14/2022 6:57 AM
14	Nothing I can think of.	6/13/2022 11:04 PM
15	Not much.	6/13/2022 10:05 PM
16	I think in yellowknife the availability is there.	6/13/2022 9:40 PM
17	Arnica run by YKWS	6/13/2022 11:13 AM
18	My neighbourhood has small independent homes with reasonable walking access to city centre.	6/12/2022 8:21 PM
19	I don't know how to answer this. It feels like not much. It is available to some who have to wait months, years to access it.	6/10/2022 4:44 PM
20	I'm not 100% sure what is currently working the best. I definitely think we need to give the emergency shelters more credit because they are dealing with it first hand and the effects of homelessness	6/9/2022 12:54 PM
21	There are people who work in the local housing authorities who genuinely care and do the absolute best to help people in need using the resources they can access. It just sucks that the resources hardly exist for the amount of people in need. Both times I've been on a housing waitlist I waited 2+ years.	6/8/2022 7:35 PM
22	Individuals who own private housing.	6/8/2022 11:54 AM
23	With the housing market only increasing in price, and Northview's monopoly and the immense presence of southern-based landlords, I'm not sure anything is working.	6/8/2022 11:43 AM
24	not a lot	6/3/2022 2:54 PM
25	Nothing - rent is high, real estate prices are high - it truly creates the question as to whether	5/31/2022 10:23 AM

## Housing Survey

staying in the NWT as two professionals is actually worth it.

26	I own my home so I can't speak to this.	5/27/2022 8:04 PM
27	Nothing.	5/27/2022 6:36 PM



## Q14 Can you describe what housing success would look like in your community?

Answered: 32 Skipped: 34

#	RESPONSES	DATE
1	Affordable and accessible and also safe housing available to all who seek it	6/30/2022 1:17 AM
2	Cultural shift and city zoning away from building 500k+++ homes and focus on multi-use rentals/condos. The housing market for \$500k is a small pool of homeowners that may not be part of the success but are part of the colonized problem.	6/29/2022 9:16 PM
3	If more houses for our people then we wouldn't have so much abuse of alcohol or drugs or suicide. I can see happiness and a sense of accomplishments.	6/25/2022 1:43 AM
4	A shelter transformation (shelter system with an exit plan for people who access their services) A housing first program A rapid rehousing program A case management team A harm reduction team A plan to end homelessness Training for staff An outreach team A housing stability worker A continuum of services All levels of government working together A shift in attitudes about substance use	6/24/2022 11:32 AM
5	Where everyone has access to a safe space they can call home, however that looks for them.	6/24/2022 9:21 AM
6	Build more apartments to house single adults and small families. Build duplex and quadplex units for rentals. Reinvest in housing by replacing dilapidated housing instead of patching up unsafe housing. Fund programs to help people become home owners so they take pride in their property and support them to maintain their homes. Work with banks to lower down payment costs to be affordable. Invest in local resources to increase employment in the housing industry. Give incentives for investment by small local businesses to be landlords and break the monopoly of rental market.	6/22/2022 8:03 PM
7	no one on the streets at all times. a wall tent/tiny home village	6/20/2022 12:45 AM
8	more houses and easier access	6/16/2022 3:58 PM
9	Life transitions would be considered in the planning process. Housing would be there for those first venturing out on their own through to those retiring and needing end of life housing	6/15/2022 10:35 PM
10	Everyone safe and cared for in the way that makes sense for them	6/15/2022 7:38 PM
11	More houses getting built and better maintained	6/15/2022 9:09 AM
12	There are housing options for all earning levels so everyone that is interested in owning or renting a home can.	6/14/2022 9:41 PM
13	Housing success would look like all members of the community have access to housing that is suitable, affordable, and adequate.	6/14/2022 6:28 PM
14	Reduced homeless population Improved safety conditions of low income housing	6/14/2022 6:57 AM
15	Everyone can find an affordable place to live. BUT This feels like a throw-away question ; won't all respondents have the same answer? This is not a well-written Siri vet	6/13/2022 11:04 PM
16	Everyone in the community should be able to comfortably afford quality housing.	6/13/2022 10:05 PM
17	Diverse housing options. Less apartment buildings that are uncared for, more integrated housing into all communities like the apartments in Niven.	6/13/2022 9:40 PM
18	Na	6/13/2022 11:13 AM
19	Small independent homes for 1-4 people, easy access to regular transit (at least 4 bus routes running overlapping loops on a 15-20 minute time gap. Should take about 8 buses running longer hours than at this time.) This would allow reasonable carless access to housing a little further from downtown.	6/12/2022 8:21 PM

