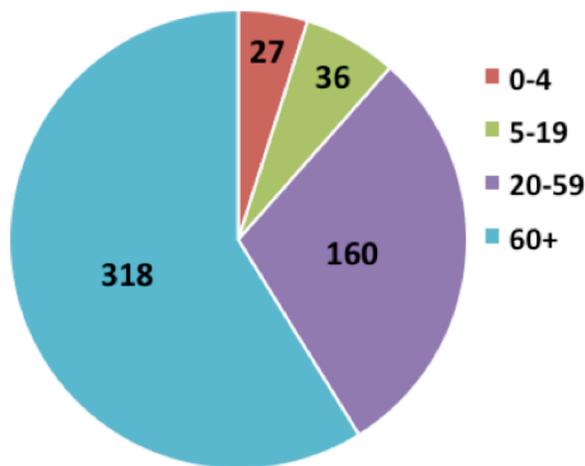


Housing and Land Need Summary, Dawson City 2018

Introduction

Dawson is by far the fastest growing community in the Yukon, with a population rising 18.3 % in just 7 years since 2010, from 1,881 to 2,226 people. This compares to just 10.9% for Yukon as a whole. Official population projections from Yukon Bureau of Statistics (YBS) expect this to continue, adding another 510 people by 2030, excluding any extra impact from regional resource developments such as the Coffee Creek mine.

Figure 1 – Projected Population Change to 2030
(number of people per age segment, YBS)



As elsewhere, Dawson is ageing and with societal change this growth is being seen almost exclusively in single and 2-person households that are expected to rise by 285 and 100 respectively by 2030, accentuating a trend that already gives Dawson more single households than the Yukon average (45% as compared with 32% for all of Yukon). The pre-school group is expected to rise by 27 by 2030, or another 24%, making 52% since 2010.

In this context, Dawson is experiencing acute shortages of suitable housing and availability of land for building and key service organizations such as Little Blue Daycare are at capacity and under stress.

In every community, specific local constraints and circumstances raise challenges to progress.

Dawson is hemmed in by topography, by peripheral industrial activity and by the cost of expanding and operating service infrastructure in a remote location. Vacant land and unused building assets, many owned by public governments and some being historic sites, are occupying key spaces and their value is not being maximized to meet the community's needs. A 20th century legacy of family housing stock does not match current needs.

Economically, Dawson household incomes are 19% lower than the Yukon average and yet the cost of living is 16% higher than in Whitehorse, see figure 2. 20% of households have total annual income under \$30,000. These are barriers to obtaining mortgage financing for new home construction, which may be part of why home ownership is at 46% for Dawson residents, much lower than the Yukon average of 66%.

Pressures on limited rental housing have raised rents by 30% in 3 years and vacancies are at or near zero. The strong demand for rental housing has not yet translated into significant private sector investments, however.

While there is still some serviced land in the historic town site that is either undeveloped or contains vacant and underutilized buildings, housing needs are not being met; there is a lack in both quality and availability.

I. Housing Needs

The acute shortage of appropriate housing has been repeatedly raised in community surveys since 2011. Both the 2017 Household Survey (133 responses) and the 2017 Business Retention and Expansion Survey (33 interviews) again confirmed housing as the top priority for improving Dawson and strengthening the economy, ahead of recreation, transportation, infrastructure or other investments.

In the most recent 2017 Housing Rental & Ownership Demand Survey (130 responses):

- Only 55% of renters are satisfied their housing needs are being met
- Highest rental type preference is for ‘affordable’ single-person units with access to laundry
- 44% of renters are planning to build a home to own in the next 5 years, and 36% may be

Analysis of the socio-economic context and official demographic projections quantifies a 2030 forecast:

Table 1 – Summary of 2018-2030 Housing Unit Needs Forecast

	Total/Target	Ownership	Rental
1-bedroom	190	30	160
2-bedroom	115	65	50
3-bedroom	30	30	
Total	335	125 homes	210 rentals

Yukon Housing Corporation (YHC) reports a current wait list of 13 people for social housing units with a growing demand from single people and seniors, and decreasing demand from families requiring 2-bedroom or larger homes.

