



A Home For Everyone: A Housing Action Plan For Whitehorse

A Ten Year Progress Report

2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021



Yukon Anti-Poverty
COALITION
anti-pauvreté du Yukon

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Introduction

Whitehorse is a northern community of 29,954¹ located in the beautiful Yukon River valley, on the traditional territory of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council. Whitehorse is surrounded on all sides by mountains. The city has seen a 23.9%² increase in population in the last ten years. Emerging from the COVID-19 pandemic, the Yukon has a lower-than-average unemployment rate of 6.1%.³

Although Whitehorse can appear to be an idyllic town, it is challenged by many of the same issues that Canadian cities south of the 60th parallel are experiencing. One problem that has proliferated over the last ten years is availability and access to affordable and adequate housing. The rental vacancy rate in April 2021 was 1.7%⁴ representing 38 units, up from the 1.3% rate seen in 2010. In Whitehorse, the average price for a single detached home in 2021 was \$590,700, an increase of 16.1% from 2020.⁵ Those who do not own a home pay an average monthly cost of \$1,356 for a place to stay.⁶

Inaccessible and unaffordable housing is a source of pressure for many Whitehorse residents despite having four levels of government and numerous non-governmental-organizations (NGOs) to address the situation. Housing has been the most common topic raised during the territorial and federal election campaigns held in 2021.

Constraints to building more housing stock across the housing continuum have been well documented – high cost of transportation of materials, lack of available land, government policies and regulations that may impede creativity and funding sources that can be difficult to navigate. At the same time, people most in need of housing bear the brunt of a market where supply has not kept up with demand. People are often pushed to pay upwards of \$1,500 for a hotel room for a month and the Yukon Housing Corporation waitlist sits at 365 people. Social Assistance rates have not kept up with the increased cost of rental accommodations and those making minimum wage or who have children or pets are at a huge disadvantage when looking for rental accommodations.

It has been ten years since the Yukon Anti-Poverty Coalition's original ***A Home for Everyone: A Housing Action Plan for Whitehorse*** was released. Progress has been made and is outlined in part 3 of this report. Ultimately, it is clear not enough progress to prevent deepening inequalities. To add to the increasing pressure, COVID-19 has made things much worse for already marginalized people with 19% of our survey respondents using more than 50% of their income to cover shelter costs. People are losing hope that adequate and affordable housing is possible.

With concrete data-driven actions, and using the increased resources at hand, the housing situation in Whitehorse can and must improve. ***A Home For Everyone*** is a community based research project that seeks to guide policy, investments and action.

A Home for Everyone is based on YAPC's belief that:

- Housing is a human right; safe, secure, affordable housing must be available to all citizens
- We can end and prevent homelessness
- Our community has the ability, resources, and creativity to solve this crisis if we take risks and focus on increasing housing stock in a variety of ways
- We can harness our data to make good decisions
- We need to learn from housing innovations in other cities while using all the local expertise we have at hand
- If all levels of government work together and with community, resources can be used effectively and quickly to increase housing options across the housing continuum

A Home for Everyone is an urgent call to address the worsening and deepening housing crisis. What we need is leadership, action and a concerted effort to make Whitehorse a community where everyone has a home.

Who We Are and How We Got Here

The Yukon Anti-Poverty Coalition (YAPC) was formed in 1996. We are committed to facilitate the elimination of poverty in the Yukon through awareness, advocacy, education, community building and action. We currently have over 500 individuals, non-governmental agencies, politicians and representatives from the business and faith communities as part of YAPC and our work. YAPC's vision is that all people in the Yukon live in an inclusive community free from poverty where diversity is respected and human rights are upheld.

In the fall of 2008, the desperate stories of people trying to find adequate housing grew deafening. YAPC responded by forming a Housing Task Force.

In February 2011, YAPC published ***A Home for Everyone: A Housing Action Plan for Whitehorse***. It was the result of community involvement, expertise and a sharing of ideas. It was designed to be a comprehensive overview of the needs, barriers and recommendations for the entire housing spectrum in Whitehorse.

The project was followed by two reviews by YAPC. The second review in 2013 demonstrated that more than half of the recommended actions had been addressed in some manner. Although this attainment is commendable, large gaps still exist. There are gaps in both understanding people's needs, as well as whether the actions taken towards the original goals have actually achieved the desired impact.

In 2015, a ten-year Housing Action Plan for Yukon was developed with the community by the Yukon Housing Corporation (YHC). A Housing Action Plan Implementation Committee was struck and continues to meet regularly. Three progress reports have been published and can be found on the YHC website for more detailed information.

Meanwhile, the *Safe at Home Community based Plan to End and Prevent Homelessness* began in 2015 and was released in 2017. The goal is clear and includes the need, 'to ensure that viable, best practice solutions to ending and preventing homelessness have been identified.'⁷ The Safe at Home staff were hosted in the YAPC office until July 2020. In November 2020, the Safe at Home Society was officially created, marking a huge accomplishment for those who have been working to have a coordinated hub where ending homelessness is the goal.

2021 marks the ten-year anniversary of the original ***A Home for Everyone*** document; a perfect opportunity to revisit the housing landscape, celebrate progress and focus on solutions. The work involved creating a comprehensive inventory of housing options in Whitehorse and reviewing the progress made towards the recommendations from 2011.

The updated recommendations were developed through community-based research principles. Three surveys were created to access three populations. The first was sent to every household in Whitehorse and posted in many public areas. The second was distributed at Whitehorse Connects on May 18th, 2021. The final survey was sent directly to people involved in the housing sector, such as service providers, landlords and builders.

The 10-year review uses the survey results and incorporates the following research and locally published documents: *the Whitehorse Emergency Shelter Community Safety Plan*, *the Safe at Home Plan*, *the Housing Action Plan for Yukon*, *the Aging in Place Action Plan*, *Putting People First* and the Yukon Housing Corporation's Annual Reports as well as one-on-one interviews.

This review comes at a critical time. Not only has the housing crisis in Whitehorse dramatically deepened, but the COVID-19 pandemic means that those facing housing insecurity are now even more vulnerable than in pre-pandemic conditions. The first line of defense against the virus, the home, is for many non-existent or precarious.

Public scrutiny coupled with the potential for innovative policies and increased funding in response to the pandemic result in the perfect environment in which to end the housing crisis in Whitehorse.

Progress Since 2011

The ten-year review is YAPC's attempt to consolidate and present progress made to date as well as provide new recommendations and new ideas to ensure a variety of housing options are available to Whitehorse residents that work for them.

Two years following the original 2011 release of ***A Home for Everyone***, YAPC reviewed the recommendations to understand actions that had been taken. By 2013, progress had been made on a number of recommendations and in March 2013 the Government of Yukon announced its intentions to develop a Housing Action Plan to address housing challenges in the territory. In June 2015, the *Housing Action Plan for Yukon* was released.