## Housing Survey

20	Take away the red tape around how a person can access housing, a person sleeping on someone's couch is not housed! Support community members to support each other. Invest in innovative technology and architecture to ensure no one in these small communities is left homeless.	6/10/2022 4:44 PM
21	A tiny home community to get people off the streets and give them a sense of safety and community	6/10/2022 5:59 AM
22	A day where there is a good enough housing system where homelessness is rare and short-term. Where more work is being done behind the scenes to make it not just less visible but it's less visible because it's effective.	6/9/2022 12:54 PM
23	Affordable/regulated rent. More apartment style units for single people/couples with no kids. Especially pet friendly apartments. Many people, including those with disabilities or mental health issues who rely on housing or income assistance rely on having a small dog or cat for company, especially if they have mobility issues and cannot leave their apartment/house very often.	6/8/2022 7:35 PM
24	Healthy homes	6/8/2022 7:04 PM
25	Private ownership - increase in this with private maintenance and training home owners to maintain their home.	6/8/2022 11:54 AM
26	Everyone housed/ near zero people who are houseless. Affordability. NWT based landlords. Dissolving Northview's monopoly.	6/8/2022 11:43 AM
27	Affordable, safe and adequate housing and dignity for all.	6/3/2022 2:54 PM
28	More affordable rental options and more affordable housing so young people who are from the NWT can actually feel like it is realistic to someday buy their own home. Also seeing the GNWT take intentional and well-planned action on homelessness, rather than seeing them rush to find last-minute solutions time and time again.	6/2/2022 12:11 PM
29	Access to subsidies for first-time home buyers. Increased supply for low-income individuals. Perhaps rent subsidies?	5/31/2022 10:23 AM
30	Stable and secure housing for all.	5/27/2022 10:14 PM
31	Housing options for all. Ending homelessness	5/27/2022 8:04 PM
32	Available to everyone, no more wait lists. New units with nicer designs which would make our community look so much nicer.	5/27/2022 6:36 PM

## Q15 What are your ideas to improve housing in the NWT?

Answered: 32 Skipped: 34

#	RESPONSES	DATE
1	Make housing more affordable so therefore people can access safe living situations	6/30/2022 1:17 AM
2	Focus on apprenticeship trades from their community to become the main source of employed home maintenance. Request and take community decision-making on housing for elders and prioritize their care first.	6/29/2022 9:16 PM
3	Work	6/25/2022 1:43 AM
4	Decentralize Housing NWT positions. Have a housing stability program in larger centers. Create a continuum of services.	6/24/2022 11:32 AM
5	An overhaul of the system will be the most effective, because it is currently too steeped in Colonial practices and ideologies for any meaningful changes to be effected	6/24/2022 9:21 AM
6	Build more and better homes, apartments, condos and invest more into local economy to meet housing needs. Stop studying the problem and get to work fixing the problem. Money wasted on consulting to tell community what they know is less money going to actually building homes.	6/22/2022 8:03 PM
7	- better programs to improve insulation of homes and access to fire wood at better price; - more realistic standards of building codes - Better administrative rules for landlords and renters - see Quebec laws. <a href="https://www.ta1.gouv.qc.ca/en/being-a-lessee/rights-and-obligations-of-the-lessee">https://www.ta1.gouv.qc.ca/en/being-a-lessee/rights-and-obligations-of-the-lessee</a>	6/20/2022 12:45 AM
8	build more houses	6/16/2022 3:58 PM
9	Tiny homes, consider alternatives of how people want to live. Smaller bungalows with smaller yards for retirees. Bigger yards for family homes. Yards that allow granny suites. Instead of making water fronts into private residential, make these into community spaces, creating a sense of community	6/15/2022 10:35 PM
10	Bring back providing affordable properties to the people. My mother waited 30 years with 6 kids (and now 2 grandkids) before finally getting a 3 bedroom house with a full bathroom (No option of renting to own either)! she's lived with her parents and 8 siblings in a 3 bedroom home for the first 20 years of her life before getting a small 2 bedroom apartment unit that she raised all 6 of her own kids in. And now she finally has some space of her own	6/15/2022 9:09 AM
11	I think the number of homes available needs to be increased significantly to improve housing in the NWT. In addition to this funding should be available to help homeowners and investors create housing through infill and increased density.	6/14/2022 9:41 PM
12	Take an approach that isn't siloed, so that barriers to housing such as cost of living/living wages, creation of jobs, addictions treatment, etc, are considered holistically.	6/14/2022 6:28 PM
13	More transitional housing. Preferably with supports like a safe injection site, counselors, etc on site Renovations to low income townhouses/apartments to address safety concerns, functionality, and boost morale	6/14/2022 6:57 AM
14	Have more affordable housing, obviously.	6/13/2022 11:04 PM
15	Lower housing charges and taxes.	6/13/2022 10:05 PM
16	Try a universal basic income to help improve the situations of homeless and underhoused populations.	6/13/2022 9:40 PM
17	See comments before Have people with property management experience in housing.	6/13/2022 11:13 AM
18	Consultation, collaboration. What works in YK will not work in the Beaufort Delta, you cannot use an umbrella approach. Ensure all people working at shelters and housing have trauma	6/10/2022 4:44 PM

