



MEETING SD 54-20-25

STANDING COMMITTEE ON SOCIAL DEVELOPMENT

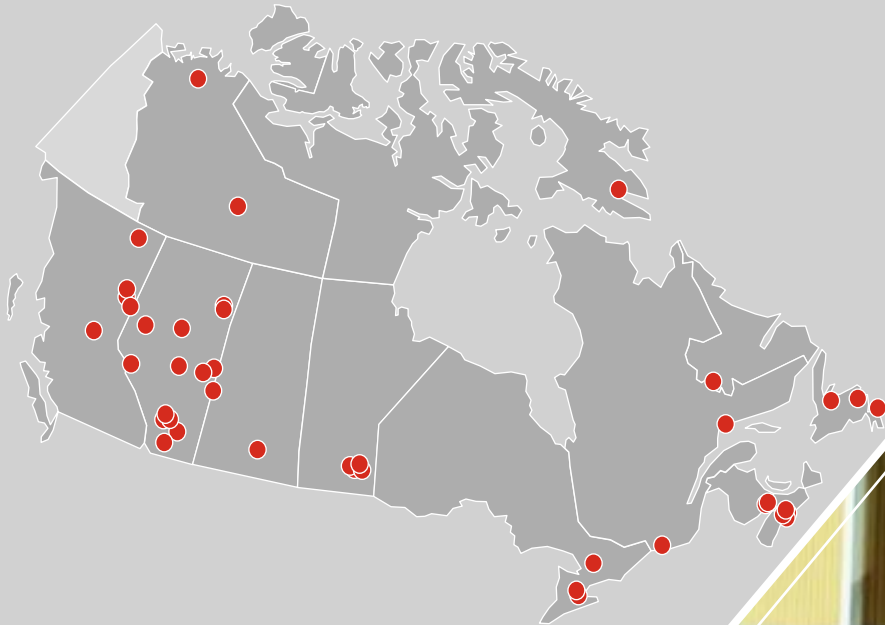
**WEDNESDAY, MARCH 5, 2025
DET'ANCHOGH KÚÉ - EAGLE ROOM / ZOOM
10:30 AM**

AGENDA

1. Call to Order
2. Prayer
3. Review and Adoption of Agenda
4. Declarations of Conflict of Interest
5. Public Matters
 - a) Housing as a Human Right with Northview Residential
6. In Camera Matters
 - a) Debrief
 - b) Confidential correspondence
 - 2025-02-10 Honourable Minister ECE
 - i. 2025-02-28 Honourable Minister HNT
 - ii. 2025-03-03 Honourable Minister ECE
 - c) Medical Travel
 - d) Ground Search and Rescue
 - e) SCOSD Workplan
7. New Business
 - a)
8. Date and Time of Next Meeting:
 - a) April TBD
9. Adjournment

Housing as a Human Right

Presentation to Standing Committee on Social Development



Introduction

Housing is a fundamental human right, but market housing is **NOT** social housing.

Private landlords can play a key role in maintaining and expanding housing supply