The Housing Action Plan for Yukon collapsed 5 areas of the Housing Continuum (Emergency Shelter, Transitional Housing, Housing with Long-Term Support, Rental Housing and Affordable Home Ownership) into 3 pillars (Housing with Services, Rental Housing and Home Ownership). For ease of documentation, YAPC has chosen to report on progress as per the 5 areas of the Housing Continuum originally described in ***A Home for Everyone***.

Approximately 2,192 units were added across the spectrum between 2011 and 2021 while the population grew by 6,512 from 23,442 to 29,954. This means that in the last ten years Whitehorse has run a deficit of 521 units, based on a 2.4 person per unit average. This is a conservative estimate considering 13% of the added spaces were beds in long-term care facilities, transitional housing or emergency shelters.

The Whitehorse Point in Time Count 2021: Community Report suggests that the results reported in 2021 are similar to Whitehorse's past 2 Point in Time (PiT) counts. Ninety four percent of participants want to get into permanent housing and when asked what barriers exist when trying to access housing, the most common responses were: rent is too high, low income, discrimination and addiction. These are the same as the most common responses in the 2018 PiT count.

Progress of Note Since 2011:

Between 2011 and 2021, 33 of the 45 recommendations were addressed in some manner. The impact of implementing the recommendations is important and more difficult to assess. ***A Home for Everyone*** did not develop targets and timelines, so although an increase in housing stock across the continuum is laudable, not enough new or repurposed stock has occurred over the past 10 years to meet demand.

Of the 33 recommendations that were fulfilled in some way, three main areas of note include:

- An increase in emergency shelter capacity: 9 new beds at Kaushee's Place, 11 permanent beds at Skookum Jim Youth Shelter and 15 beds at the Whitehorse Emergency Shelter (WES)
- An increase in supported housing with facility-based staff: 16 units at the Housing First Residence, 20 supported units at WES, several units through Challenge Community Vocational Alternatives, and units obtained through *Landlords Working to End Homelessness* (LWEH) and the *100 Homes Campaign*
- An increase in grants and loans for homeowners that cover everything from housing repairs, rental building development and granny suite development

Emergency Shelters provide shelter of last resort for individuals who have no other options. A shelter may provide services, usually free, that help people get their immediate survival and shelter needs met. Shelters may be open to anyone, or limit their clientele by gender or age. Some shelters expect clients to stay elsewhere during the day, returning only to sleep, or, if the shelter also provides meals, to eat.

Issue 1. Salvation Army shelter often at capacity or over.

Recommendation	Action Taken to Present Time
<p>a. Create and increase transitional housing and housing with long term supports until Salvation Army Shelter’s original purpose as an emergency shelter is restored</p>	<ul style="list-style-type: none"> • 4 more Steve Cardiff Tiny Houses built in addition to one built in 2012, opened in January 2019 for a total of five houses in the Steve Cardiff Tiny House Community • New Whitehorse Emergency Shelter (WES) has 25 emergency beds with capacity for 30 overflow beds and 20 permanent supported units; the old Salvation Army was decommissioned • Several new supported housing units available

Issue 2. Youth shelter has service limitations and funding insecurities.

Recommendation	Action Taken to Present Time
<p>a. Commit funds to the operation of a permanent youth emergency shelter</p>	<ul style="list-style-type: none"> • 6 bed Youth Emergency Shelter opened in January 2013 for youth aged 17 to 24 • Capacity now 11 guests
<p>b. Ensure youth emergency shelter is accessible to youth under 16 years of age</p>	<p>The emergency shelter is not available to youth under 17</p>
<p>c. Ensure youth emergency shelter is barrier free in terms of location and admittance (ie. open entry, downtown, and not attached to an institution)</p>	<ul style="list-style-type: none"> • Location is downtown in a discreet location. Service provided by Skookum Jim Friendship Centre through Yukon Government funding • Not barrier free in that intoxicated youth may not stay • Youth must call first before being admitted

Issue 3. Limited options for women and for families.

Recommendation	Action Taken to Present Time
a. Create safe emergency shelter spaces for women and for families (couples and children)	<ul style="list-style-type: none">• Capacity at Kaushee’s Place increased to 18 beds from nine. This was done without increasing the square footage• There are five dedicated and secure women’s beds at the new WES with 12 overflow spots, they usually have 6-10 females staying on a given night• The Federal Government has committed funds to the Council of Yukon First Nations to build and operate a shelter for Indigenous women, children and 2SLGBTQQIA+ individuals fleeing violence

Approximately 35 beds were added to emergency shelters in the last 10 years.

Transitional Housing is where people can remain for a limited period of time (from 30 days to 2-3 years). Residents will usually move to permanent housing upon stabilizing their living situation. Support services are generally provided to help people move towards increased independence and self-sufficiency.

Issue 1. Supply of low cost, transient and short term accommodation insufficient to meet demand.

Recommendation	Action Taken to Present Time
a. Revise the zoning by-law to allow hostels and boarding houses in more areas (zones) of the city as envisioned in <i>2010 City of Whitehorse's Official Community Plan (OCP)</i>	Completed by City of Whitehorse via Bylaw 2011-17; passed in 2012
b. Provide economic development programs (assistance and incentives) aimed at private and voluntary sectors to create more hostels, boarding houses and transient accommodations	No known action
c. Provide community support workers to residents of rooming hotels to decrease evictions and overuse of emergency shelter	<ul style="list-style-type: none"> • Yukon Government Department of Health and Social Services (H&SS) enhancing client services by shifting the role of social assistance case managers to a more focused client service including housing searches and some supports (ie., advocacy with landlords, assistance navigating the <i>Residential Landlord and Tenant Act</i>) • Several NGOs have a Housing Navigator who provides assistance with housing applications, rental and tenant guides, and tenant education • Community Outreach Support (COS) under YG H&SS has a multidisciplinary team of social workers, outreach workers and landlord engagement specialist. Formally known as HOST (Housing & Outreach Support Team) piloted in 2016.

Issue 2. Transitional housing targeted to the following populations is insufficient or non-existent: women fleeing violence, people exiting institutions (correctional facilities, drug and alcohol treatment, mental health facilities or youth in care facilities), and street involved youth.

Recommendation	Action Taken to Present Time
a. Immediately implement Kaushee’s new Second Stage housing project, Betty’s Haven	Completed August 2013 with 10 units
b. Use existing research to develop transitional housing for those exiting institutions	<ul style="list-style-type: none"> • Nts’ äw Chua 10 unit House for those aged 15-19 exiting care completed in 2019 • Max’s Place 3 unit pilot project from Challenge Community Vocational Alternatives provides housing for men involved in the justice system • John Howard Society - Pacific now managing 20 unit Supervised Housing and Reintegration Program for men exiting the Whitehorse Correctional Centre at the Whitehorse Correctional Centre • Alcohol and Drug Services has 50 treatment beds¹¹
c. Extend emergency youth shelter stays for up to 6 months to ensure transition to stable, long term housing as recommended by <i>More Than a Roof</i> , (March 2007)	Guests of the youth emergency shelter often stay for longer than six months
d. Improve discharge planning for those exiting the criminal justice system, those leaving a health facility after an extended stay and youth exiting the child welfare system, to ensure suitable housing in place prior to their discharge	<ul style="list-style-type: none"> • The <i>Safe at Home Progress Report</i> from 2020 outlines 6 gaps and 9 recommendations to improve discharge planning • Several NGOs have a Housing Navigator who provide assistance with housing applications, rental and tenant guides, and tenant education

**Approximately 45
beds were added to
transitional housing in
the last 10 years.**

Housing with Long-Term Support is defined as a) supportive housing for individuals and families that integrates supports and services into the housing with no restrictions on length of stay, or b) or community-based programs provided to individuals and families on an outreach basis living in their own home. In both cases, supports are needs-based and intended to promote social inclusion by maximizing a person’s independence and stability.