The current wait list for Government of Yukon staff housing is only two people. However, Yukon Housing Corporation states this is not reflective of the true demand for staff housing. Once people see a wait list, they look for other options in the marketplace or choose not to accept the offer of employment. Previous assessments have noted ‘over-housing’ of single-persons in detached family homes as a problem, indicating a need for more diversity in the staff housing stock to better manage the balance of supply and demand.

Tr’ondëk Hwëch’in housing also reports significant and ongoing wait lists for their units, and are not able to satisfy the demand among their citizens. KDO’s wait list for units in the 8-plex is currently at 12 people.

2. Land Needs

Home Ownership

Survey results indicate that the number 1 barrier to moving from renting to home ownership is the lack of land for building, even before affordability or access to finance.

There have been ZERO lots available in Dawson in the Government of Yukon inventory for most of 2017 and this has generally been the case since 2011. Yukon has developed no new residential lots since 1999.

There have been no condominium ownership development projects in Dawson to date, perhaps because commercial bank financing would require high levels of equity, pre-sales and client deposits.

If we assume all ownership construction in near future is will require full titled lot development:

**Land needs for Home Ownership to 2030 = Total 105 lots,
70 Urban Serviced and 35 Country Residential**

Rental

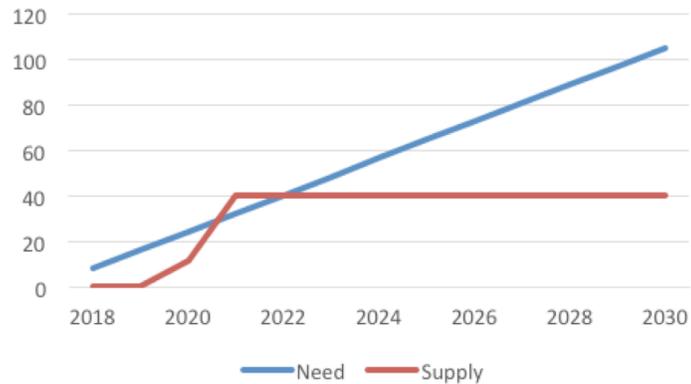
Traditional private sector investment in new rental units has been mostly limited to small secondary units and rustic cabins. There has been no construction of multi-unit buildings by private, for-profit developers.

Delivery of 160 new rental units by 2030 could realistically be achieved between:

1. 60 private secondary suites & rustic cabins on existing lots:
 - 48 One-bedroom units @ 4/year
 - 12 Two-bedroom units @ 1/year

2. 100 private, non-profit and First Nation development corporation multi-residential units:
 - 77 One-bedroom units
 - 23 Two-bedroom units

Figure 3 – Land need versus supply



Experience to date has shown that new multi-unit residential development is best delivered in Dawson as smaller complexes of 6-8 units. These are simpler to finance, source land for and can be built by local businesses, labour and suppliers.

Based on the recent Klondike Development Organization (KDO) 8-plex design of compact apartments and City of Dawson bylaw requiring one parking spot per unit, a 2-storey 8-plex typically needs a minimum of 1.3 lots equivalent and a 6-plex needs 1.0 lot equivalent.

**Land needs for Multi-Unit Rental Housing to 2030 =
Total 17 lots of Urban Serviced**

Chief Isaac Group is in the pre-construction phase of a three-storey 14-unit rental building for 2018-19 situated on a single lot.

KDO is in the planning phase of another 8-plex: construction could begin as early as autumn 2018.

Additional developments will be needed in order to meet Dawson's continuing rental housing demand.

Appendix I – Background Statistical Context

Key Observations (Based on Yukon Bureau of Statistics Data)

1. Population

- Projected increase of 510 residents to 2,720 by 2030 at annual growth rate of 1.6% (YBS)
- 59% of growth (318 people) will be over 60 years of age
- Pre-school (key daycare demand segment) will grow by 27 children
- Recent increases in births are within the range of steady long-term rates
- School enrollment bounced significantly from long-term falls, now up 28% in last 5 years
- Household sizes have fallen and all growth is seen in single and 2-person households
- Dawson has significantly more single households than Yukon average (45% vs 32%)
- First Nation proportion is steady at 29% in municipality but lower (approx. 21%) in wider Dawson
- Marriage and common-law relationship rates are steady
- Projected increase of 285 single households and 110 two-person households by 2030
- 7% of residents (155) are new each year, and 27% of residents (600) are new every 5 years

