

**STANDING COMMITTEE ON PUBLIC ACCOUNTS**

~

**WEDNESDAY, MARCH 4, 2026**  
**EAGLE ROOM, LEGISLATIVE ASSEMBLY**  
**Rise of House**

---

**AGENDA**

1. Call to Order
2. Prayer/Reflection
3. Review and Adoption of Agenda
4. Declarations of Conflict of Interest
5. Public Matters
  - a) Review of the *2025 Report of the Auditor General of Canada to the Northwest Territories Legislative Assembly: Housing in the Northwest Territories*: public briefing with Housing Northwest Territories and the Office of the Auditor General of Canada
6. In Camera Matters
  - a) Debrief
7. New Business
8. Date and Time of Next Meeting: At the Call of the Chair
9. Adjournment

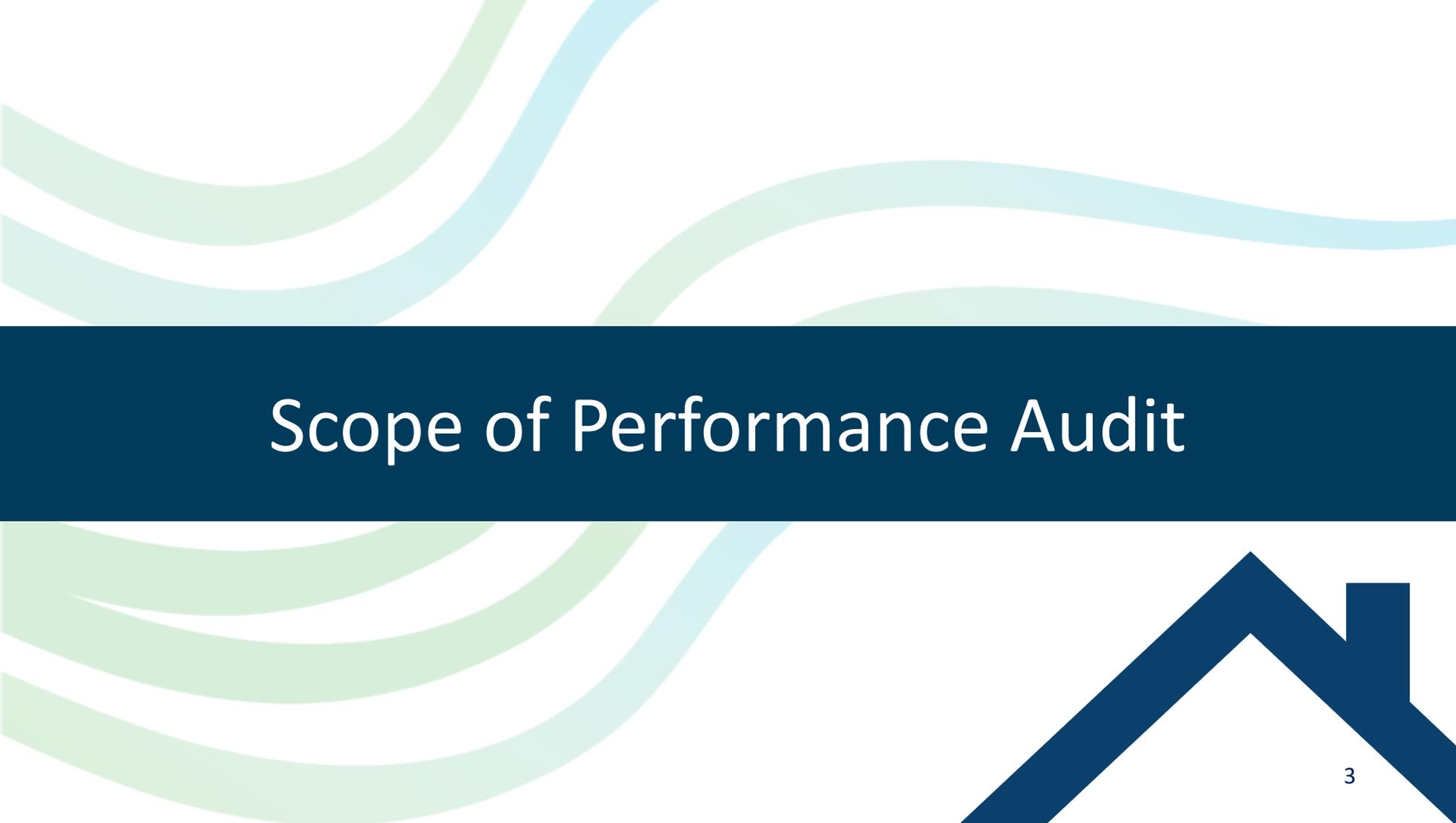


# OAG Performance Audit of Housing NWT

Presentation to Standing Committee on Public Accounts  
March 4, 2026

# Presentation Outline

1. Scope of Performance Audit
2. Audit Findings
3. Auditor General Recommendations / Housing NWT  
Actions



# Scope of Performance Audit

# Scope of Performance Audit

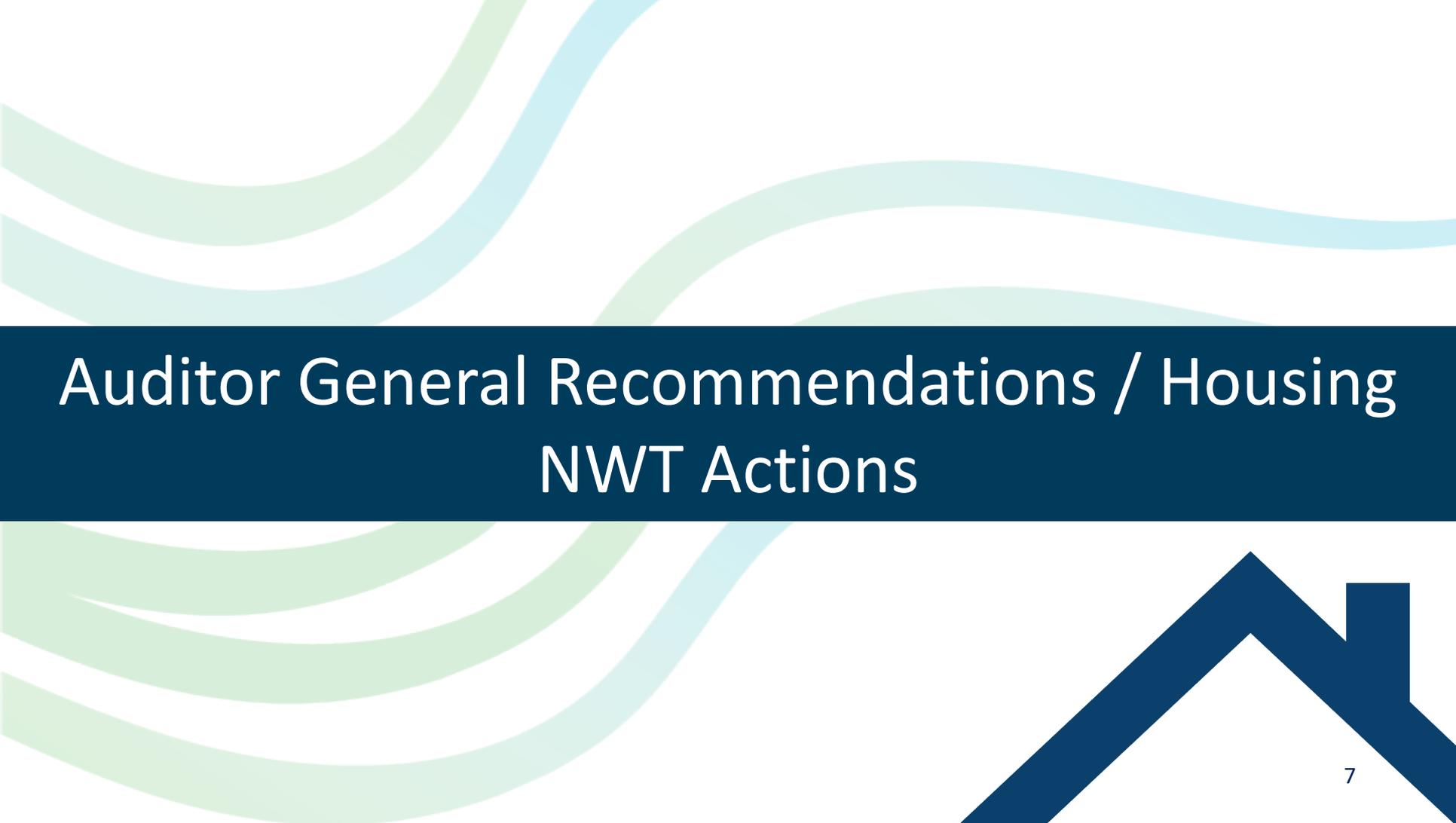
- Audit Period: 2023-24 to 2024-25
- Objective: Determine whether Housing NWT provides NWT residents most in need with equitable access to housing and housing supports.
- Scope: Public Housing and Homeownership Programs
- Excluded from audit: Market, HELP and homelessness programs, LHO Operations