Issue 1. Supportive housing for the following vulnerable populations is insufficient or non-existent:

- People living with active addictions
- People with Fetal Alcohol Syndrome Disorder (FASD) and other cognitive disabilities
- People with physical disabilities
- People with mental health issues, and
- Low income seniors

Recommendation	Action Taken to Present Time
a. Identify opportunities for co-location of populations needing supportive housing and integration of service	<ul style="list-style-type: none"> • New 47-unit Yukon Housing Corporation building on Jeckell and 4th will provide co-location of several populations • Cornerstone 47-unit building built by Challenge Community Vocational Alternatives will co-locate populations
b. Expand number of facilities where support services are provided by facility-based staff	<ul style="list-style-type: none"> • Options for Independence expanded from 6 units to 14 in 2014 • Options for Independence opened 3 unit building in November 2019 in Ingram for women with FASD • Housing First building opened on Jarvis Street in 2020, 16 units • Challenge Community Vocational Alternatives provides a 4-bedroom house for people with cognitive disabilities • Landlords Working to End Homelessness (LWEH) provides 15 units
i. Immediately proceed with Abbeyfield development for seniors and assess model for application to other populations	This project was not approved
ii. YG departments collaborate to ensure Northern City Supportive Housing Coalition (NCSHC) is built and operational by 2012	This project was used as the basis for the 16-unit Housing First complex on Wood Street built in 2019 by Yukon Government
iii. Develop and implement a Managed Alcohol Program	A Managed Alcohol Program is now being run at Whitehorse General Hospital for patients who require emergency or immediate care
iv. Investigate whether Approved Home model used by Adult Residential Services can be transferred to other vulnerable populations requiring supports	No known action

<p>v. Make land available for a token fee to NGOs involved in providing emergency, transitional housing and housing with long-term supports</p>	<ul style="list-style-type: none"> • The Yukon Government has sold or donated six lots to Habitat for Humanity often at the cost of \$1 • The City of Whitehorse provides the Deferred Payment Incentive for Not-For-Profits • The City of Whitehorse may distribute grants at their discretion to projects that include supportive housing
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Issue 2. Support to vulnerable populations living independently is insufficient

Recommendation	Action Taken to Present Time
<p>a. Implement Assertive Community Team model for integrating case management by government and NGO support workers</p>	<ul style="list-style-type: none"> • The department of Health and Social Services developed the Community Outreach Services Unit • The Safe at Home Society leads a collaborative table of service providers that prioritizes and matches vulnerable individuals and families to housing and wraparound support called the Coordinated Housing Access Team (CHAT).
<p>b. Review mandates of the Yukon Government’s Supported Independent Living (SIL), Home Care and Healthy Families programs to identify and meet service gaps</p>	<p>Housing and Outreach Support (HOST) and SIL teams combined in 2017 to streamline and improve housing supports</p>
<p>c. Expand Healthy Families program to include families with school age children</p>	<p><i>Healthy Families Program</i> and the <i>Family Support Program</i> combined in 2019 to create the <i>Family Resource Program</i> which provides universal, barrier-free preventative services to all families in Yukon with children from pre-natal up to 19 years of age.</p>
<p>d. Increase funding for SIL and Home Care programs to increase number of workers where needed</p>	<ul style="list-style-type: none"> • H&SS reports that funding is demographically driven • H&SS budget for intermediate and community care grew from \$12,756,000¹² to \$26,449,000¹³ between 2011 and 2021
<p>e. Ensure appropriate training programs are regularly offered through Yukon College such as the <i>Community Support Worker Program</i></p>	<ul style="list-style-type: none"> • Northern Institute of Social Justice founded in January 2010 at Yukon College (now Yukon University) provides training at a cost such as Mental Health First Aid, Applied Suicide Intervention Skills, Trauma Training and FASD Training for community workers • <i>Community Support Worker Program</i> not offered

203 beds were added to permanent supported housing in the last 10 years.

Rental Housing is owned by the private sector and rented to the general public or is owned by governments or the not-for-profit sector with rent-geared-to-income. Some apartment complexes may be for specific groups (e.g. seniors, single parent families). Rent may be subsidized through government programs.

Issue 1. Supply of affordable, accessible, adequate rental units insufficient to meet demand.

Recommendation	Action Taken to Present Time
a. Develop a means for the City of Whitehorse and YG to reduce land costs where a builder commits to affordable, multi-unit rental housing	All lots are sold through lottery
b. Provide short term incentives to builders (eg. reducing tipping fees, reducing development permit fees, and increasing number and types of matching fund programs)	<ul style="list-style-type: none"> • <i>Housing Development Incentive Policy</i> adopted in Feb 2020 provides several significant incentives • <i>Municipal Matching Rental Construction Grant</i> provides up to \$500,000 for the construction of rental units • <i>Housing Initiatives Fund</i>, a capital grant aimed at building new affordable housing, came into effect in 2018
c. Implement new <i>Landlord and Tenant Act</i> amendments that clarify damage protection provisions	<i>2019 Residential Landlord and Tenant Act</i> says that if a deduction to the security deposit cannot be agreed upon, either party can apply for a dispute resolution
d. Streamline development processes to increase the stock of basement and garden suites, pocket housing and multi-unit buildings	City provides incentive up to 100% of development cost charges
e. Implement a campaign to encourage home owners to develop basement, garden/granny suites for rental.	<ul style="list-style-type: none"> • Some promotion by the City of Whitehorse • Yukon Bureau of Statistics started tracking garden suites in 2017 with the number of suites increasing between 2017 and 2019 from 7 suites to 23

Issue 2. Supply of social housing units insufficient

Recommendation	Action Taken to Present Time
<p>a. Make social housing a key priority within Yukon Housing Corporation's (YHC) mandate</p> <p>b. Implement recommendations of Auditor General (Feb 2010), particularly the need for analysis, strategic planning and action regarding social housing needs in Whitehorse</p> <p>c. Provide leadership in development of collaborative solutions between NGOs, government and private sector</p>	<ul style="list-style-type: none"> Alexander Street Residence, 34-unit YHC building, complete November 2014 <i>The Housing Action Plan for Yukon</i> (2015) was a collaborative exercise led by YHC and included the private sector, NGOs and all levels of government In 2015 the YHC board approved a report and plan to address the Auditor General's recommendations YHC undertaking a <i>Community Housing Transformation</i> project including a mixed income housing model <i>Federal Rapid Housing Initiative</i> funds 20 homes for Champagne Aishihik First Nation families and individuals, and 11 homes for members of the Ta'an Kwachan Council
<p>d. Set targets to ensure supply meets demand and monitor total supply annually</p>	No known action