2. Income

- Median individual incomes rose 35% in 10 years to 2015 at healthy annual rate of 3.0%
- Median household incomes rose 37% in 10 years to 2015 at healthy annual rate of 3.2%
- Yukon household incomes are 23% higher than Dawson & individual incomes 9% higher
- Dawson income growth has under-performed the Yukon average since 2005
- 20% of households have total annual income under \$30,000
- Summer EI claims fell close to zero & winter fell to 160 before rise to 190 since 2015
- 271 business employed 691 full-time and 253 full-time staff in 2016

3. Prices

- Cost of living is 16.4% higher than Whitehorse (5-year average of spatial price index)

4. Housing

- Home ownership declined from 46% in 2001 to 38% in 2011 and renting increased to 62%
- Home ownership is much less than Yukon average of 66% and renting is much higher
- Median rent in April 2017 was \$850, an increase of 30% in 3 years since 2014
- Dawson median rent is less than Yukon average but costs similar proportion of individual income
- Rental rate increased 40% in 10 years to 2011 at an annual rate of 3.4%, more than CPI
- House prices increased 54% in 10 years to 2011 at annual rate of 4.4%, more than income growth
- 21% of residents (464) move home each year and 44% of residents (972) move every 5 years
- Dawson has more single-detached housing & less apartments & mobiles than Yukon avg.
- Building permit data is erratic but indicates long-term annual average of 12 new homes constructed
- Projected need of 395 new homes by 2030 at an annual rate of 30
- New home demand will be dominated by modest single and 2-BR apartment & other small homes
- Land demand will be dominated by high density serviced lots in close proximity to amenities