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training that is culturally safe. Provide supportive independent living and social supports for folks accessing housing. Increase the number of units available.

19	Until everyone has a safe home our social ills will not be solved. This is not rocket science.	6/10/2022 5:59 AM
20	I would love to help with whatever you need but community led housing opportunities are very effective. We need funding to create supports for being experiencing homelessness because it's not just they have a house they will need help. It's ok to ask for help, it's not ok when help isn't there when you need it.	6/9/2022 12:54 PM
21	Better management	6/9/2022 12:27 PM
22	Give the land back. If you won't give it back, at least house us. It shouldn't be this expensive to live on OUR Indigenous ancestral lands.	6/8/2022 7:35 PM
23	Affordability. It's way too expensive to live here	6/8/2022 7:04 PM
24	Hurry up and approve Paul Bros Nextreme Inc. as a manufacturer of houses, stairs, ramps, railings, buildings, etc., stop putting up road blocks and relying on the advisors of the Senior Advisory committee for the NWT Manufacturer's Association - they are the road block to housing and Indigenous businesses (private not Government or Joint Venture). Stop allowing Joint Ventures with partnership with Aboriginal Governments to be considered a 'business' - they are not.	6/8/2022 11:54 AM
25	Provide universal basic income to all, increase social assistance benefits - especially to single people as it is more difficult to maintain a home with a single income. Provide funding and support for infrastructure to build more housing, including to Indigenous governments. Solicit the Federal Government for more dollars and affirm that Indigenous people have been displaced and deserve appropriate housing, at minimum. Ensure that all Indigenous people in the NWT receive support and funding for appropriate housing.	6/8/2022 11:43 AM
26	Stop letting companies from down south come and monopolize such a large portion of our rental markets and let buildings and citizens live in the carnage and disrepair. Raise standards and hold them accountable.	6/3/2022 2:54 PM
27	An important action that needs to be taken is to implement a cap on rent increases into the Residential Tenancies Act. There are a few companies run out of the south who control the majority of apartment buildings in Yellowknife and I fear that my landlord will hike my rent up to a point that will be unaffordable for me due to the lack of regulations on how much rent can be increased. Implementing a limit on how much the landlord can raise rent every 12 months would be one very important step that the Legislative Assembly can take to address affordability of housing in the NWT.	6/2/2022 12:11 PM
28	- To attract people to Yellowknife, housing needs to become more accessible. Down payment assistance could at least help mitigate the risk that one takes when putting up \$100K (20% on \$500K house). - Potential grant funding for current homeowners in Yellowknife willing to transition a portion of their house into a unit for renting; as a result of grant funding, perhaps ongoing support on O&M expenses to reduce the rent paid by tenants. - Territorial (perhaps in line with federal?) funding for private market individuals willing to develop apartment-style housing; conditional upon the construction of low-income rentals. - Co-investment in homes; Territorial government to share in the gains/losses of the home (similar to CMHC I believe?) - Tiny homes?	5/31/2022 10:23 AM
29	More investment. Better design. More local participation in all phases of housing. Different models of homeownership recognizing that most NWT communities do not have a housing market.	5/27/2022 10:14 PM
30	Rent geared to income housing. It should be 30% of a full time salary. Build homes for all ages. Dismantle the monopoly of the rental market in Yellowknife and put in policies to stop this from ever happening again.	5/27/2022 8:04 PM
31	Same as question 14.	5/27/2022 6:36 PM
32	Help single mothers and young adults with their own homes, do something different so they could say they own their own home and they have that right. God didn't put people in their own homelands to be displaced throughout their lives, we have settlers with their own homes all over but indigenous are still renting from the government.	5/27/2022 9:48 AM

