

Housing Action Plan (HAP) for the Yukon

Presentation by: Mary Cameron
Vice President, Corporate Services



Housing Action Plan Background

- * **Announcement in the spring of 2013**
- * **Development from 2013 – 2015**
- * **The launch and implementation in 2015 till present**
- * **All aspects of the HAP involve community and government stakeholders**



Housing Action Plan Implementation Committee

- * Association of Yukon Communities
- * Community Services
- * City of Whitehorse
- * Canada Mortgage and Housing Corporation
- * Yukon Housing Corporation, Board of Directors
- * Yukon Housing Corporation
- * Canadian Imperial Bank of Commerce
- * Council of Yukon First Nations
- * Kwanlin Dun First Nation
- * Yukon Chamber of Commerce
- * Whitehorse Chamber of Commerce
- * Energy Mines and Resources
- * Health and Social Services
- * Challenge Disability Resource Group
- * Yukon Anti-Poverty Coalition
- * Yukon Council on Aging
- * Yukon real Estate Association
- * Yukon Residential Landlord Association



Housing Action Plan Values and Principles

- * Vision 2025

- * A Yukon where a diversity and abundance of housing options increases the health and stability of all individuals and communities.

- * Guiding Principles

- * Adaptable
- * Inclusive
- * Builds on strengths and successes
- * Results-oriented
- * Sensitive to local content

Housing Action Plan Pillars

Housing with Services

- Help people gain and maintain housing

Rental Housing

- Increase access to adequate and affordable market and non-market rental housing and support for tenants and landlords

Home Ownership

- Increase and diversify home ownership options



Pillar 1 - Progress 2015-17



- * 90 units were added to Yukon government's stock of Housing with Service
- * 8 units in Whitehorse are rented through the LWEH (Landlords Working to End Homelessness) program



- * Point-in-Time (Pit) Count
- * 45 unsheltered people
- * 22 people living in emergency shelter
- * 15 people who are provisionally accommodated
- * 137 people who are at risk of homelessness in Whitehorse

Pillar 2 – Progress 2015-17



- * 150 new private market rental units were created through incentive programs
- * 140 rental units were improved as a result of the rental enhancement grant
 - * 110 rental units in Whitehorse
 - * 30 rental units in rural communities
- * 94 families, on average, per year received rental supplements

Pillar 3 – Progress 2015-17



- * **80** new lots were released to the public
- * **50** new lots released in Whitehorse
 - * (11 were for the construction of duplexes)
- * **30** new lots released in rural communities



- * **653** new homes were built
- * **404** new homes built in Whitehorse
- * **249** new homes built in rural communities

Housing Community Projects

- * HAP Projects:
- * Contracts for Housing:
 - * Data Collection
 - * Communication
 - * Education Programs
- * On the ground:
 - * Housing Forums
 - * Housing Navigator (YAPC)
 - * Funding for the temporary cold shelter
 - * Housing Resource Portal
 - * [HAP Website](#)



Housing Data Review



Key Housing Metrics – Whitehorse and Yukon

Key Housing Metrics	Whitehorse	Communities	Yukon
Home ownership	68.9%	59.6%	66.5%
Rental Housing	29.7%	28.2%	29.3%
Aboriginal Housing	1.4%	12.2%	4.2%
Aboriginal Population	14%	43%	21%
Average Individual Income	\$55,221	\$39,945	\$52,866
Housing adequacy (major repairs needed)	11.8%	28.9%	16.2%
Housing not suitable (overcrowding)	6.9%	8.2%	7.3%

Aboriginal Population Data: Yukon Population Report, Second Quarter 2016, Yukon Bureau of Statistics

Income Data: Yukon Income Statistics 2013 Taxation Year, Yukon Bureau of Statistics

Housing Data: National Household Survey 2011, Statistics Canada

Data Review: Pillar #1

Housing With Services

While homelessness and the demand for shelter beds has increased across Canada, the demand in the North is three times higher than the national average. In 2011, the national average was 83 shelter beds per 100,000 people. The rate in Yukon, Nunavut and Northwest Territories was 258 beds per 100,000 people.¹⁹⁶

A 1998 study established the distinctions between transitional, episodic and chronic homelessness.¹⁹⁷ More recent Canadian research¹⁹⁸ has validated these cohorts.

