



NUNAVUT HOUSING CORPORATION SUPPORTED HOUSING CAPITAL POLICY

POLICY STATEMENT

More than half of Nunavummiut depend on public housing and income support programs, frequently utilizing both in tandem to meet their basic needs. Without these programs, many would struggle to secure adequate housing and other essential resources. However, for some individuals with more complex needs, public housing is not enough. They require supportive housing, which provides additional services to help them maintain stable housing and improve their well-being. This policy is committed to expanding access to supportive housing for Nunavummiut who require these additional supports, ensuring that vulnerable populations can attain stability and enhance their overall quality of life.

The Government of Nunavut (GN) acknowledges the need for supported housing infrastructure in the territory. Through the Nunavut Housing Corporation (NHC), capital funding is available to support the construction of new, financially sustainable supported housing units. This funding may also be utilized for the acquisition or substantial renovation of existing supported housing units.

Under the Supported Housing Capital Policy, eligible project proponents can receive a capital contribution in the form of a forgivable loan for up to \$100,000 per single room occupancy unit or \$150,000 per self-contained unit.

The goals of the policy include:

- Provide access to capital funding for supported housing projects;
- Incentivizing the creation of 300 supported housing units by 2030 and expanding Nunavut's housing continuum;
- Supporting the local non-profit sector and communities to increase services for vulnerable populations and providing affordable housing options;
- Increasing cooperation between departments to ensure that appropriate programming can be incorporated into the design, planning, and implementation of supported housing to better meet the needs of these vulnerable populations (e.g., youth, elders, people with disabilities, etc.); and
- Support the goals of the GN's Nunavut 3000 Strategy.

PRINCIPLES

This policy is based on the following principles:

1. Supports the capital development of new supported housing units
2. Working collaboratively to explore and support affordable housing options, which are essential to all aspects of Nunavummiut lives, including

individual and family wellbeing, social cohesion, an effective workforce, and a vibrant economy

3. Improves the quality and sustainability of Nunavut's housing stock and expands the territory's housing continuum;
4. Partnerships will respect the Inuit Qaujimajatuqangit guiding principles of:
 - Pijitsirniq (to serve);
 - Aajiiqatigiinni (arriving at a decision through discussion and consensus);
 - Piliriqatigiinni (working together for a common cause); and,
 - Qanuqtuurniq (being innovative and resourceful).
4. All roles and responsibilities are clearly defined, and the process is open and transparent to the public;
5. Public funds are managed for results and public accountability;
6. All partnerships take into consideration economy, efficiency, and effectiveness; and,
7. Partnerships are administered in a way that is accountable, sustainable, and responsive to the needs of Nunavummiut.

APPLICATION

The policy applies to organizations who seek to create supported housing in Nunavut.

DEFINITIONS

Accessible Design - Accessible design focuses on diverse users to maximize the number of potential users who can readily use a system in diverse contexts.

Barrier Free – A barrier-free building means that the building and its facilities can be approached, entered, and used by persons with physical or sensory disabilities.

Funding Agreement – The funding agreement which includes clauses to ensure that projects meet the intended objectives of this policy and comply with relevant regulations.

Funding Guidelines – Listing eligible expenses and proposal rating evaluation criteria can be obtained by accessing the NHC's website, or by contacting the NHC directly.

Funding Proposal – An application for funding under the Supported Housing Capital Policy. Funding proposals must meet the requirements established in this policy and program guidelines.

Funding Schedule – The schedule of funding setting out progress payments for the project to be undertaken by the eligible funding recipient, in a form determined by the funder.

Homes with Care Service – Independent living facilities that cater to individuals who periodically require assistance with some living activities but do not need the full-time health care services provided in long-term care facilities. Residents typically live in private apartments or rooms and have drop-in access to a range of services including meal preparation, personal care (such as bathing, dressing, medication management), wellness and life skills training, housekeeping, and transportation. There may be modifications to the structure to ensure it is barrier-free. This policy applies to the capital requirements for Homes with Care Service while the operating requirements are considered under other policies.

Schedule of Revenue and Expenses – An unaudited financial report of revenue and expenditures pertaining to a project and signed by the funding recipient.