Government and social agencies must provide necessary support services



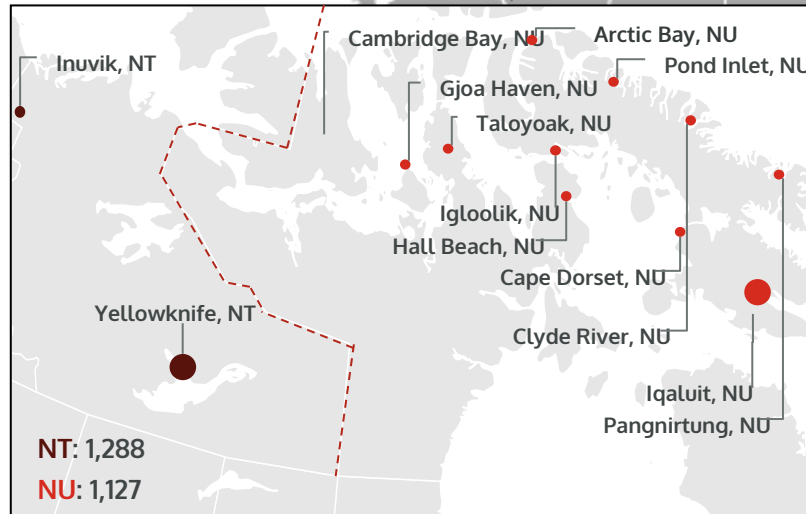
Importance of Northern Market

Northwest Territories

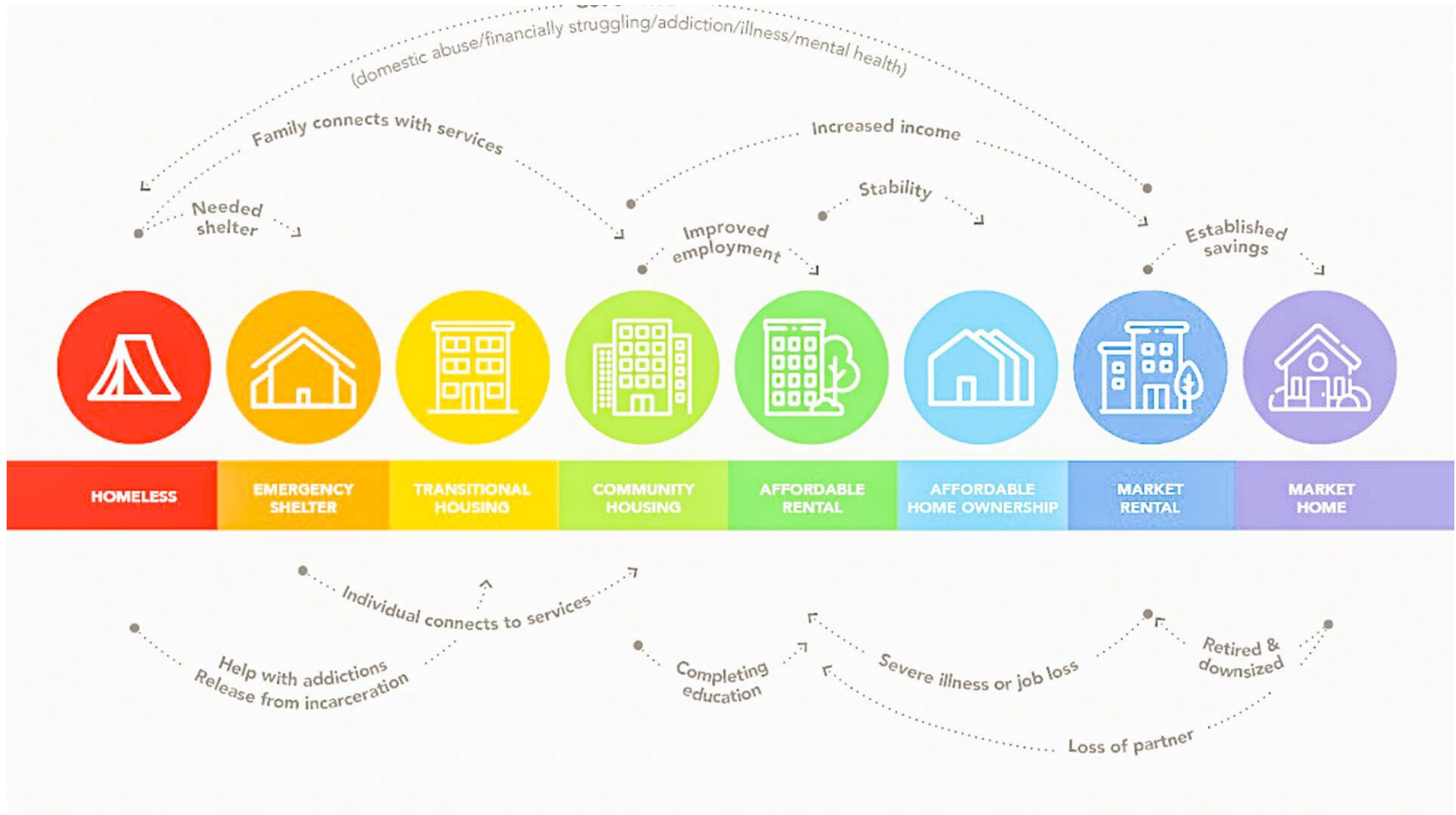
Multi-Residential Suites	1,288
Execusuites	158
Commercial Square Feet	530,000