Charts

Figure 1 – Population and Projection by Age Segment 1997-2030

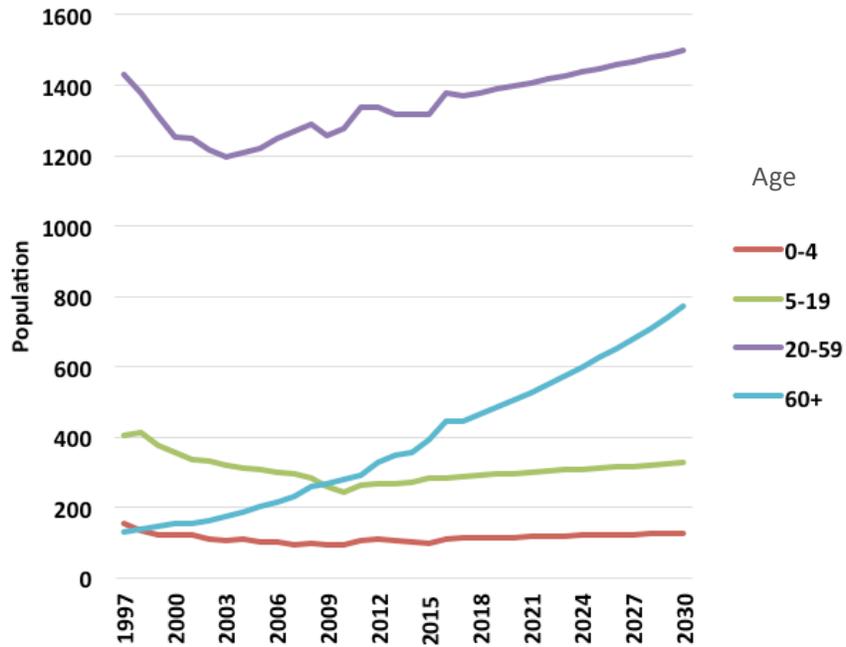


Figure 2 – Population Change 2017-2030 by Age Segment

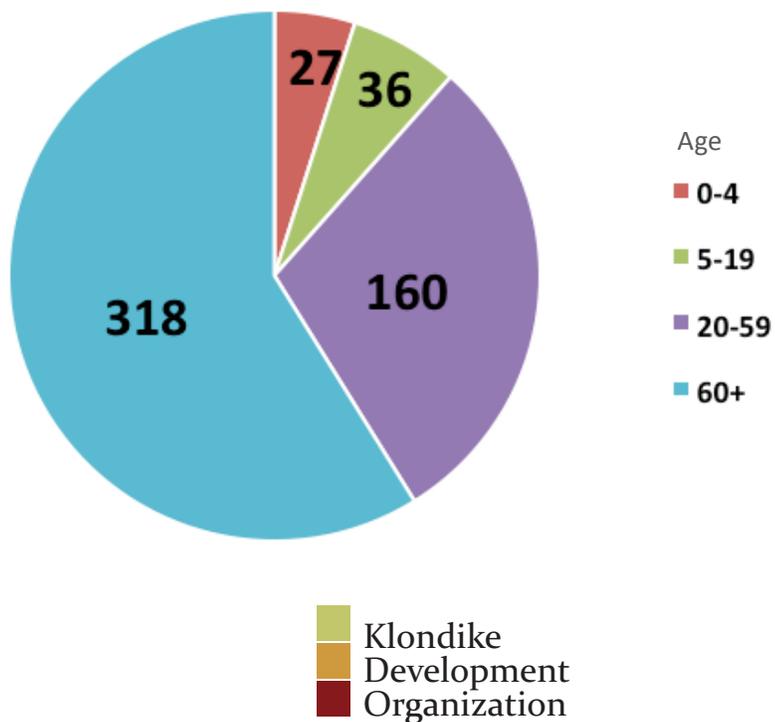


Figure 3 – Births and Fertility Rate 1997-2016

