NHC's Planned Builds and Public Housing Construction Allocation and Methodology

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Public housing builds are prioritized using NHC's needs based allocation methodology. The communities with the greatest number of applicants on the waitlist as a percentage of public housing units available are prioritized for new construction.

The NHC is now using a small portion of the construction budget to support redevelopment and coordination with fire rebuilds. This flexibility allows NHC to construct more economical 5-plex units to replace smaller fire destroyed units and begin to decommission old units that are end of life and need replacement.

The following tables show NHC's planned builds for 2020/21 and projected builds for 2021/22, and include:

- Public housing builds based on projected GN budget and CMHC funding
- Deferred builds based on previous allocations
- Fire fund construction and redevelopment

In order to better plan land acquisition and address site specific conditions, NHC will extend the planning cycle to two years. The allocations for new construction based on waitlist as a percentage of stock from 2019 and will be used to plan for 2021/22 and 2022/23 builds.

Table 1 shows 2021/22 builds includes newly budgeted construction, deferred builds from previous years, fire fund replacements and redevelopment. The construction plan for 2022/23 follows the same methodology and may be adjusted based on progress of builds for the previous years and identification of possible redevelopment opportunities.

Allocation Methodology

In order to plan where to build new public housing units and how many, the NHC Allocation formula uses waitlist numbers and current public housing stock numbers for a community to determine a wait list as a percentage of existing units. Communities are ranked by this percentage and allocated new housing construction accordingly. The higher the waitlist as a percentage of existing units number, the higher a community is ranked.

The formula used to determine allocations is:

$$\frac{Needs\ list\ number}{Existing\ stock} = Needs\ list\ as\ Percentage\ of\ Stock$$

Using the formula, the wait list number is divided by the number of public housing units in a community, to produce a percentage that measures relative need.

Using relative need ranking criteria to prioritize public housing construction ensures that housing allocation across the territory is fair and consistent.

The needs ranking is adjusted to reflect the number of public housing units already planned or under construction in a community.

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Community	2020/21 Public Housing	2020/21 Staff Housing*	2021/22 Public Housing	2021/22 Staff Housing
Naujaat [Repulse]	15		15	
Iqaluit	46		20	
Pond Inlet	15		15	
Sanirajak	10		10	
Kugaaruk	10		10	
Rankin Inlet	0		20	
Taloyoak	0		10	
Whale Cove	0		0	
Gjoa Haven	5	5	0	
Arviat	0		0	
Coral Harbour	0		5	
Kinngait	0		0	
Cambridge Bay	0		0	
Arctic Bay	0		0	
Igloolik	0		0	
Kugluktuk	0	5	0	
Resolute Bay	0		0	
Sanikiluaq	0	5	0	
Qikiqtarjuaq	0		0	
Pangnirtung	0		0	5
Baker Lake	0		0	
Kimmirut	5		0	
Clyde River	0		0	
Chesterfield Inlet	0		0	
Grise Fiord	0		0	

Table 1
Summary of planned Builds

*Staff housing construction is based on a review of demand, availability of market rental units and in consultation with the Department of Human Resources

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Table 2 shows detailed calculation for calculating need as a percentage of stock for 2020/21 based on planned construction.

Community	Waitlist (2019)	Unit Count	Under Construction/ planned	WL Adjusted for planned and under construction	Total Units Including planned to 2019/20	WL / % Stock based on adjusted	Rank
Table 2 **Public housing waitlist (2019) and planning 2020/21**							
Naujaat [Repulse]	140	177	5	135	182	74%	1
Iqaluit	434	519	40	394	559	70%	2
Pond Inlet	186	264	10	176	274	64%	3
Hall Beach	101	164		101	164	62%	4
Kugaaruk	112	159	10	102	169	60%	5
Rankin Inlet	207	342	15	192	357	54%	6
Taloyoak	107	206		107	206	52%	7
Whale Cove	41	88		41	88	47%	8
Gjoa Haven	128	236	15	113	251	45%	9
Arviat	255	430	45	210	475	44%	10
Coral Harbour	75	171		75	171	44%	11
Cape Dorset	117	283		117	283	41%	12
Cambridge Bay	143	276	25	118	301	39%	13
Arctic Bay	67	161	5	62	166	37%	14
Igloolik	138	280	25	113	305	37%	15
Kugluktuk	111	295	10	101	305	33%	16
Resolute Bay	16	49		16	49	33%	17
Sanikiluaq	62	199		62	199	31%	18
Qikiqtarjuaq	49	137	5	44	142	31%	19
Pangnirtung	94	304		94	304	31%	20
Baker Lake	129	419		129	419	31%	21
Kimmirut	38	94	10	28	104	27%	22
Clyde River	46	192		46	192	24%	23
Chesterfield Inlet	18	93		18	93	19%	24
Grise Fiord	2	42		2	42	5%	25