Nunavut

Multi-Residential Suites	1,127
Execusuites	42
Commercial Square Feet	214,300



Continuum of Housing



Tenant Makeup - NWT

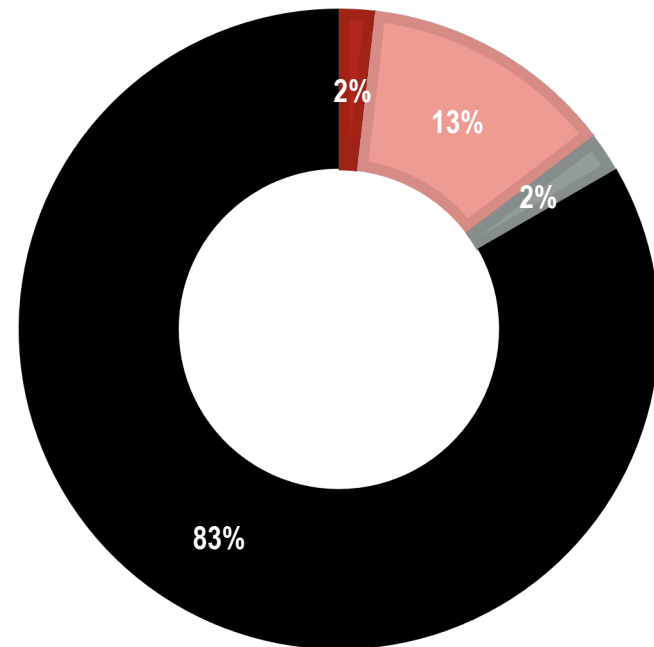
Northview leases 15% of units to public housing, Housing First, YWCA and other support organizations.

Northview has signed MOU's in use with agencies to transition tenants into independent living.

Due to the way leases are spread throughout buildings, and the accompanying social issues, nearly 2% of units are considered "Unrentable".