1. temporary – a small number of episodes and a small number of days stayed
2. episodic – a large number of shelter episodes but a small number of days stayed
3. chronic/long stay – a small number of episodes and large total number of days in shelter

Data Review: Pillar #1

Housing With Services

Transitional Housing with Services – Current Resources

Client Profile	Transitional Housing with Services
Adults with mental illness	9 units of transitional mental health supportive housing – operated by Challenge Disability Resource Group; Health and Social Services funding
Women and children fleeing violence and abuse	19 emergency beds (up to 30 days), 5 units of transitional housing (up to 6 months), and 10 units of second stage housing (up to 18 months). Operated by Yukon Women's Transition Home; Women's Directorate funding
Vulnerable youth	Flexible capacity – six beds as needed. Operated by Skookum Jim; Health and Social Services funding
Vulnerable adults	25 bed emergency shelter, 22 units of transitional housing. Operated by Salvation Army; Health and Social Services funding
Adults under community supervision orders	Adult Resource Centre – operated by Salvation Army, Justice funding

Data Review: Pillar #2

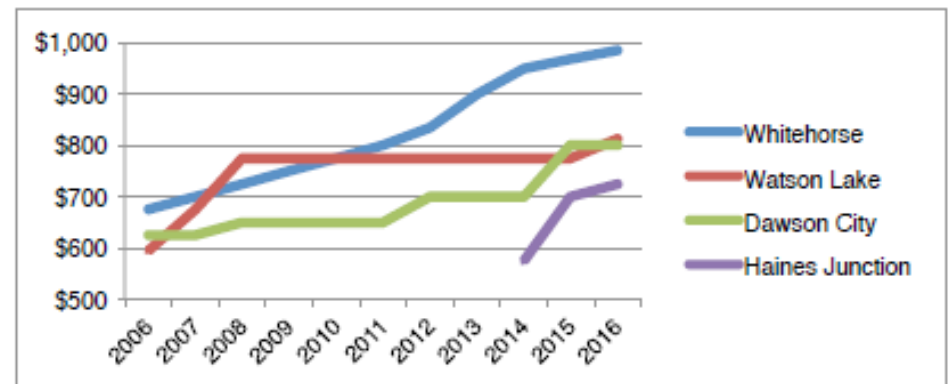
Rental Housing

Rental Housing Affordability in Yukon

	Yukon Average	Whitehorse	Watson Lake	Dawson City	Haines Junction
Median Rent	\$986	\$1,000	\$813	\$800	\$725
Average Income	\$52,288	\$55,221	\$38,874	\$46,408	\$44,038
Affordability	22.6%	21.7%	25.1%	20.7%	19.8%

Yukon Rent Survey, October 2016, Yukon Income Statistics 2013 Taxation Year. Yukon Bureau of Statistics

Median Rent by Community 2006 – 2016

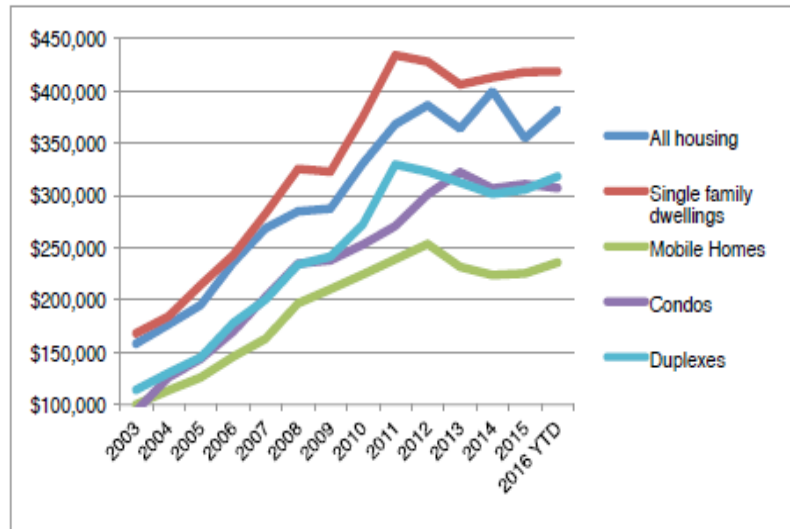


Yukon Rent Survey, October 2016, Yukon Bureau of Statistics

Data Review: Pillar #3

Home Ownership

Whitehorse House Prices 2003 - 2016



Yukon Bureau of Statistics data – average value of real estate transactions 2003 – 2016 second quarter

