



MEETING SD 108-20-26

STANDING COMMITTEE ON SOCIAL DEVELOPMENT

**FRIDAY, MAY 1, 2026
DET'ANCHOGH KÙÉ - EAGLE ROOM
1:30 PM**

AGENDA

1. Call to Order
2. Prayer/Reflection
3. Review and Adoption of Agenda
4. Declarations of Conflict of Interest
5. Public Matters
 - a) Public Briefing on Territorial Housing Needs Assessment with the Honourable Minister Responsible for Housing NWT
6. In Camera Matters
 - a) Debrief
 - b) Correspondence
 - i. 2026-03-16 Honourable Minister of Health and Social Services
 - ii. 2026-04-10 Honourable Minister of Health and Social Services
 - iii. 2026-04-13 Honourable Minister of Health and Social Services
7. New Business
 - a)
8. Date and Time of Next Meeting:
 - a) Tuesday, May 5, 2026 at 9:00 a.m.
9. Adjournment

**OPENING REMARKS TO THE STANDING COMMITTEE
ON SOCIAL DEVELOPMENT
HOUSING NORTHWEST TERRITORIES
TERRITORIAL HOUSING NEEDS ASSESSMENT**

Thank you, Madame Chair.

I am pleased to be here today to provide committee members with a briefing on the recently released Territorial Housing Needs Assessment.

With me today I have:

- Mike Saturnino, Associate Deputy Minister and Acting President and CEO of Housing NWT
- Jim Martin, Vice President, Finance and Infrastructure Services
- Chris Van Dyke, Manager, Community Housing Planning
- Vanessa Stretch, Vice President, Programs and District Operations (who is not at the table)
- Trish McFaull, Director, Policy and Planning (who is not at the table)
- Daniel Korver, Director, Infrastructure Services (Projects) (who is not at the table)
- James Tolley, Director of Homelessness (who is not at the table), and
- Ministerial Special Advisor, Lisa Giovanetto (who is not at the table)

The Territorial Housing Needs Assessment, or THNA, represents the most comprehensive study of housing conducted in the Northwest Territories in more than 20 years. Using a combination of housing-related statistics and community perspectives, the THNA describes the territory's unique housing needs and provides an evidence base for improved housing investment by all levels of government.

The THNA helps to quantify the magnitude of the challenges facing the NWT across the housing spectrum today, which the Committee is no doubt familiar with. Some of the key figures I would like to highlight for committee are:

- The NWT is facing a current housing deficit of at least 1,700 homes,
- By 2044, roughly 1,000 additional new homes will be needed in the territory, and

- Housing NWT's social housing stock continues to age, with nearly 500 social housing units in buildings past their service life, and another 1,000 approaching the end of their service life by 2044.

Madame Chair, it cannot be overstated – these numbers are significant, and addressing this level of housing need is something that no single government or organization can do alone.

The report also describes the challenges faced by tenants in the private market who are dealing with increasing rent, and by homeowners throughout the territory who are struggling to maintain their homes. But we also heard of how Indigenous governments are increasingly offering repair and homeownership programs to their members, and we are eager to continue to work in partnership with Indigenous governments and other organizations to meet the territory's housing needs.

While the THNA was only recently released, Housing NWT is already incorporating the report's findings into its work. Recent capital deliveries focused on smaller units are a direct response to the data and community feedback that young adults in all communities need suitable social housing. The THNA has also supported Housing NWT's submission to Build Canada Homes. I am hopeful that Indigenous governments and other organizations also make use of this report, which is publicly available, to support their own housing projects.

This concludes my opening remarks, Madame Chair. I look forward to answering any questions the Committee may have. We have a short presentation prepared and if Committee is in agreement, I'd like to turn it over to Associate Deputy Minister Mike Saturnino.