1288 UNITS

■ Unrentable ■ Housing ■ Housing First ■ Market Tenants

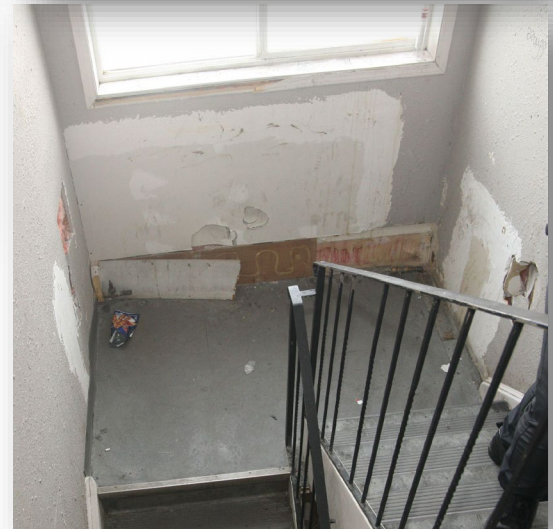


Unrentable Units



Vandalized Stairwell

Graffiti & Damage
to Entrance



Rent Ready Suite



Suite Damage



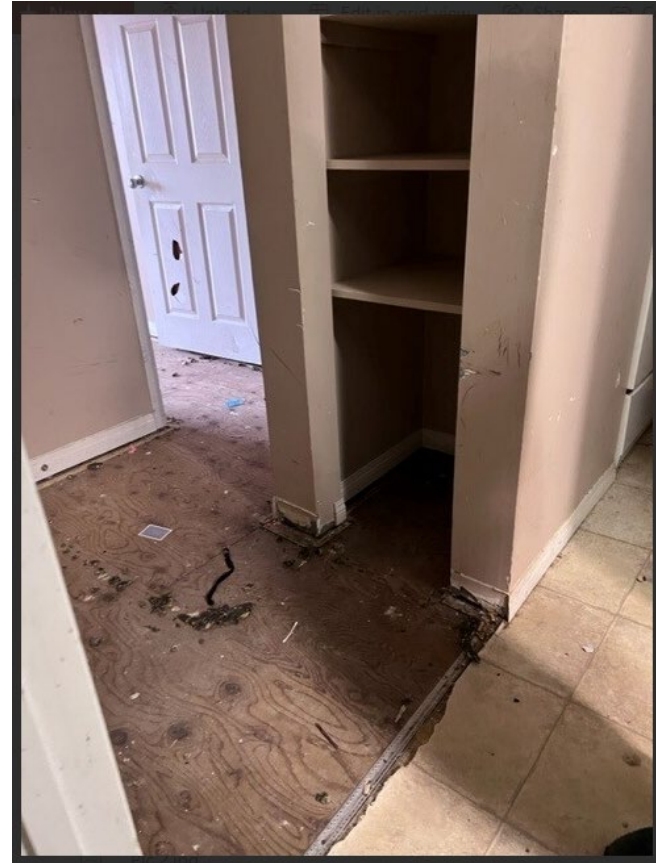
Eviction Pending – Unit Vandalized



- Occupied Unit
- Cigarette butts
 - Unclean conditions
 - Broken doors
 - Graffiti



Suite Damage



Costs to Operate – Downtown Yellowknife

2022 - the downtown buildings in Yellowknife result in a **Net Operating Income of negative \$630,000**

2023 – Wildfire evacuation results in downtown buildings vacant for 3+ weeks.

Net Operating Income **increased 105%** compared to 3 months prior due to massive reduction in **operating costs.**