Average Price of Whitehorse Real Estate by Year

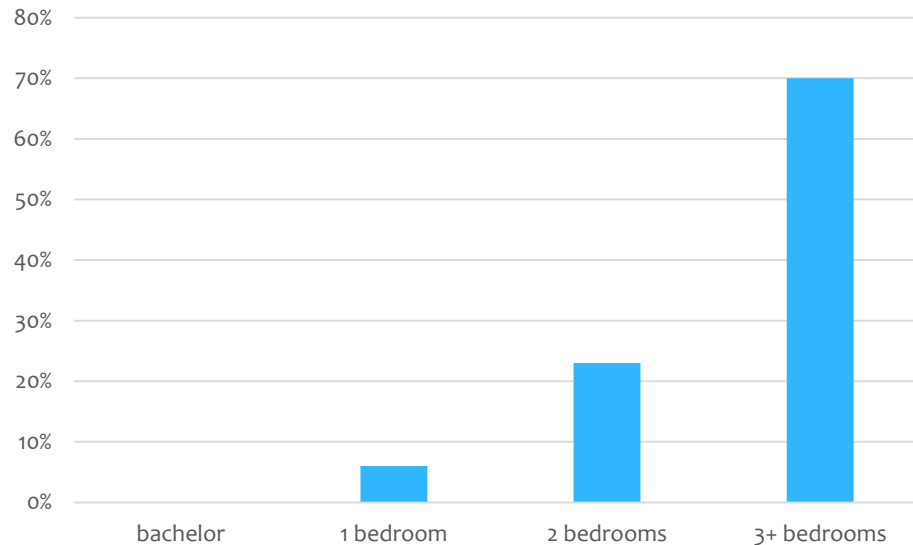
Year	All housing	Single family dwellings	Mobile Homes	Condos	Duplexes
2003	\$158,406	\$168,335	\$100,118	\$93,812	\$113,945
2004	\$176,492	\$184,745	\$113,442	\$126,230	\$130,144
2005	\$195,611	\$214,712	\$126,182	\$144,034	\$145,305
2006	\$236,100	\$243,500	\$145,900	\$170,000	\$178,500
2007	\$269,000	\$283,100	\$163,000	\$203,100	\$200,800
2008	\$284,800	\$325,400	\$196,800	\$235,200	\$233,900
2009	\$287,700	\$322,800	\$210,600	\$238,300	\$241,700
2010	\$331,000	\$375,400	\$224,400	\$253,300	\$272,300
2011	\$368,200	\$434,700	\$239,100	\$270,800	\$329,900
2012	\$386,400	\$428,100	\$253,800	\$301,300	\$323,100
2013	\$364,400	\$406,300	\$231,900	\$322,600	\$312,450
2014	\$400,300	\$413,000	\$224,100	\$307,100	\$301,800
2015	\$354,900	\$418,500	\$225,400	\$311,000	\$305,600
2016 YTD	\$382,283	\$418,983	\$236,005	\$307,288	\$318,314

Yukon Bureau of Statistics data – average value of real estate transactions 2003 – 2016 second quarter

Data Review

First Nation Housing Survey

- * First Nation Housing Survey, *March 2017*
- * First Nation Government are the largest providers of affordable housing in the Yukon