Issue 3. Quality of current rental housing supply needs improvement

Recommendation	Action Taken to Present Time
<p>a. Adopt and act on <i>Landlord and Tenant Act</i> report by Yukon Legislative Assembly's Select Committee</p>	<ul style="list-style-type: none"> <i>Residential Landlord and Tenant Act</i> (RLTA) proclaimed in 2013 RLTA Office offers a dispute resolution service for landlords and tenants outside the courts RLTA Office is to include a large public education role RLTA updated in 2016
<p>b. Enforce current provisions in the <i>Landlord and Tenant Act</i> that address the issue of condition of rental units</p>	<ul style="list-style-type: none"> As of January 1st, 2017, all units to comply with minimum standards outlined in the RLTA Process is complaint driven
<p>c. Include and enforce minimal rental standards either in the <i>Public Health and Safety Act</i> or the <i>Landlord and Tenant Act</i></p>	See above

Overall, 780 units were added to the rental market between the 2006 census¹⁴ and the 2016 census.¹⁵

Affordable Home Ownership is the ability to buy a home based on paying less than 30% of the before-tax total household income. Housing costs include mortgage payments, property taxes and utilities.

Issue 1. Supply of affordable, accessible, adequate housing is insufficient to meet demand.

Recommendation	Action Taken to Present Time
a. Identify community champions to combat NIMBYism (Not In My Backyard) and build public awareness of need for increased density	No known action
b. Release more land for housing development, increase density and modify zoning as articulated in 2010 <i>City of Whitehorse Official Community Plan</i>	<ul style="list-style-type: none"> • New lots released in Whistlebend and rural areas not keeping up with demand¹⁶ • Council adopted new <i>Zoning Bylaw 2012-20</i> on July 23rd, 2012 allowing for future densification through: garden suites, smaller lot sizes, more flexible subdivision rules, triplexes in Residential Single Detached zones, removal of minimum unit sizes, downtown height limits and neighbourhood mixed-use areas • New City bylaw adopted in July 2012 allows for “government funded or operated housing developments, including, but not limited to, group homes, social, seniors, or assisted living housing, may be permitted in any residential designation, subject to zoning regulations”
c. Further investigate other jurisdictions for possible incentives through the <i>Municipal Act</i> for the City of Whitehorse to encourage the development of privately owned land or derelict buildings	Several grants available including <i>Rental Quality Enhancement Grant</i> and <i>Accessibility Enhancement Grant</i>
d. Change <i>Municipal Act</i> to encourage land development activities (such as waiving building development fees, tipping fees and land fees)	<ul style="list-style-type: none"> • <i>Housing Development Incentive Policy</i> adopted in February 2020 provides several significant incentives for building higher density rental and supportive housing • <i>Municipal Matching Rental Construction Grant</i> provides up to \$500,000 for the construction of rental units in municipalities
e. Sell 15% of housing lots below market value in any development	No action - lots currently sold by lottery and at cost
f. Investigate incentives to developers that result in construction of more affordable housing units	<ul style="list-style-type: none"> • <i>Developer Build Loan Program</i> came into effect in April 2018 • <i>Housing Initiatives Fund</i>, a capital grant aimed at building new affordable housing, came into effect in 2018
g. Continue to support Habitat for Humanity housing projects through providing land, waiving development fees, making donations of materials, funds and labour	Yukon Government has renewed contracts with Habitat for Humanity - 16 new units in the last 10 years (excluding those built in 2011 ¹⁷)

Issue 2. Ownership financing options are limited.

Recommendation

- a. Explore financial alternatives used in other jurisdictions such as co-operatives, rent-to-own and saving circles for down payments
- b. Encourage Yukon Housing to investigate NWT home ownership programs

Action Taken to Present Time

- *First Mortgage Loan Program, the Down Payment Assistance Program and the Owner Build Loan* discontinued in Whitehorse in March 2020
- YHC began to offer Home Ownership Preparedness & Education (HOPE) Program in June 2015
- The *Northern Community Land Trust* is seeking to build 20-60 units of affordable homeownership options
- Ta'an Kwäch'än Council looking into alternative financing options for citizens

1,130 units were added to home ownership between the 2006 census¹⁴ and the 2016 census.¹⁵

New projects that have been approved:

In Whitehorse, \$6.07 million will go toward creating 20 new homes for Champagne and Aishihik First Nations (CAFN) individuals and families in need of housing. The project will be located at 195 Olive May Way in Whistle Bend, and includes five separate town homes, each made up of four separate units including one, two and three-bedroom homes and accessible units. CAFN is investing \$1.4 million into the project.

Partnering with Ta'an Kwäch'än Council (TKC), \$1.33 million will be invested through RHI to create 11 new homes across Whitehorse. Various sizes of homes will help to address some of the needs of singles, couples, and families with children. Barrier free aspects are also included to respond to both current and future requirements of citizens. TKC is investing \$1.7 million into the project.

A Home for Everyone Recommendations

The recommendations included in this section are based on:

- previous recommendations that have not been implemented and remain valid
- new recommendations based on survey response,
- recommendations found in a variety of reports published since 2013

The list is not exhaustive but offers a framework for governments (City of Whitehorse, Ta'an Kwach'an Council, Kwanlin Dun First Nation and Yukon) to work with and take action in the areas for which they have jurisdiction. It also offers many opportunities and suggestions for collaboration and coordination amongst governments, service providers and community members to help ensure that investments in housing and services are based on agreed-upon priority areas.

In the 2015, the *Housing Action Plan for Yukon* called for a 'one stop shop' for housing information for tenants and landlords. This recommendation was not implemented and similar ideas have been raised throughout the review.

Implementing and expanding upon this recommendation will help coordinate and support all those engaged in housing – landlords, tenants, home owners, contractors, builders, governments and service providers. If developed well, the hub will not only supply clear, consistent and current information, it will collect real time data to ensure that unmet needs are identified.

Housing Information Hub for Tenants and Landlords:

YAPC recommends an online information hub that is publicly available and maintained with new relevant information, including but not limited to:

- All incentives and development policies
- Education about *Settlement Land Leases*
- A database for plans for modest houses that fit on city lots
- Education for landlords on their rights and responsibilities
- Education for tenants on their rights and responsibilities
- Education about benefits of the Housing First approach
- Access to a support line that provides information and referrals to housing and services
- Advocacy and support for traditionally negatively stereotyped tenants
- Advocacy for safe and affordable rental housing
- Information on the benefits and need for higher density
- Information on mitigating pests
- Information for homeowners and landowners to understand and navigate the housing development process should they wish to further develop their property

Another important recommendation relates to the issue of affordability. Government funding defines affordability based on a market, rather than a person's income. It is recommended that funders clearly articulate that affordability of units is based on income rather than on median market rates. When targets and timelines are developed, the definition of "affordable" must be understood and agreed upon so that no one is left behind.