Costs to Operate – Inuvik



Newly Installed Door

New Doors and Hardware

Ordered: November 27, 2024

Hardware Install: Dec 23, 2024

Damaged: December 26, 2024

Door Install: Feb 12, 2025

Damage: Feb 18, 2025

Repaired/replaced: Feb 19, 2025

Damage: Feb 23, 2025

Total Costs for supplies and Labour = \$10,000



Costs to Operate - Non-Payment of Rent

Current Outstanding Rent

Current	{	• \$353,000
31-90	{	• \$262,000
91+	{	• \$2,167,000
Total \$2,782,000		

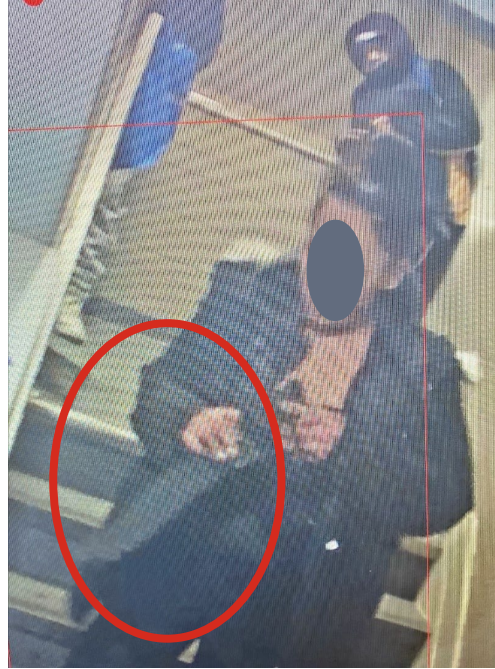
Bad Debt 2024

\$533,000 total bad debt is equivalent to **30** free apartments per month

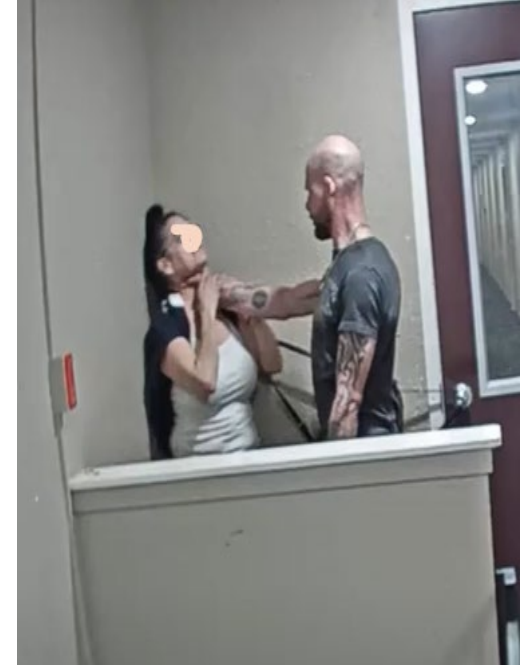
Crime & Mischief



Drugs & Gun Clip

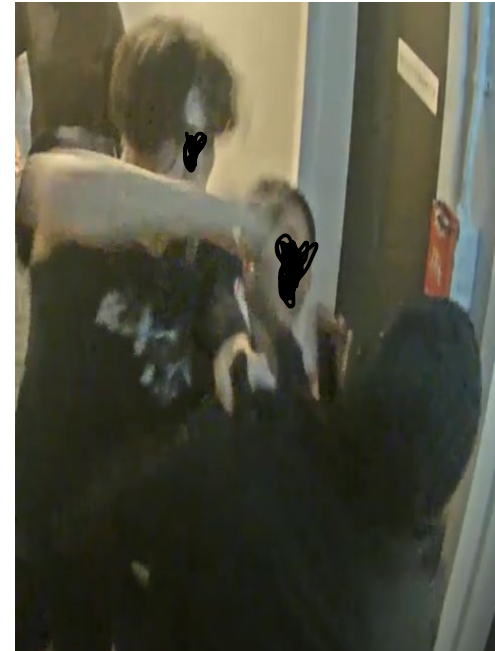
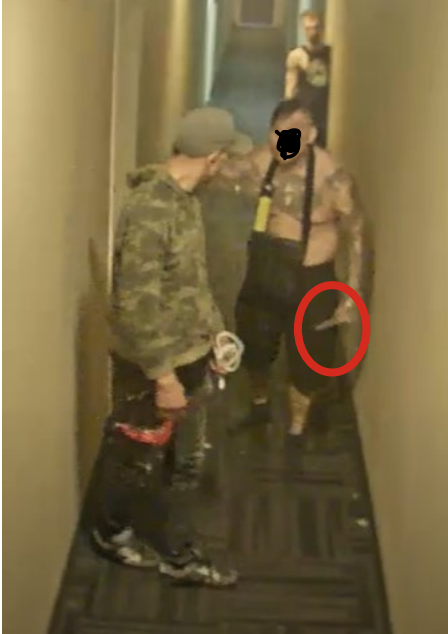