Shelter – An establishment for persons lacking a fixed address or for persons needing transitional shelter or assistance. Included are shelters for persons lacking a fixed address (such as homeless shelters or shelters for youth), shelters for women and children escaping abuse, and transition homes or halfway houses for ex-inmates or persons on conditional release.

Supported Housing – Residential accommodation and facilities that support individuals experiencing barriers to independent living or requiring specific care services and supports in Nunavut. Proponents are required to provide details on the levels of care and populations they support and how they improve the overall wellbeing of clients who cannot live independently, or who require some form of assistance or support in daily living.

Supported Housing Working Group – An interdepartmental committee consisting of at least one representative from the NHC, the Department of Family Services, the Department of Health, and the Department of Justice.

Long-Term Care Homes – Residential healthcare facilities designed to meet the needs of individuals with significant and complex care requirements, including those with severe disabilities, chronic illnesses, or cognitive impairments such as dementia. These long-term care homes provide 24-hour on-site supervised care, including medical monitoring, nursing care, therapy services, and assistance with activities of daily living (ADLs). They are equipped to handle the specific needs of their residents, offering tailored care plans, specialized equipment, air systems, and environments adapted for safety and accessibility. The structure is designed according to national standards (CSA Z8004) that dictate the types and size of spaces required to provide safe and quality care.

AUTHORITY AND ACCOUNTABILITY

Executive Council

The Executive Council shall approve any exceptions to this policy.

Financial Management Board

The Financial Management Board approves an annual budget for contributions contained within this policy, as well as expenditures additional to those appropriated in the Main Estimates in the event of unplanned needs.

ROLES AND RESPONSIBILITIES

Minister

The Minister responsible for the Nunavut Housing Corporation is accountable to the Executive Council for the implementation of this policy.

Nunavut Housing Corporation Board of Directors

Section 2 of the Nunavut Housing Corporation Act gives the Board of Directors the authority to make by-laws to govern its proceedings and provide generally for the conduct of business of the Corporation. It allows the Board to establish policies and make policy recommendations to the Minister.

President/Chief Executive Officer

The President/Chief Executive Officer of the Nunavut Housing Corporation is accountable for the administration of this policy.

The President/Chief Executive Officer will recommend for to the Board of Directors for approval clear and transparent procedures and criteria for the allocation of funds under this policy including:

1. Application procedures
2. Funding guidelines
3. Terms and conditions
4. Appeal procedures

Supported Housing Working Group

Includes representatives from the Nunavut Housing Corporation, the Department of Family Services, the Department of Health, and the Department of Justice. The Working Group reviews applications and makes capital funding recommendations to the President/Chief Executive Officer of the Nunavut Housing Corporation.

PROVISIONS

1. Eligibility – Applicant

Eligible applicants include entities and organizations that are:

- Inuit organizations
- Not-for-profit or for-profit corporations
- Community housing providers
- Municipal corporations

2. Eligibility – Projects

Shelters, homes with care services, rooming houses, single residence occupancies (SROs), residential multiplexes, manufactured, and modular homes, renovations and retrofits that are a considered a conversion from non-residential or non-community housing to community housing are eligible.

To be eligible, project proponents must:

- Demonstrate how the project will provide more supported housing options for Nunavummiut;
- Demonstrate how the project aligns to community social priorities;
- Demonstrate project viability and sustainability;
- Handle all project management related to the development and construction of the units;
- Handle all future operations and maintenance of the units; and,
- Own the units and handle the management of the tenants.

All projects must be developed in accordance with the zoning, building code, and energy code requirements of the Authority Having Jurisdiction.

All funding proposals must be project specific, with a clearly defined timeline for completion.

All projects must include sufficient established expertise to demonstrate likelihood of project success.

Meeting the eligibility requirements of this policy does not guarantee funding approval.

Long-Term Care homes are ineligible.

3. Review

Applications will be accepted on year-round basis.

Proposals will undergo an initial assessment based on several categories including, but are not limited to, the proponent's capacity, site suitability, design, target demographic, financing, and construction schedule. Projects should advance the priorities outlined in

the Government of Nunavut's Makimaniq plan to address poverty, the Ilagiitsiarniq Family Wellness Strategic Framework, and Igluliuqatigiingniq, the Nunavut 3000 strategic plan for building houses together.