The Safe at Home Plan to End and Prevent Homelessness highlights the importance of coordination of services with housing and income regardless of who is delivering the service, housing or income. It is recommended that all efforts be made to develop a fully functional Coordinated Access System that will ensure people are at the centre of the system using well designed tools such as the By Name List.

The Putting People First Comprehensive Review of Health and Social Services developed 76 recommendations that have been accepted by Yukon Government. Here are two examples where true partnerships will see quick results:

- Recommendation 5.15: Align Government of Yukon housing initiatives under one provider, including management of NGO services for Yukoners requiring housing supports and,
- Recommendation 5.16: Implement a By-Name List to improve coordination among service providers and reduce homelessness in the territory.

Specific recommended actions are broken down into the five housing pillars that make up the housing continuum: Emergency Housing, Transitional Housing, Housing with Long Term Supports, Rental Housing, and Affordable Home Ownership.

Emergency Housing Recommendations:

- Develop safe sheltering options for youth under 16 years of age
- Provide a variety of smaller shelters that are needs specific for the following people:
 1. Women not fleeing violence
 2. Families
 3. Men fleeing violence
 4. LGBTQ2IS+
- Implement trauma counselling for staff and clients at all shelters
- Work to ensure Whitehorse Emergency Shelter is housing and diversion focused with a clear and well communicated mission
- Clearly communicate what services are available and what behaviours are expected from guests and staff at the Whitehorse Emergency Shelter
- Locate future shelters and transitional housing in safe and central areas to ensure access to transit, health services, schools and other services
- Implement recommendations outlined in the *Whitehorse Emergency Shelter Community Safety Plan* with community members to reach the goal of 'Creating a safe and harmonious neighbourhood for Shelter clients, and neighbouring residents and businesses'*

* *Whitehorse Emergency Shelter Community Safety Plan 2020–2021*. Yukon Government, Yukon Government, 30 June 2020, https://yukon.ca/sites/yukon.ca/files/community_safety_plan.pdf.

Transitional Housing Recommendations:

- Provide economic development programs (assistance and incentives) aimed at private and not for profit sectors to create more communal accommodations, such as hostels and boarding houses
- Increase and formalize discharge planning to ensure that suitable housing is in place prior to discharge for those exiting the criminal justice system, those leaving a health facility, and youth exiting the child welfare system
- Use existing research and resources to inform and help coordinate discharge planning (Point in Time Count (PiT), By-Name List (BNL), Safe at Home report, and CHAT)*

** A **PiT Count** is a coordinated approach to gathering data which aims to count or enumerate the number of people experiencing homelessness on a single night. The methodology offers a minimum number of data elements that must be gathered in the same way across Canada. Communities can also collect additional data to meet their local needs.*

*A **by-name list** is a comprehensive list of every person in a community experiencing homelessness, updated in real time. Using information collected and shared with their consent, each person on the list has a file that includes their name, homeless history, service and housing needs.*

*A **Safe at Home report** is an action plan that is informed by those with lived experience of homelessness and those currently experiencing homelessness. It is a community based engagement approach to planning, implementation and evaluation.*

CHAT = Coordinated Housing Action Team

Housing With Long-Term Support Recommendations:

- Build on and achieve goals outlined in Pillar 2 of the *Aging In Place Plan*: ‘Seniors and Elders having access to a full continuum of housing options that are adequate, suitable, and affordable’
- Build new units based on evidence of need as outlined by the following research and resources: Point in Time Count, Waitlists, By-Name List, Yukon Housing Corporation’s Housing Needs Assessment, Association of Yukon Community’s Community Survey•
- Convert existing multi-unit buildings such as hotels for supported housing
- Free up supported units wherever possible by providing subsidies and incentives to people who can live in market rentals
- Work with Self Governing First Nations to provide social and supported housing integrated into existing central neighbourhoods
- Promote a housing model that creates community through co-housing clients, supporters and service providers
- Prioritize permanent supportive housing and independent housing
- Yukon Government commit to funding operational costs when NGOs take on a permanent housing project
- Further invest in Housing First ^a projects such as the *Landlords Working to End Homelessness Program* ^b and the Housing First Residence ^c based on demonstrated need
- Foster continuous learning and improvement in the operation of permanent supported housing
- Learn from and expand upon the *Managed Alcohol Program* currently available at the Whitehorse General Hospital with service providers and people with lived experience to pilot this service with housing attached

• *Both the Housing Needs Assessment and the Association of Yukon Community’s Community survey are works in progress*

^a *The basic underlying principle of Housing First is that people are better able to move forward with their lives if they are first housed. It emphasizes the importance of getting those experiencing homelessness into housing before addressing addiction or mental health conditions.*

^b *A program that supports people to enter into private market rentals with support from a non-profit organization.*

^c *A 16-unit building on 5th and Jarvis in downtown Whitehorse.*

Rental Housing Recommendations:

- Review Housing Needs Assessments once 2021 Census data is available and include targets and timelines in recommendations
- Identify community champions to combat NIMBYism* and build public awareness of need for increased density and diverse housing options
- Monitor and enforce long-term compliance with terms of building incentives (e.g. rental affordability restrictions)
- Ensure that rented properties are regularly inspected and that minimum rental standards are enforced
- Provide incentives to build permanently affordable rental housing based on income
- Pilot a cooperative housing project to determine its efficacy
- Facilitate the connection between those looking for rooms in houses with home owners (i.e. seniors and students) – Investigate Nesterly or bungalow.com
- Provide incentives for private companies to convert vacant commercial lots for residential purposes
- Create an incentive program to encourage the building of mixed income housing
- Promote the concept that new office buildings have a residential component
- Ensure landlords are providing appropriate security infrastructure in multi-unit buildings
- Compile, analyze, and report on data and patterns found in the work of the Residential Landlords and Tenant Office
- Research how to ensure that social assistance rates accurately reflect the cost of living and adjust rates accordingly
- Ensure all recipients of social assistance receive the same benefits regardless of what entity administers the program
- Create incentives so that building rental units becomes as attractive as building single-family homes
- Allow for the authorization of rental subsidies before a lease has been signed
- Provide incentives to ensure that 10% of rental units in multi-unit buildings are used as rent-geared-to-income housing
- Investigate and implement a program with the purpose of protecting landlords and tenants in case of excessive damage
- Reinstate the development of mobile and modular homes on titled land
- Develop a means for the City of Whitehorse and the Yukon Government to reduce land costs where a builder commits to affordable, multi-unit rental housing
- Ensure that service and housing providers can take advantage of National Housing Strategy funding to collaborate and establish a pool of long-term, stable rental units
- Review and revise the Residential Landlord and Tenant Act (RLTA) to provide clarity about the status of rent controls, hotels, mobile homes and eviction without cause
- Continue to campaign and encourage homeowners to develop basement, garden/granny suites for rental
- Implement Community Housing Transformation Initiative at Yukon Housing Corporation immediately
- Expand the funding and criteria for the Yukon Housing Benefit that currently supports just over 200 households with a rent supplement when renting in the private market with a household income of less than \$103,070