Quyanainni, Madam Chair



Territorial Housing Needs Assessment

Standing Committee on Social Development

May 1, 2026

Presentation Outline

- Background
- Assessment Findings
- Conclusion / Next Steps

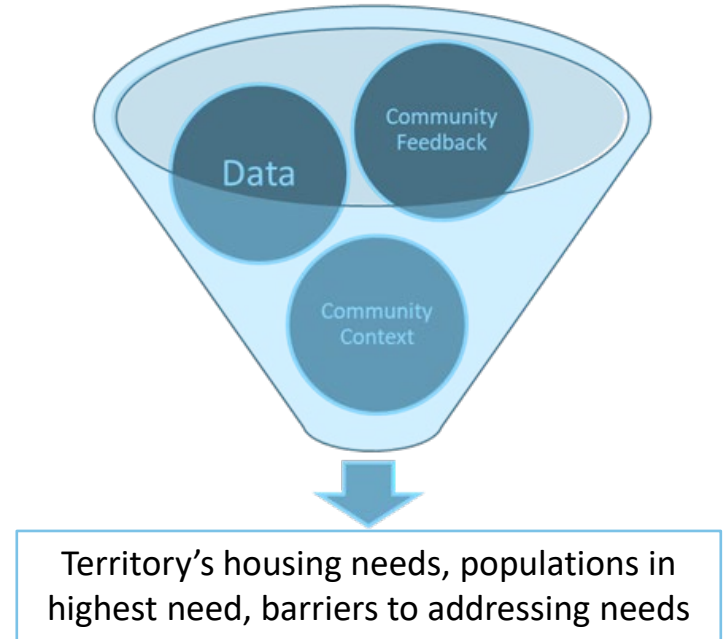
Background

- Began Fall 2024, released March 4, 2026
- Requirement of Canada's Community Building Fund
- Objectives of THNA:
 - 1) Communicate the NWT's unique housing needs and barriers
 - 2) Project future housing needs
 - 3) Support evidence-based investments
 - 4) Establish a baseline from which progress can be measured

Background (continued)

Utilized a mixed-method approach:

- **Quantitative** (statistics): Housing Assessment Resource Tool (UBC), NWT Bureau of Stats, HNWT's internal database
- **Qualitative** data (community perspectives): in-person meetings, online public survey, existing housing plans.



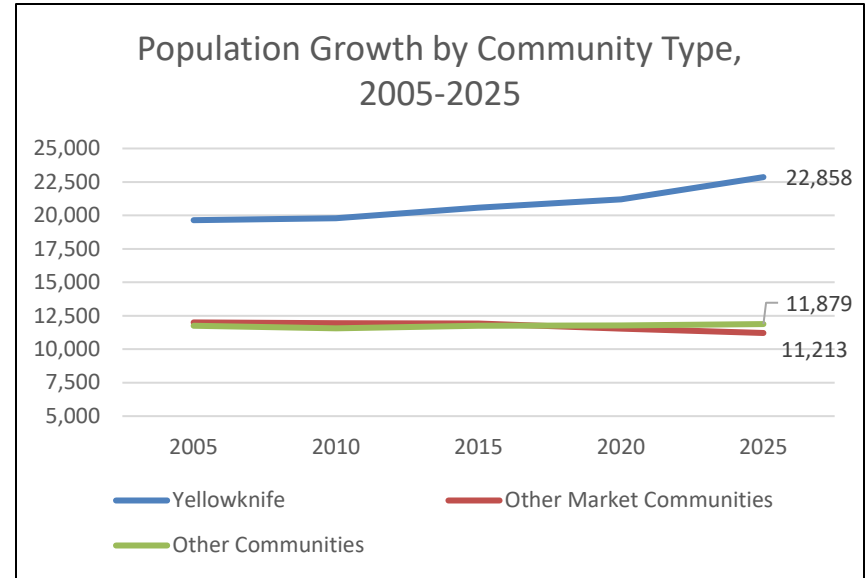
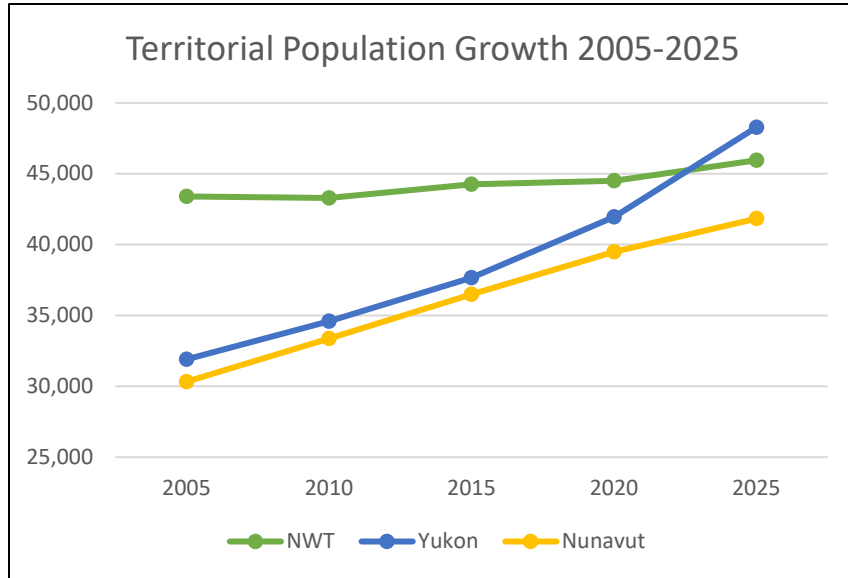


Assessment Findings

Findings: Current Housing Deficit

- NWT's current housing deficit: 1,750 – 2,700 homes.
- Does not include HNWT's own social housing inventory nor the NWT's future housing needs.
- Greatest need at all income levels is for smaller 1- to 2- bedroom homes; however, there is a need for family-sized homes as well.