Following the initial assessment, proposals received during each submission period will be ranked in comparison to other concurrent proposals based on the project's development stage and overall suitability, including immediate financial viability and long-term sustainability.

Proposals selected for further assessment will be evaluated based on the following criteria:

- Urgency of client need
- Overall cost-effectiveness of providing services and accommodations to the intended residents of the facility
- Potential for long-term sustainability
- Capacity to meet an identified need for supportive housing in the community in which the project will be located
- Capacity of the proponent to complete and implement the project
- Project design, including whether it is barrier-free, accessible, and energy efficient
- Demonstration that legal and regulatory requirements have been met
- Alignment with territorial housing priorities
- Alignment with community social priorities, and
- Budget capacity.

The evaluation criteria are outlined in the program guidelines which are approved by the Supported Housing Working Group. The Supported Housing Working Group will review applications and make capital funding recommendations to the President/Chief Executive Officer of the Nunavut Housing Corporation.

If an application or funding is denied, the applicant(s) may request a review. Requests for reviews are submitted to the Nunavut Housing Corporation's Corporate Executive Committee.

4. Supporting Data

A completed funding proposal is submitted to the Supported Housing Working Group via the Nunavut Housing Corporation, which includes a description of the project, an outline of the project objectives, the proposed budget, and a timeline for completion.

Applicants must submit a business plan, financing plan, operating funding, operating costs, revenue projections, and other such information to ascertain eligibility for the program. This includes estimated costs for land acquisition, construction, professional fees, permits, contingencies and other related expenses.

The Nunavut Housing Corporation will review all financial and legal documentation related to the project, including financial statements, contracts, and agreements, to ensure they are accurate, complete, and legally binding.

5. Reporting Requirements

All Funding Agreements will include clauses related to reporting and monitoring which are crucial to track the project's progress, ensuring compliance with affordability commitments and requirements and other project milestones.

Applicants are required to adhere to specific timelines for project completion and provide annual progress reports.

The Government of Nunavut reserves the right to conduct an audit of any project funded through its programs.

6. Amount

Up to \$100,000 per eligible single room occupancy (SRO) unit and up to \$150,000 per self-contained housing unit.

The Government's liability is limited to the amount of funding authorized and the Government will not be responsible for any shortfalls or deficits.

7. Payment Method

The program payment will be paid in a single lump sum as soon as practicable following the signing of the Funding Agreement.

8. Term

The forgivable grant is offered for a term as set out in the funding agreement. The minimum term is 10 years.

9. Other Requirements

NHC will provide conditional approval of a project prior to finalization of a Funding Agreement and release of funds. Proponents will be provided a Conditional Acceptance Letter (CAL) and Project Development and Operating Agreement (PDOA) for use in soliciting the remaining funding sources for the Project. The CAL and PODA are subject to change, and sample copies are available upon request.

Proponents are subject to development conditions within the signed CAL and PODA. Most conditions must be addressed to NHC's satisfaction prior to the advancement of any funds. These conditions include:

- Confirmation that all required operating and capital contributions are in place,

- Confirmation of land details,
- Confirmation of viability.

The recipient shall report any amounts owing to the government, under legislation or an agreement. Amounts due to the recipient may be set-off against amounts owing to the government.

All provisions contained in the *Financial Administration Act* and the Government of Nunavut's *Financial Administration Manual* shall apply to the administration of all Nunavut Housing Corporation funding programs.

Within 180 days of substantial completion, the proponent must provide an audited final capital cost and funding statement.

Funding is designed to stack with complementary supports. This is not considered double funding.

NHC reserves the option to purchase the property in the event of contract default.

FINANCIAL RESOURCES

Financial resources required under this policy are conditional on approval by the Legislative Assembly and/or on the availability of funds in the appropriate budget(s).

PREROGATIVE OF EXECUTIVE COUNCIL

Nothing in this policy shall in any way be construed to limit the prerogative of Executive Council to make decisions or take action respecting supported housing, outside the provisions of this policy.

SUNSET CLAUSE

The Supported Housing Capital Policy will sunset on September 30, 2028.