Woman carrying machete



Violent Assault

Crime & Mischief

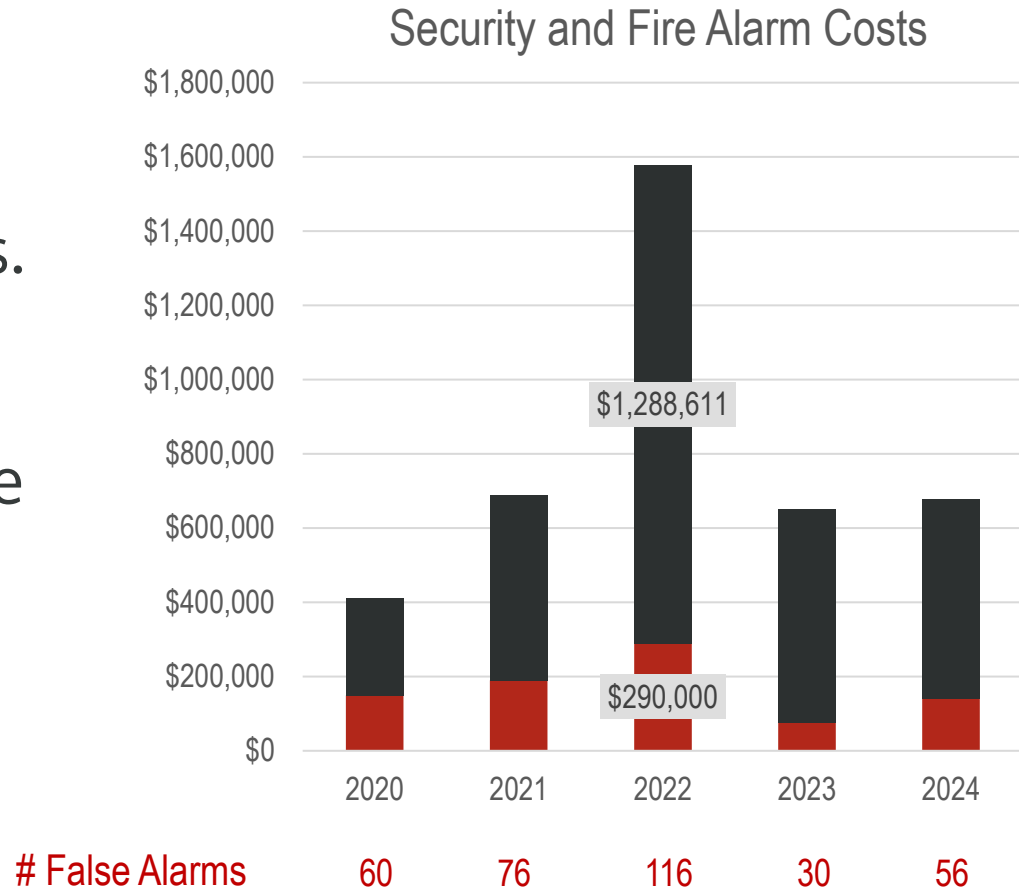


Violent Assaults

Security Costs

The black bars are the total amount spent on security and fire alarms.