Findings: Projected Housing Needs



Projected NWT housing need to 2044 – a further 771 to 1030 homes

Findings: NWT Housing Needs

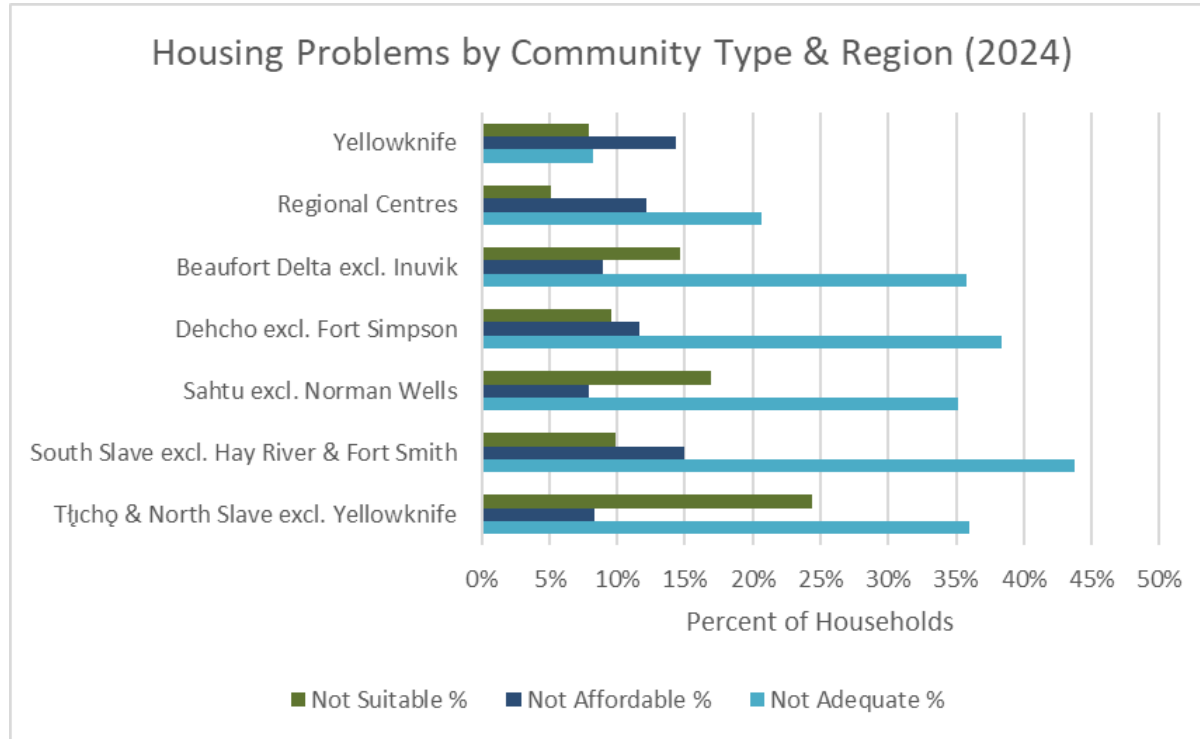
- One-third of homes in core housing need
- Disproportionately impacting Indigenous households
- Single mother-led households – priority population with highest rate of core housing need in 2021
- Inadequate housing – most common issue in NWT
 - Most of Canada: affordability is most common issue

