BACKGROUND: Igluvut Corporation & the Inuit Housing Fund

Purpose

The creation of ***Igluvut Corporation*** and the ***Inuit Housing Fund*** marks a historic milestone in Inuit-led housing delivery. Together, they form the operational and financial backbone of ***Angirratsaliulauqta***, the Nunavut Inuit Housing Action Plan, creating permanent Inuit capacity to plan, build, and manage housing *for Inuit, by Inuit.*

Context: Building Inuit Capacity

For decades, Nunavut's housing crisis has been defined by overcrowding, limited options, and systems managed from outside Inuit control. Through *Angirratsaliulauqta*, NTI and its partners are changing that.

Igluvut Corporation and the Inuit Housing Fund together embody the principle of Inuit self-determination through housing, linking governance, financing, and delivery under one Inuit-led system.

These institutions are part of NTI's broader vision to Build Inuit, Build Inuit Homes, Build Inuit Businesses, and Build Inuit Communities, ensuring that housing delivery strengthens Inuit people, economies, and neighbourhoods across Nunavut.

Igluvut Corporation

Mandate:

Igluvut Corporation is a not-for-profit Inuit housing entity responsible for delivering affordable housing for employed Inuit. Its focus is to provide housing not tied to employment, addressing a long-standing gap in Nunavut's housing continuum.

Governance:

The corporation is guided by a five-member board: two appointed by NTI and one by each of the Regional Inuit Associations (QIA, KIVIA, and KITIA). This governance structure ensures balanced, regionally informed leadership across all of Nunavut.

Functions:

- Planning and coordinating affordable housing projects for Inuit
- Managing the long-term operation and maintenance of Inuit-owned units
- Partnering with Inuit businesses and construction firms to expand local capacity
- Engaging with communities to align housing delivery with long-term growth visions

Milestones:

- Bylaws approved – October 2025
- Operational launch – April 2026

Igluvut Corporation gives Inuit organizations the means to take direct responsibility for building and managing homes that reflect Inuit lifestyles and aspirations — while fostering new opportunities in trades, business development, and design.

Inuit Housing Fund

Value: $135 million

The Inuit Housing Fund, approved in August 2025, provides a stable, Inuit-controlled financial foundation to support affordable housing construction, renewal, and maintenance.

This Fund builds on the **$422 million in distinctions-based funding secured in Budget 2022**, the first federal investment recognizing Inuit authority over housing design and delivery, and the additional **$98 million provided through the *Urban, Rural and Northern Indigenous Housing Strategy (URNIHS)***.

Purpose and Objectives:

- Sustain Inuit-led housing delivery under Angirratsaliulauqta
- Reinvest housing revenues and surpluses into future projects
- Support long-term maintenance and renewal of Inuit housing assets
- Grow the Fund through future allocations and reinvestment to expand affordability

The Fund ensures Inuit control over financial decision-making, allowing resources to remain in Inuit hands, support Inuit priorities, and build future housing stock sustainably.

How They Work Together

Igluvut Corporation and the Inuit Housing Fund form a single system — governance and finance working in tandem to deliver Inuit-led housing.

- The Inuit Housing Fund provides long-term financing and investment stability.
- Igluvut Corporation directs those investments into projects that reflect Inuit priorities and community visioning outcomes.

Together, they establish Inuit institutional capacity, the first system of its kind in Nunavut, capable of scaling housing delivery and managing it sustainably for generations.

Affordability and Long-Term Sustainability

The Inuit Housing Fund and Igluvut Corporation are designed to make housing affordable, sustainable, and flexible, supporting Inuit mobility and independence over time.

Affordability is achieved through a fund-based financial model that combines investment income from the $135 million Inuit Housing Fund with rental revenue to cover Igluvut's operating costs. Igluvut's planning target is to offer **three-bedroom affordable rental units at approximately $1,800 per month**, a rate deliberately positioned between Nunavut's two dominant housing programs.

This benchmark is comparable to the average subsidized rent for a three-bedroom GN staff housing unit, as outlined in the *Government of Nunavut Staff Housing Policy (2019)*, and sits just above the maximum public-housing rent ceiling of $1,792 per month established by the Nunavut Housing Corporation. By anchoring affordability between these programs, Igluvut provides Inuit families with a stable alternative housing that is attainable, high-quality, and not tied to employment.

By comparison, market rents in Iqaluit and other Nunavut communities far exceed these levels, with one-bedroom units at premium properties such as Nunastar's Astro Hill complex starting around $2,900 per month and larger three-bedroom units reaching $3,900 or more [Astro Hill Properties, 2025]. This highlights the affordability of Igluvut's model while demonstrating its potential to stabilize Nunavut's housing market.

Sustainability is built into the model. The Fund preserves its principal, provides a steady payout to support operations, and reinvests earnings for growth. This creates a self-sustaining housing system that strengthens over time, reducing dependence on short-term government programs and government budget cycle asks.

Mobility means freedom of choice. By providing **housing not tied to employment**, Igluvut allows Inuit to move for family, culture, or opportunity, not because of job-linked housing conditions. The model also creates a gradual pathway to ownership through **fixed, predictable rents** and reinvestment strategies that prepare Inuit families for homeownership in the future.