** An acronym for Not-In-My-Back-Yard. Usually used to describe people who oppose developments that are near their home and which they perceive will change the character of the neighbourhood.*

Affordable Home Ownership Recommendations:

- Sell 10% of housing lots below market value for specific uses and buyers
- Provide incentives for developers and landowners to build a variety of stock with the goal of increasing density
- Fund the building of a Community Land Trust within the next five years
- Amend zoning regulations to facilitate more building (i.e. reducing parking minimums and increasing density)
- Require developers who are building more than three dwellings per year to have 10% dedicated to affordable home ownership
- Ensure that land lottery process allows for community members fair access to new lots
- Increase support for Habitat for Humanity housing projects through providing land, waiving development fees, making donations of material, funds and labour
- Continue to explore financial alternatives used in other jurisdictions
- Explore and promote local First Nations models of settlement land leases, land trust and rent-to-own options
- Expand role of the Yukon Development Corporation and First Nations Development Corporations to support future land development
- Explore and incentivize the development of a co-housing community potentially harnessing the 'Bungalow Court' design where several small houses are arranged around a central garden allowing for smaller modest family homes with shared land and upkeep.

Time for Urgent Action

Ten years ago, YAPC highlighted what we believed was a housing crisis. Through our most recent surveys and discussions with various housing service providers, the urgency to take action is even more obvious. 19% of people who responded to YAPC's survey are using more than 50% of their income on shelter expenses. Of those asked, 54% had experienced bed bugs in their accommodations. The number of people on the waitlist for Kwanlin Dun housing rose from 35 to 91 between April and August 2021. The list goes on. It's clear that we no longer need to demonstrate the crisis. The crisis now involves the entire housing spectrum. Unfortunately, Whitehorse is not alone in this experience.

In 2017, the federal government released the first ever *National Housing Strategy* along with increased funding to meet the goal of increasing affordable housing across the country. Implementation of the Yukon's *Housing Action Plan* continues, with identified strategies to increase housing options across the housing spectrum. The new Safe at Home Society is focused on ending and preventing homelessness using tools and best practices proven to work in other jurisdictions. *The Aging in Place Action Plan*, in tandem with the *Putting People First Comprehensive Review of Health and Social Services*, is focused on ensuring that Yukoners can access the supports needed to live safe, independent, and comfortable lives in their own home or community for as long as possible, regardless of age, income or ability level. New multi-unit buildings are going up in downtown Whitehorse that will add more than 80 affordable units to the housing continuum. The *Canada Yukon Housing Benefit* subsidizes over 200 households renting in the private market.

That being said, and as in much of the country, the pandemic has increased disparities. The average homeowner in Whitehorse has seen their housing wealth increase by \$81,800 but those connected to the Whitehorse Emergency Shelter have been forced to risk contracting COVID-19 in order to have a roof over their head. Unless there is movement from decision-makers and citizens alike, these disparities will outlive the pandemic.

Over the last ten years, there have been numerous calls for projects and policies to be based on data and to use evidence to inform decisions. In our research, we found that the data is available but is not centralized or coordinated. Waitlists are built, patterns are developed whether through service providers or governments. Statistics are kept and forecasts are made. Combining all that we know with demographic data about migration to the Yukon, targets can be developed within each area of the housing continuum. With agreed upon targets, timelines and priorities, we can take action that will result in a tangible increase in the kind of housing stock, income support and services that we need most in Whitehorse.

We hope that implementing these recommendations will bring hope to people searching for the kind of housing that works for them, to those who are building it, to policy makers, to elected officials. Housing is a human right and with collaboration and coordination, Whitehorse can become a community where everyone has a home.

Glossary of Terms

Accessible Housing

Housing that is barrier free in that it ensures that people with any form of disability may live in that location with the fewest challenges possible.

Adequate Housing

Housing that provides adequate privacy, adequate space, adequate security, adequate lighting and ventilation, adequate basic infrastructure and adequate location to access work and basic facilities all at a reasonable cost.

Affordable Housing

Housing that costs less than 30% of before-tax total household income. For renters, housing costs include rent and utilities. For homeowners, housing costs include mortgage payments, property taxes, utilities and insurance.

At Risk of Homelessness

Economic or housing situation that is precarious or does not meet public health and safety standards.

By-Name List

A by-name list is a comprehensive list of every person in a community experiencing homelessness, updated in real time. Using information collected and shared with their consent, each person on the list has a file that includes their name, homeless history, service and housing needs.

Challenge Community Vocational Alternatives

A Whitehorse not-for-profit that works with people with disabilities to support them find housing, work, and become more independent.

CIRNAC

Crown-Indigenous Relations and Northern Affairs Canada is a federal department that provides many services including income assistance.

Community Outreach Services Unit

Yukon Government unit housed in the department of Health and Social Services that provides case management and outreach support for individuals with histories of experiencing homelessness and housing instability.

Couch-Surfing

Continuously moving between temporary housing arrangements provided by strangers, friends, or family.

Deferred Payment Incentive

A City of Whitehorse program for non-profits and non-governmental organizations that may set out a deferred payment plan for the purchase of city owned land.

Developer Build Loan Program

This program, sponsored by the Yukon Housing Corporation, provides low interest loans for short term construction financing for eligible modest housing projects.

Experiencing Homelessness

Having at one point experienced homelessness where homelessness is defined as the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It may be the result of systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination. Most people do not choose to be homeless, and the experience is generally negative, unpleasant, unhealthy, unsafe, stressful and distressing.

Fetal Alcohol Spectrum Disorder (FASD)

A group of conditions that occur in a person when the mother drank alcohol during pregnancy. The effects can include physical, behavioural and learning challenges.

Grey Mountain Housing

A non governmental organization that provides rent geared-to-income housing in Whitehorse.

Habitat for Humanity

A not-for-profit that helps build and finance houses for partner families with a no interest mortgage. The family is required to provide volunteer hours in the construction of the house.

Housing Action Plan for Yukon

A plan released by the Yukon Housing Corporation created with community that outlined a framework to identify and address housing needs in the territory. The goals were based on a ten-year timeline starting in 2015.

Housing Development Incentive Policy

A City of Whitehorse policy that provides a number of programs that incentivize building more housing.

Housing First

The basic underlying principle of Housing First is that people are better able to move forward with their lives if they are first housed. It emphasizes the importance of getting those experiencing homelessness into housing before addressing addiction or mental health conditions.