Findings: Affordability

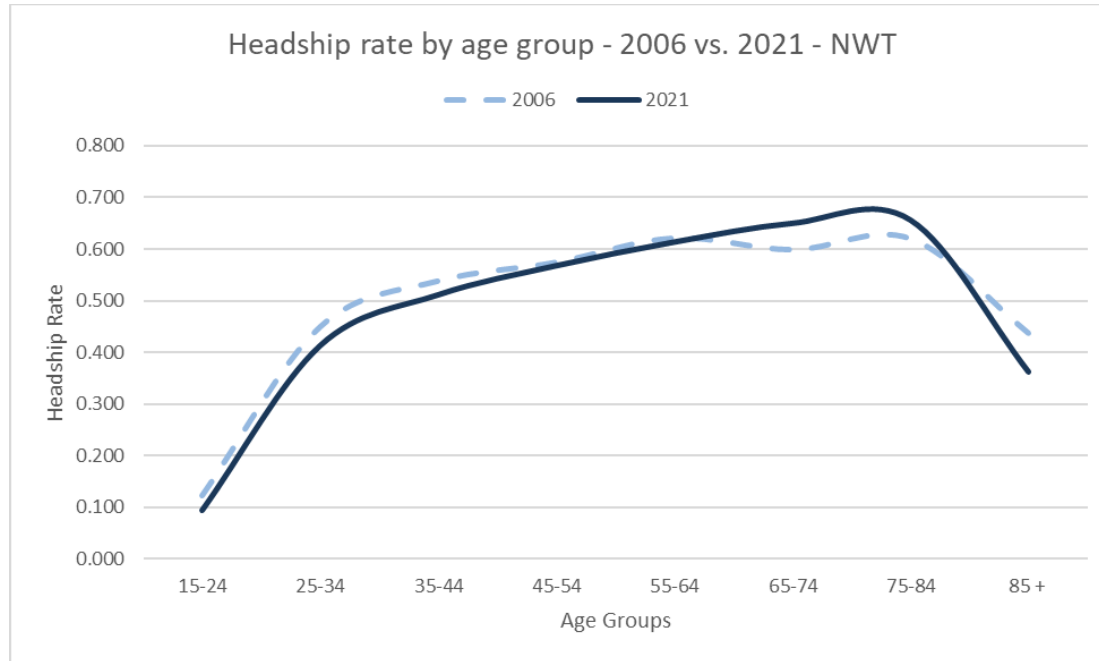
- Affordability issues in Yellowknife and regional centers
- What is “affordable” differs by location and by household

Area Median Household Income (AMHI)	Below 20 % AMHI	21-50% AMHI	51-80% AMHI	81-120% AMHI	Above 120% AMHI	
	AMHI	Very Low	Low	Moderate	Median	High
	Household Income Ranges					
Beaufort Delta	\$98,000	< \$20,500	\$20,501 to: \$52,000	\$52,001 to: \$83,200	\$83,201 to: \$124,800	> \$124,800
Inuvik	\$125,000	< \$25,000	\$25,001 to: \$60,000	\$60,001 to: \$100,000	\$100,001 to: \$150,000	> \$150,000
Smaller Communities	\$84,000	< \$16,000	\$16,001 to: \$42,000	\$42,001 to: \$67,200	\$67,201 to: \$100,000	> \$100,000

Findings: Regional Differentiation

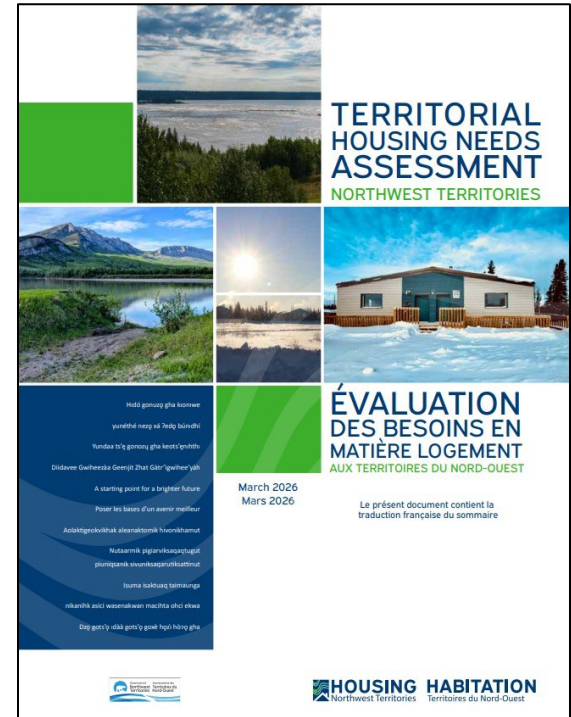


Findings: Household Formations



Conclusion / Next Steps

- Report shared with Indigenous Governments, federal ministers and senior officials
- Report publicly available to support other housing organizations' proposals
- Findings are currently being used to inform:
 - Housing NWT capital plans
 - Submissions for federal funding: Housing NWT - Build Canada Homes (BCH); MACA – Canada Housing Infrastructure Fund (CHIF)
 - Housing NWT's program review to target greatest needs
- Updates – as new data becomes available





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Thank you