Together, these elements form a financially sound, Inuit-defined system, one that advances affordability, protects long-term sustainability, and restores Inuit mobility and independence within our own housing continuum.

Federal Partnerships and the Build Canada Homes Initiative

In April 2025, the Government of Canada launched the *Build Canada Homes* (BCH) initiative, a national effort to accelerate housing construction through scale, innovation, and public land development. Within that announcement, 700 units were earmarked for Nunavut, acknowledging the territory's acute housing need.

While the initial announcement referenced a partnership with the Nunavut Housing Corporation (NHC), implementation is now proceeding through a tripartite negotiation among **Build Canada Homes (Housing Infrastructure and Construction Canada)**, **NHC**, and **Nunavut Tunngavik Incorporated (NTI)**.

This new framework reflects a shared recognition that Inuit must have a direct and decisive role in delivering Nunavut's housing targets. With Igluvut Corporation and the Inuit Housing Fund now in place, NTI is ready to co-lead the delivery of Nunavut's 700-unit BCH allocation, ensuring that these homes are Inuit-designed, community-driven, and built to thrive in the Arctic environment.

Scalability and Innovation

Build Canada Homes aims to build affordable housing at scale, using modern methods of construction such as factory-built modular, mass timber, and kit-of-parts systems to accelerate delivery and reduce costs.

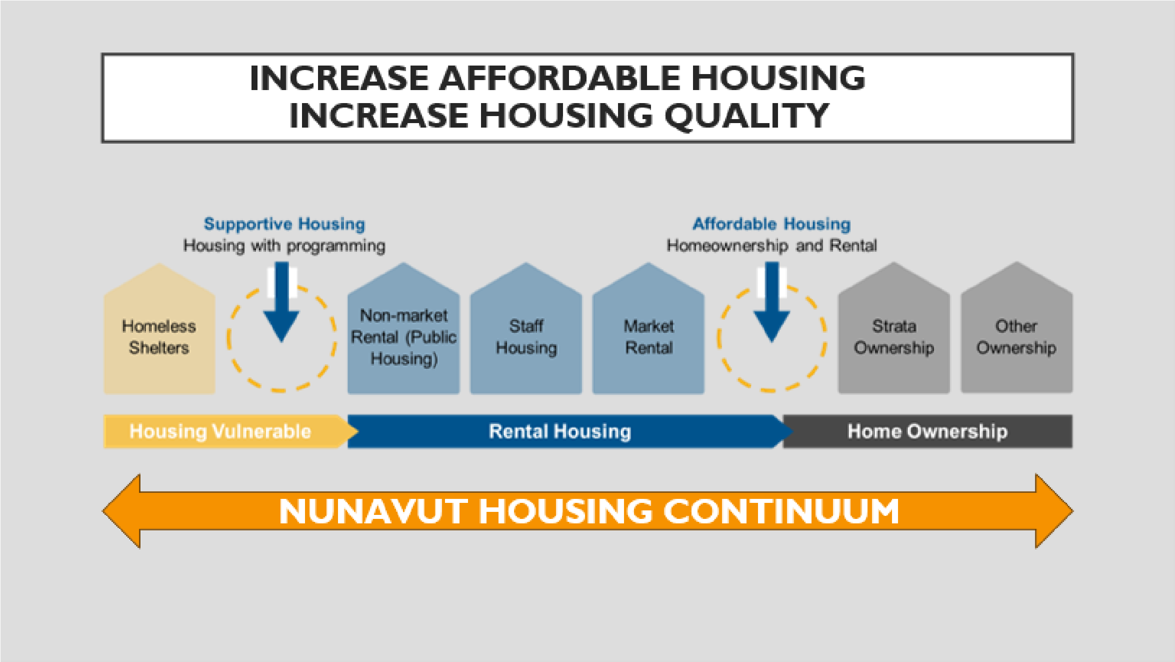
NTI's approach under *Angirratsaliulauqta* is directly aligned with this mandate. Through partnerships with the SIBS modular housing system and other Inuit-led enterprises, NTI is ready to deploy scalable solutions suited for the North.

With its $135 million Inuit-controlled Fund, Inuit governance model, and growing partnerships, NTI can demonstrate how federal investments can achieve both national targets and Inuit self-determination goals.

Together, *Build Canada Homes*, the Inuit Housing Fund, and Igluvut Corporation represent a new model for scalable, Inuit led housing delivery, combining innovation, accountability, and community design to build homes that reflect Inuit values and aspirations.

Looking Ahead

NTI's priority is to grow the Inuit Housing Fund, expand partnerships, and scale Igluvut's operations to deliver a sustainable supply of affordable housing across Nunavut.
Through this dual structure: Igluvut as builder and manager, and the Fund as financier and stabilizer, Inuit now have the tools to deliver transformational, large-scale housing solutions and shape the future of Nunavut's communities for generations to come.



Igluvut Corporation and the Inuit Housing Fund are more than institutions, they are the living architecture of Inuit capacity, ensuring that Inuit remain the builders, owners, and stewards of our homes, our communities, and our future.