The red bars are the amounts spent on False Fire Alarms

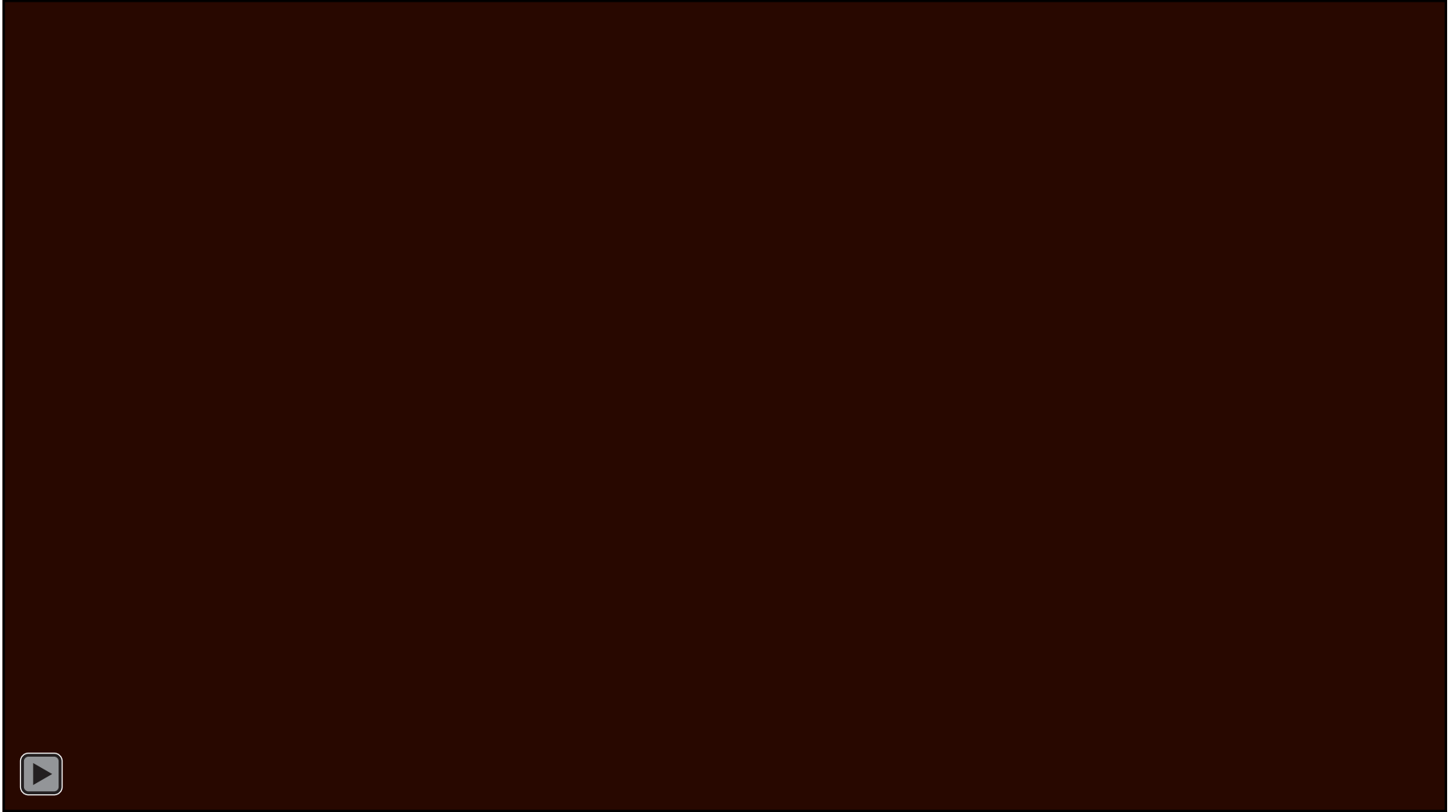


Downtown Yellowknife

- Costs related to security are directly correlated to the concentration of social housing.
- In 2024 these 10 buildings resulted in over \$500K in security costs.



Video Placeholder



January Security Statistics



Northern Security Investments

Half a million dollars spent in 2022 alone



Unsafe Conditions

Conditions in downtown Yellowknife deteriorate with flagrant drug use and public sexual assaults



Emergency Response

RCMP were called over 50 times/month for one location. RCMP, Fire and EMS resources became taxed



Private Contractor

Private contractor brought in to conduct full assessment of downtown properties. Team of 6 staff deployed in April. Initial costs exceeded \$250K.



Cost Share

Northview and Housing NWT enter into cost sharing agreement: 60:40 for Security Services.



Capital Investment

An additional \$250K in security infrastructure (camera) and building improvements was injected into downtown Yellowknife.

Proposed Changes to RTA



Emergency Filings

Address serious
tenant violations
immediately



Evidence Based Damages

Define Rental
Officer's discretion
on costs for
damages



Eviction Enforcement

Streamline
enforcement and
remove roadblocks

What Does the Future Look Like?



Housing as a Human Right



- Private Landlords are not social service providers.
- Responsible tenants need protecting.
- RTA reforms are required.
- Collaborative relationships are needed to ensure safe, sustainable housing



Iqaluit, NU



Yellowknife, NT



Inuvik, NT



Thank You

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