Housing Initiatives Fund

Capital grants from the territorial government for new affordable housing in the Yukon. It can be used for new rental housing or new home ownership options.

Housing Navigator

A person who offers client-centred housing services. This includes computer access for internet searches, assistance with rental applications, preparing for housing interviews, referrals and networking connections with other supports.

High Acuity

An individual that requires particularly high levels of support to complete activities of daily living, cognitive functioning and often suffers from adverse physical, mental, or behavioural health.

John Howard Society Pacific

The western Canadian branch of the John Howard Society, a not-for-profit that supports people that are experiencing barriers. The barriers can include: being involved in the criminal justice system, have cognitive disabilities, be experiencing homelessness, mental illness or using substances.

Low Barrier

A shelter that has few or zero restrictions on who may be provided service.

Micro-Units

Typically one room apartments that are between 200 and 500 square feet.

Municipal Matching Rental Construction Program

One-time capital grant for projects that increase supply of rental housing within municipalities offered by Yukon Housing Corporation to match a municipalities grant program.

NIMBY

An acronym for Not-In-My-Back-Yard. Usually used to describe people who oppose developments that are near their home and which they perceive will change the character of the neighbourhood.

Official Community Plan (OCP)

A tool used by City of Whitehorse to document the broad objectives and land use policies of a community. The intent of an OCP is to guide decisions in relation to development and conservation, through policies for residential and commercial development, industrial activity, transportation infrastructure, as well as environmental and recreational considerations.

Options for Independence

OFI is a not-for-profit that provides supported housing for people with Fetal Alcohol Spectrum Disorder (FASD) in Whitehorse.

Point in Time Count (PiT)

A PiT Count is a coordinated approach to gathering data which aims to count or enumerate the number of people experiencing homelessness on a single night. The methodology offers a minimum number of data elements that must be gathered in the same way across Canada. Communities can also collect additional data to meet their local needs.

Reablement

Reablement has been defined as 'services for people with poor physical or mental health to help them accommodate their illness by learning or re-learning the skills necessary for daily living'.

Safe at Home Plan to End and Prevent Homelessness

Community based action plan released in 2017 that is informed by those with lived experience of homelessness and those currently experiencing homelessness. It is a community-based approach to planning, implementation and evaluation towards ending homelessness.

Safe at Home Society

A new not-for-profit organization tasked with ending and preventing homelessness by supporting the building of a Coordinated Access System, the development of a By-Name list and hosting the Community Housing Access Team.

Social Assistance/Income Assistance

A government program that provides financial assistance to people who do not have enough money to live on. This program is used as a last resort after all other possible sources of income have been explored. In the Yukon, social assistance is administered by Yukon Government, CIRNAC and Self Governing First Nations.

Social Housing

Government supported below-market long-term rental accommodation for eligible low-income individuals and families. Units may be owned by government or not-for-profit or a rent subsidy may be provided for market rental units.

Steve Cardiff Tiny Homes

A cluster of tiny homes owned by the not-for-profit Blood Ties Four Directions Society. Typically tiny homes are fewer than 500 square feet with all of the amenities that a standard house would have, very similar to micro-units but they are detached houses. The Steve Cardiff tiny homes are located on the corner of 6th and Jarvis Street in downtown Whitehorse.

Supported Independent Living

Provides supports to individuals with cognitive disabilities or mental health issues to enable them to live independently within the community. Support may be provided in a number of ways including on-site, or regular visiting.

Endnotes:

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Appendix 1: Overview of Survey Results

Due to COVID 19, and the health restrictions in place, YAPC decided to engage with community members, people involved in the housing spectrum and people with lived experience of housing insecurity through a variety of surveys. Below is a description of the main findings, which have informed the recommendations and assessment of progress over the past 10 years.

Members of the Public Survey

The survey for members of the public was sent to every household and posted in various locations throughout the city in April with responses accepted until mid-May. The public survey received 354 responses; 196 were homeowners, 101 were renters and the remainder lived with other family members, lived in their vehicle or lived with someone else who owned the home.

The issue of affordability was clearly top of mind with availability of housing that was a suitable size, suitable location or suitable type also registering as challenges.

Part of YAPC's review was aimed at understanding the differences that have become apparent to the public in the last ten years. To do this, we asked the survey respondents, 'What change have you seen in housing options for people in Whitehorse in the last ten years?'

340 people answered with 199 (58.5%) including increased prices as part of their response, while 108 (31.8%) included fewer options. The third largest category were those who have noticed more condo construction (31 responses.) Two less common responses, making up around 4% each, were those who have noticed that there has been an increase in options, services, and advocacy for those most in need, while some have noticed that housing options have become polarized with middle to low-income housing missing.

One respondent captured the general sentiment of the majority: 'There is less and less available. I've heard of people posting a vacancy in a rental for less than 2 hours and having to sift through 30 plus applicants. Every sale of a house is a bidding war. Even room rentals in a shared home are prohibitively expensive.'

Whitehorse Connects Survey

The survey for people attending Whitehorse Connects took into consideration that the Point in Time Count had recently occurred. We updated the survey used in 2011 and received 28 responses from people who attended Whitehorse Connects on May 18, 2021. The survey responses highlighted the following issues: affordability, prevalence of bedbugs, safety, and housing stability.

When asked about cooking, bathing and proximity to services only 67% responded positively.

Of note is the assessment that more than half of the respondents have experienced bedbugs where they live. 30% of those surveyed did not know where they would be sleeping every night of the week.

Housing Sector Survey

As we were unable to host any workshops, the survey was distributed to the following groups: not-for-profit housing providers and advocacy groups, government housing policy workers (all four levels of government), mortgage brokers and real estate agents. 33 responses were received with specific questions related to each portion of the housing continuum.

Common responses regarding emergency shelters include a lack of options for families and couples and a need for higher barrier options for people who want them. The issue of safety was raised by 83% of respondents. Other concerns and considerations included: some buildings not being used to capacity, limited land available for new initiatives, a lack of collaboration between service providers, temporary funding, a decrease in food services, limited public understanding and little support for people to access services outside of the shelter. Moving from a high barrier shelter to a low barrier shelter was recognized as progress.

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With regards to transitional housing and housing with supports, 79% said that there was not enough housing for those exiting institutions. Insufficient housing for middle aged men and men fleeing violence was also identified. The largest barrier to increasing transitional housing options was that certain populations cannot be co-located, followed by limited resources for non-profit organizations.

Eighty eight percent of respondents said that there was insufficient housing for people with mental health issues with 43% saying they have seen an increase in housing for those using substances. The following issues were highlighted: lack of supports for various groups in order for them to have a successful tenancy, lack of indigenous led and culturally relevant housing and a lack of after-hours supports and communication with landlords

With regards to rental accommodations, 96% identified low vacancy rate and high rental costs as the largest barrier to overcome. The following issues were highlighted: lack of protection for landlords, lack of companies that have large volumes of rental units, a gap exists between Yukon Housing subsidized rates and market prices making it difficult to access market rentals, social housing not being used to its full potential and low income tenants or those who receive social assistance losing out to standard market renters.