# Audit Findings

# Performance Audit Findings

- Limited monitoring of Local Housing Organizations – unit allocations, maintenance activities
- Inconsistent application of eligibility criteria for homeownership repair programs
- Lack of monitoring of outcomes of homeownership repair programs
- Delivering on Territorial Housing Needs Assessment
- Improvements to the capital planning processes



# Auditor General Recommendations / Housing NWT Actions

# Monitoring of Public Housing Allocations

## Recommendation:

- HNWT should systematically monitor LHOs to ensure that requirements for public housing unit allocations are met and corrective actions are taken if it identifies that allocations are not made in accordance with its policies, procedures and guidance. (Para. 25)

## Housing NWT Actions:

- Conduct an external review to examine the structure and governance of LHOs.
- Continue to support LHOs capacity-building.

# Monitoring of Public Housing Allocations

## Housing NWT Actions (continued):

- Implement regular assessments of allocation practices.
- Collaborate within Housing NWT and with LHOs to streamline monitoring.
- Develop a systematic approach to allocations and corrective actions.
- Improve internal systems and tools to enhance transparency, accountability, and compliance.

# Guidance on Applying the Point Rating System

## Recommendation:

- HNWT should review and update its policies, procedures and guidance to support the equitable allocation of public housing carried out by the LHOs. (Para. 26)

## Housing NWT Actions:

- Collaborate with LHOs and subject matter experts to assess current practices.
- Review and update policies, procedures and guidance on the point rating system and tenant transfers.

# Guidance on Applying the Point Rating System

## Housing NWT Actions (continued):

- Introduce a new Tenant Transfer policy.
- Revise and update the LHO Tenant Relations Manual.
- Continue to support LHOs capacity-building by documenting and amending policies, procedures and guidance.
- Ensure that changes to policies and procedures are communicated clearly.

# Monitoring of Unit Conditions and Maintenance

- HNWT should monitor and document its monitoring of unit condition ratings and maintenance carried out by LHOs, as required, and follow-up to ensure public housing units are adequately maintained. (Para. 40)
- To support its monitoring, HNWT should:
  - Assess LHO compliance with the required maintenance activities annually; and,
  - Enforce the requirement for the LHOs to submit quarterly reports on maintenance activities. (Para. 41)

# Monitoring of Unit Conditions and Maintenance

## Housing NWT Actions:

- Modernize the maintenance management system.
- Provide training to LHOs on the modernized system.
- Expand the application of on-line reporting tools.
- Complete required unit condition verifications.
  - Third party condition assessments pilot program with Department of Infrastructure

# Monitoring of Unit Conditions and Maintenance

## Housing NWT Actions (con't):

- Complete the modernization of the Community Housing Services Agreement.
- Formally document quarterly maintenance activity reporting.
- Develop and implement joint compliance reviews of maintenance outcomes with LHOs

# Verifying and Documenting Homeownership program Eligibility and Prioritization

## Recommendation:

- HNWT should ensure procedures and guidance on verifying and documenting homeownership program eligibility and prioritization to staff is comprehensive and rigorously followed. (Para. 50)

# Verifying and Documenting Homeownership Program Eligibility and Prioritization

## Housing NWT Actions:

- Update and expand guidance on verifying and documenting homeownership program eligibility.
- Explore additional resources to build organizational capacity.

# Monitoring of Homeownership Programs

## Recommendation:

- HNWT should comprehensively monitor the performance of the programs and the outcomes achieved for all its homeownership programs. (Para. 52)

## Housing NWT Actions:

- Work to embed a culture of evidence-based decision-making

# Monitoring of Homeownership Programs

Housing NWT Actions (continued):

- Develop a formal program evaluation processes.
- Develop a program evaluation framework for Emergency Repair Program.
- Develop a program evaluation design for one additional homeownership program.



# Questions



Haj

Qujannamiik

Mahsi

Masi

Merci

Quyanainni

Mahsi

Quana

Marsi

kinanaskomitin

Thank you