Data Review

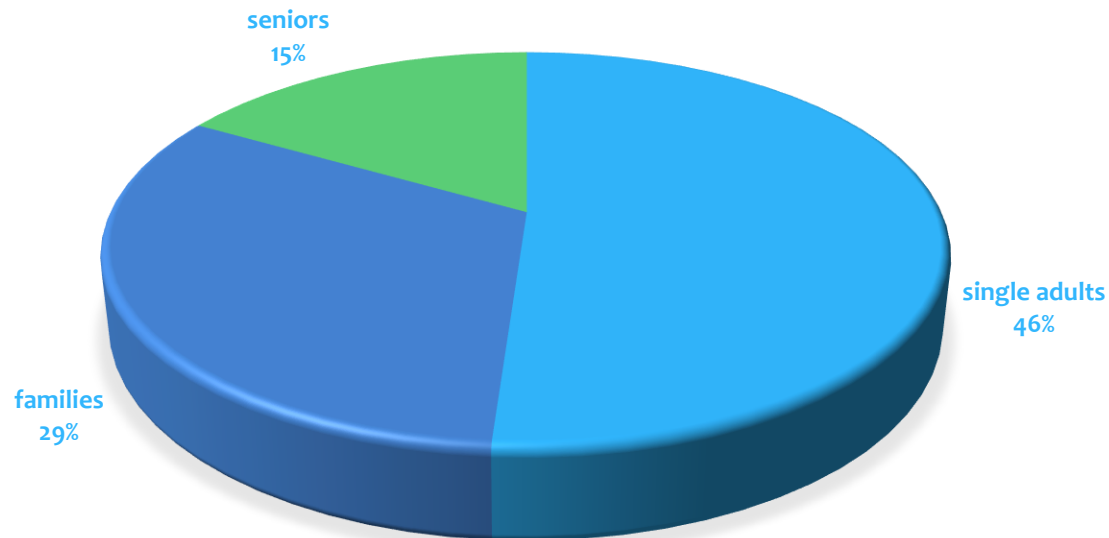
First Nation Housing Survey

- * All survey respondents were interested in housing education and training
- * Greatest Areas of Importance:
 - * Housing repair, maintenance and renewal
 - * Energy Efficiency
 - * Mold remediation
 - * Funding for repairs, maintenance and renewal

Data Review

First Nation Housing Survey

- * First Nation Housing Survey, *March 2017*
- * First Nations Governments are experiencing significant demand for housing



Data Review

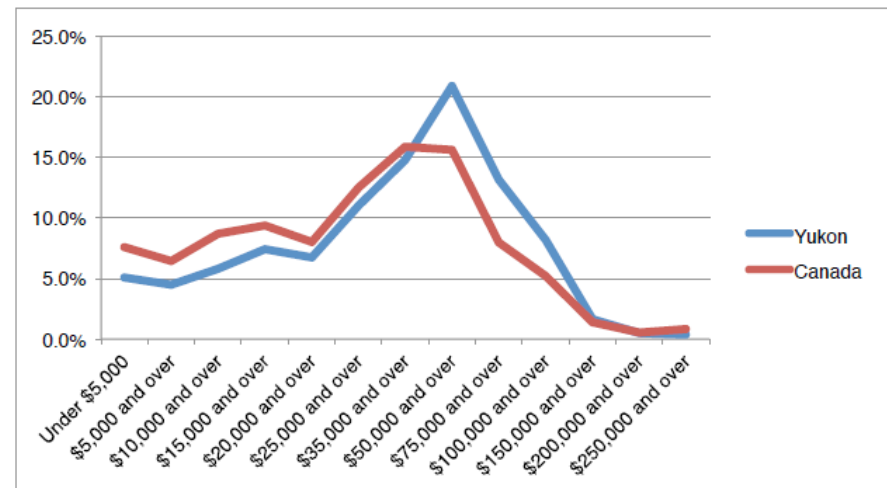
Connections to Poverty Reduction

The median income for families with two parents is more than double that of families with a single parent, but persons not in census families have the lowest median income.

Median total Income (dollars)	Yukon
Couple Families	\$111,670
Single Parent Families	\$49,880
Persons not in census families	\$37,310

Statistics Canada, 2011 Census, CANSIM Table 111-0012

2014 Income – Yukon and Canada



Statistics Canada, CANSIM Table 111-0008

Data Review

Connections to Poverty Reduction

Core Need Households by Type – Canada and Yukon

Core Need Households by Type	Canada	Yukon
All Households	12.5%	14.6%
Affordability only	9.1%	6.4%
Suitability (crowding) only	0.5%	0.8%
Adequacy (repairs) only	0.6%	3.7%
Below multiple standards	2.1%	3.5%
Owners In core need	6.5%	10.1%
Affordability	4.8%	3.5%
Suitability (crowding)	0.2%	0.7%
Adequacy (repairs)	0.5%	4.0%
Below multiple standards	0.9%	2.0%
Renters In core need	26.4%	25.0%
Affordability	19.1%	13.5%
Suitability (crowding)	1.4%	1.2%
Adequacy (repairs)	0.9%	3.4%
Below multiple standards	5.0%	7.0%
Aboriginal households* In core need	19.0%	25.7%
Aboriginal owners	7.9%	20.7%
Aboriginal renters	34.7%	34.1%
Non-aboriginal households In core need	12.2%	11.4%
Non-aboriginal owners	6.4%	7.7%
Non-aboriginal renters	25.9%	21.6%

* Data applies to "non-band, non-reserve private households" Canadian Housing Observer 2014. Canada Mortgage and Housing Corporation 2014.

Housing Action Plan Going Forward

- * “The important work of implementing the Housing Action Plan will focus on actions in the Plan that will make a tangible difference in the lives of Yukoners”
- * --Honourable Pauline Frost, Yukon government Minister responsible for Yukon Housing Corporation & Health and Social Services



Thank You

Questions