Survey responses regarding Affordable Home Ownership included 92% saying that high construction costs are a barrier. Issues raised included: not enough small homes available, a lack of builders and supply of material, the cost of buying a lot up front is restrictive, a gap between what renters can afford and the low end of home ownership, constructing single family homes or condos are more lucrative than building rentals and it is risky to develop on one's own.



WHITEHORSE

April 13th & 14th, 2021

Point-In-Time Count

120 Surveys; 7 Street Routes; 24 Volunteers; 3 Public Systems; 15 Organizations; 1 Magnet Event

KEY FINDINGS

At Least
151

people experienced homelessness on the night of April 13th, 2021

ABSOLUTELY HOMELESS - At least 43

38 Emergency Sheltered*
38 people stayed at the Whitehorse Emergency Shelter, Kaushee's Place and the Youth Emergency Shelter.

5 Unsheltered**
5 people stayed in an unsheltered location including in a car, public space, or a tent.

* Actual occupancy rates on the night of April 13th.
 ** Estimates based on surveys completed at target locations. Actual counts of unsheltered persons, persons staying in hotels, motels or at someone else's place may be higher than reported here.

PROVISIONALLY ACCOMMODATED - At least 108

29 Transitional Housing*
29 people stayed at Betty's Haven including children.

31 Hotel/Motel**
31 people were staying in a hotel/motel on the night of the count.

27 Someone Else's Place**
At least 27 people were couch surfing and staying at a friend's, family member's, or stranger's place temporarily.

21 Public Systems*
21 people were in institutional settings. This includes Whitehorse General Hospital, Whitehorse Correctional Centre, Withdrawal Management or the Intensive Treatment Program at Mental Health & Substance Use Services.

CHRONIC HOMELESSNESS

52%

Spent the past 12 months homeless.

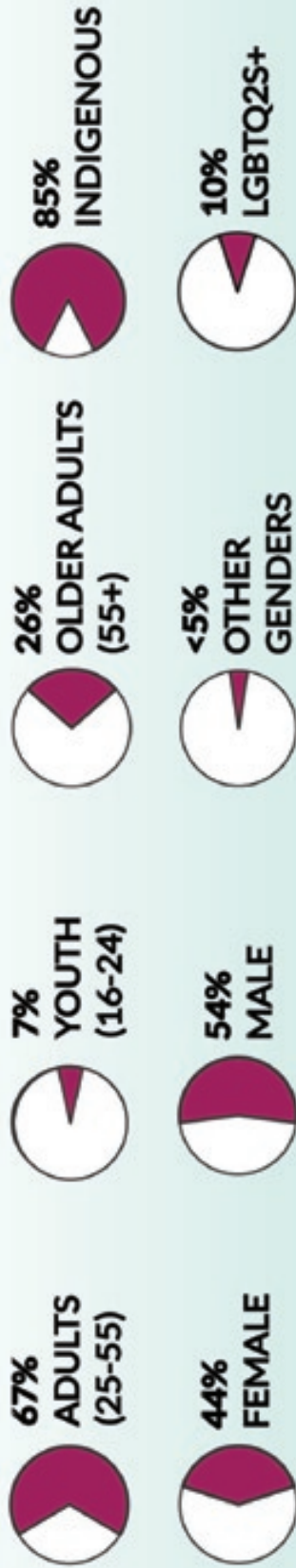
64%

Were homeless for at least a year in the past 3 years.

A Ten Year Progress Report

31

DEMOGRAPHICS



SOCIAL FACTORS

- 41% had experience in foster care or a group home.
- 51% experienced homelessness for the first time before the age of 20.
- 19% reported attending residential school.
- 25% reported having FASD.
- 47% reported having a mental health issue.
- 54% were from a rural Yukon community or the NWT.

OTHER DATA

TOP 2 BARRIERS TO FINDING HOUSING

- Affordability
- Discrimination

TOP 4 SUPPORT NEEDS

- Mental Health & Substance Use
- Physical Disability
- Serious Ongoing Medical Issue
- Brain Injury

COMMON REASONS FOR HOUSING LOSS

- Landlord/Tenant Conflict
- Substance Use
- Unfit or Unsafe Housing Conditions
- Loss of Income

13% reported losing their housing due to the Covid-19 pandemic



SAFE AT HOME



Find the full report on the Yukon Anti-Poverty Coalition's website at www.yapc.ca



This project funded in part by Reaching Home: Government of Canada's Homeless Strategy | Canada

Appendix 3: Documents and Research on Housing since 2011

HAP

- Housing Action Plan for Yukon – 2015 to 2025
- 2015 – 2017 Housing Action Plan Progress Report
- 2018 – 2019 Progress Report

A Home for Everyone, 2011

- A Home for Everyone Progress Report – May 2012
- A Home for Everyone Progress Report – June 2013

Safe at Home Society

- Safe at Home: A Community Based Plan to End and Prevent Homelessness in Whitehorse – September 2017
- Safe at Home Progress Report: 2017 to 2020 – August 2020
- Safe at Home Point in Time Count 2018

Yukon Housing Corporation

- Yukon Housing Corporation Annual Report 2015/16
- Yukon Housing Corporation Annual Report 2016/17
- Yukon Housing Corporation Annual Report 2017/18
- Yukon Housing Corporation Annual Report 2018/19
- Yukon Housing Corporation Annual Report 2019/20
- Yukon Housing Corporation Housing Needs Assessments 2021

City of Whitehorse

- Northeastern Urban Containment Boundary Pre-Feasibility Study City of Whitehorse
- Southern Urban Containment Boundary Pre-Feasibility Study City of Whitehorse
- Accommodating Future Residential Demand in Whitehorse - City of Whitehorse Aug. 2021

Yukon Bureau of Statistics

- Yukon Bureau of Statistics Population Report Q1 2021
- Yukon Bureau of Statistics Employment Report July 2021
- Yukon Bureau of Statistics Rental Survey April 2021
- Yukon Bureau of Statistics Real Estate Report Q1 2021
- Yukon Bureau of Statistics Annual Statistical Review 2017

Yukon Government Budgets

- Yukon Government Health and Social Services Budget 2011-2012
- Yukon Government Health and Social Services Budget 2021-2022

Census

- 2006 Canadian Census Profile for Whitehorse
- 2016 Canadian Census Profile for Whitehorse

Various Reports

- Aging in Place Action Plan – Yukon Government, September 2020
- Putting People First – The final report of the comprehensive review of Yukon's health and social programs and services – page 107/108 – October 2020
- Association of Yukon Communities – draft survey – 2021

Various Press Releases

- Potential Tank Farm Lots Take Another Step CBC News
- Kwanlin Dun First Nations Plans Lots for New CBC News
- Habitat for Humanity About Us
- Government of Yukon Transfers Two Duplex Lots to Habitat for Humanity