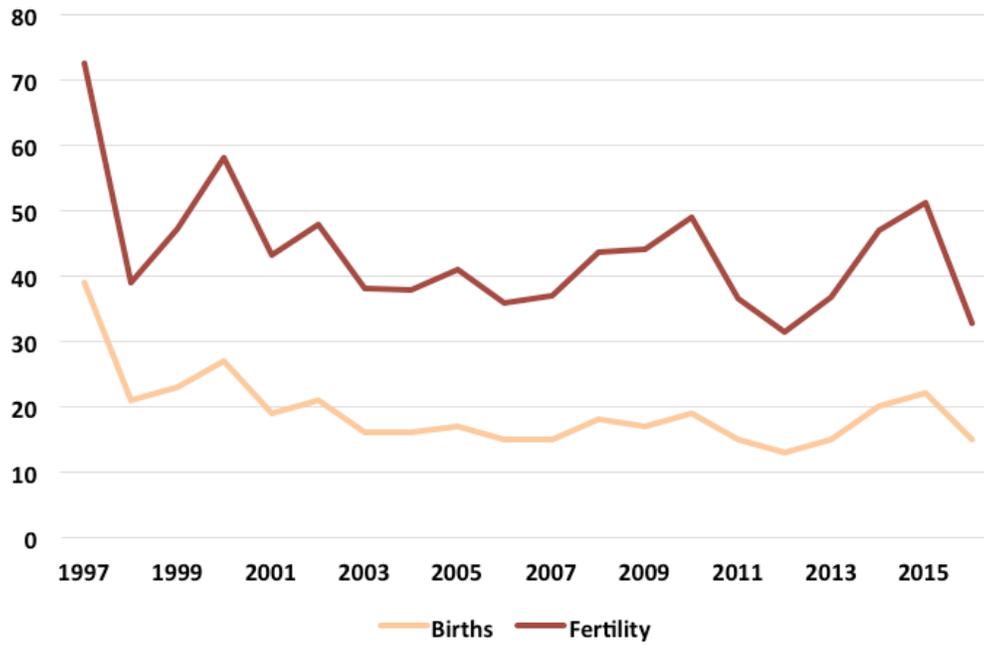


Figure 4 – Robert Service School Enrollment 1999-2017

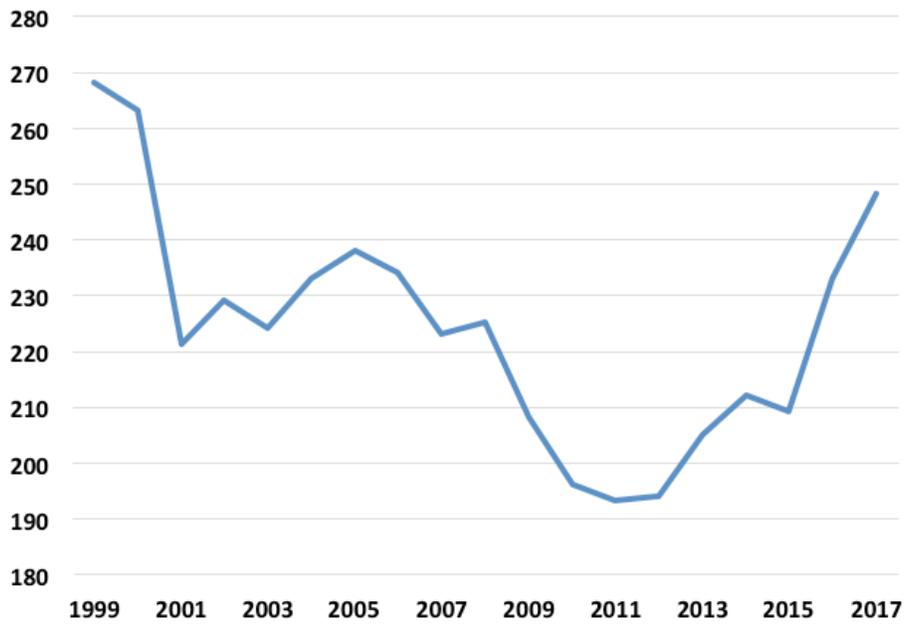


Figure 5 – Household Size 2001-2016

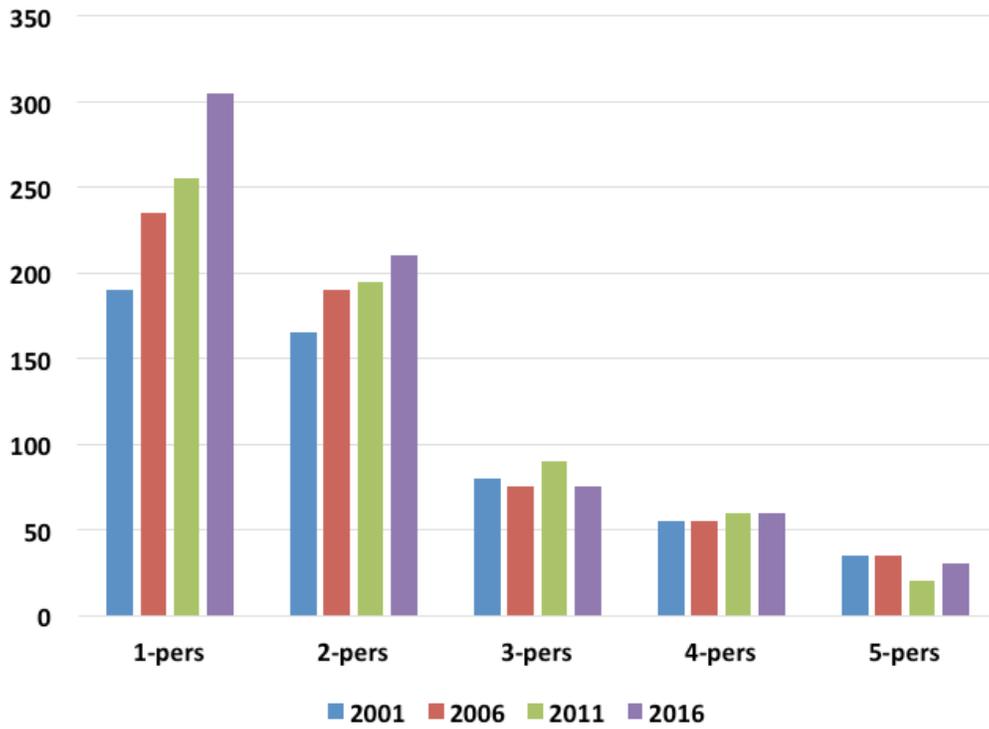
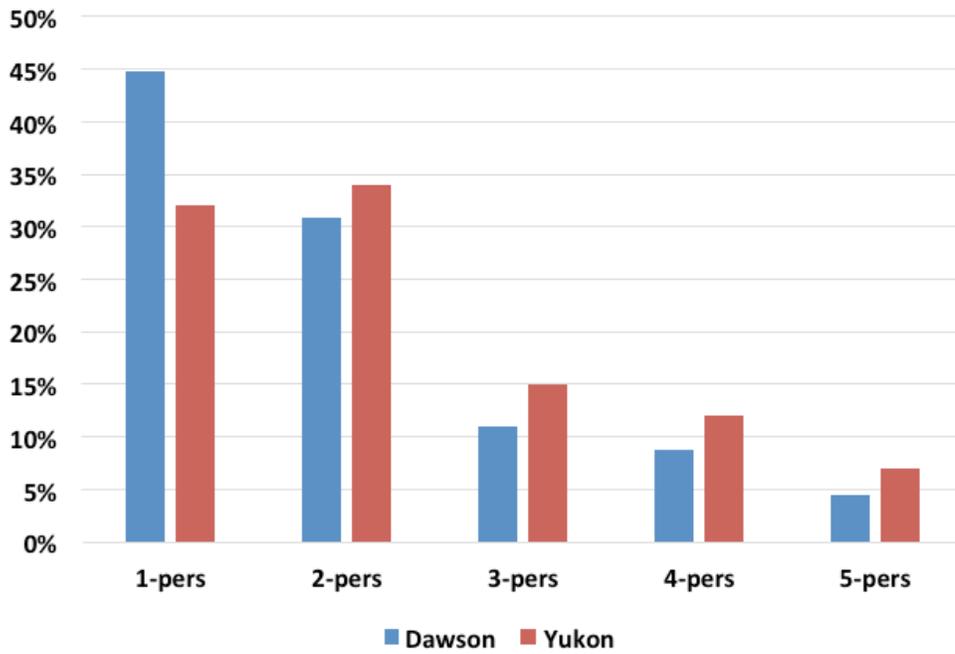