## Q16 Do you have anything else you would like to share with us?

Answered: 21 Skipped: 45

#	RESPONSES	DATE
1	There is a lot of aggression amongst the homeless population. The aggression is towards each other and members of the general public. Need to crack down on public intoxication and enforce the laws designed for this. Also, the nwt NEEDS a comprehensive efficient inpatient rehab centre for trauma and addictions ( not an outpatient basis) there needs to be more done to clean up the drugs here and cut down on the violent crimes such as shootings and stabbings. You need to have harsher penalties for repeat offenders.	6/30/2022 1:23 AM
2	Post-pandemic showed how vulnerable the communities were for safe clean housing and was proud of the community leaders that realized they were in charge of their community health and well-being. Build on this level of service with the chiefs and council on what they learned and need to improve conditions.	6/29/2022 9:19 PM
3	Nope	6/25/2022 1:43 AM
4	Yes, I am filling this survey and all that I keep wishing, is that this is not one of those check-box items for you folks to go back and say " we put out a survey and survey monkey and heard from the communities and we are committing to implement the lessons and ides we have heard from the community to serve our homeless population", but I am sure that is asking for too much.	6/24/2022 9:23 AM
5	Stop making political grandstanding the only thing the GNWT does to address housing and get boots on the ground building.	6/22/2022 8:05 PM
6	One step at a time. Be bold. Change what you know does not work. Congratulations to all those volunteers and workers involved in pursuing the work on these issues. There is no easy solution for it all.	6/20/2022 12:46 AM
7	I strongly recommend additional outreach outside the electronic format to ensure multiple perspectives are afforded the opportunity to feed into this planning.	6/14/2022 6:29 PM
8	Declare a state of emergency on homelessness and stop flip flopping back and forth with the city of yellowknife. Substantial action needs to happen. Now.	6/14/2022 6:59 AM
9	Yes. This is a terrible survey that is so poorly written with directing questions, it will not actually tell you anything. This is a huge waste of your and my time.	6/13/2022 11:05 PM
10	Not at this time.	6/13/2022 10:05 PM
11	No	6/13/2022 11:13 AM
12	It is refreshing to see this survey and these engagement sessions taking place. Please continue to consult with community members around their needs and collaborate to figure out how to apply ideas in practice.	6/10/2022 4:45 PM
13	I would love to give a youths view and opinion on this. Housing is so important and homelessness is such an long lasting social issues that needs to be resolved. I hope the committees can do that. I am very hopeful and very nervous about the future of homelessness and if we don't try and change this now, it could end tragically.	6/9/2022 12:59 PM
14	I appreciate that this survey exists and it sounds like you are trying your best to make a difference. I know the resources and funds are limited because we are a Territory and thus, most of the resource income (aka diamond mine money) goes straight to the federal government instead of to our people, as it would if we were a province like Alberta. Please understand my frustration isn't directed at a singular person, just the system that exists, and that you have so little to work with to try and provide resources to those who need them. The system is failing, not the people working in the system	6/8/2022 7:38 PM
15	I have sent numerous correspondence in relation to housing and i would like to be listed as a manufacturer asap.	6/8/2022 11:54 AM

## Housing Survey

16	A rent cap in Yellowknife needs to be examined. There are two main landlords who are not local, rent is continually being increased. It is a struggle in Yellowknife for a double income household to be able to afford to rent, I am not sure how single individuals or families are able to make ends meet, let alone save to buy a house with the limited inventory in Yellowknife.	6/8/2022 10:47 AM
17	no	6/3/2022 2:54 PM
18	There are incredible benefits to life in Yellowknife, however housing presents a major issue. Both in terms of unaffordable rent and lack of supply for purchasing.	5/31/2022 10:24 AM
19	No	5/27/2022 8:04 PM
20	Housing in the north is in dire need.	5/27/2022 6:37 PM
21	Yes, my daughter was in a Help program for 7 years. Her children went without for 7 years, she was thinking she would be eligible for her own home one day. No one from housing corporation followed up with her for over 5 years. Now she was told they took her off the program 5 years ago without her knowing. They should have kept her in public housing and her kids would have had a better start in life with their basic needs met, now they are homeless due to flooding. Housing leaves people with no hope!	5/27/2022 9:53 AM