Figure 6 – Dawson-Yukon Household Size Comparison



 Klondike
 Development
 Organization

Figure 7 – Dawson and Yukon Median Incomes 2000-2015

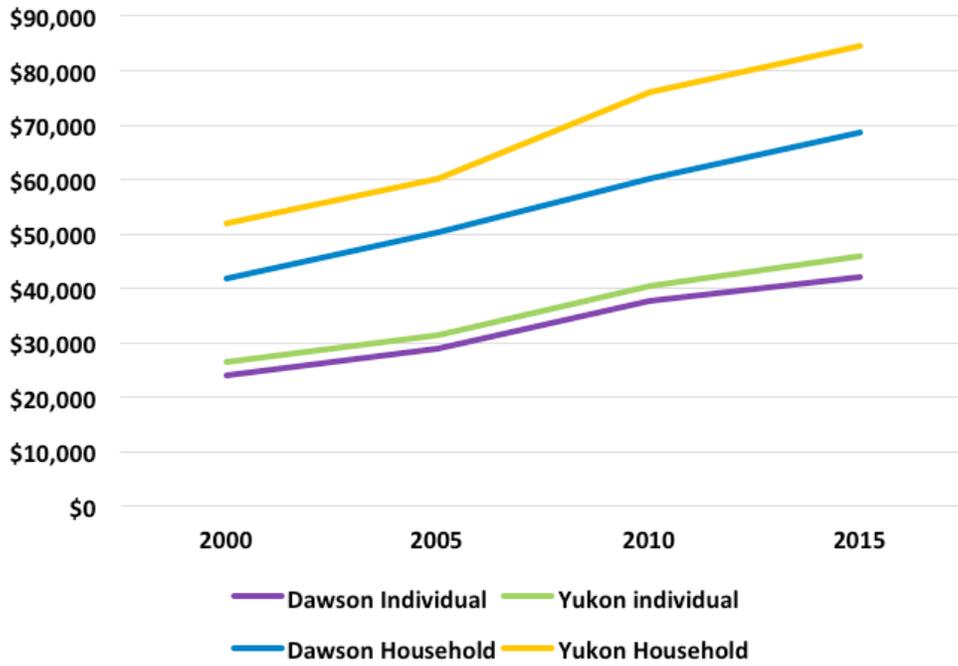


Figure 8 – Employment Insurance Claims by Season 2006-2017

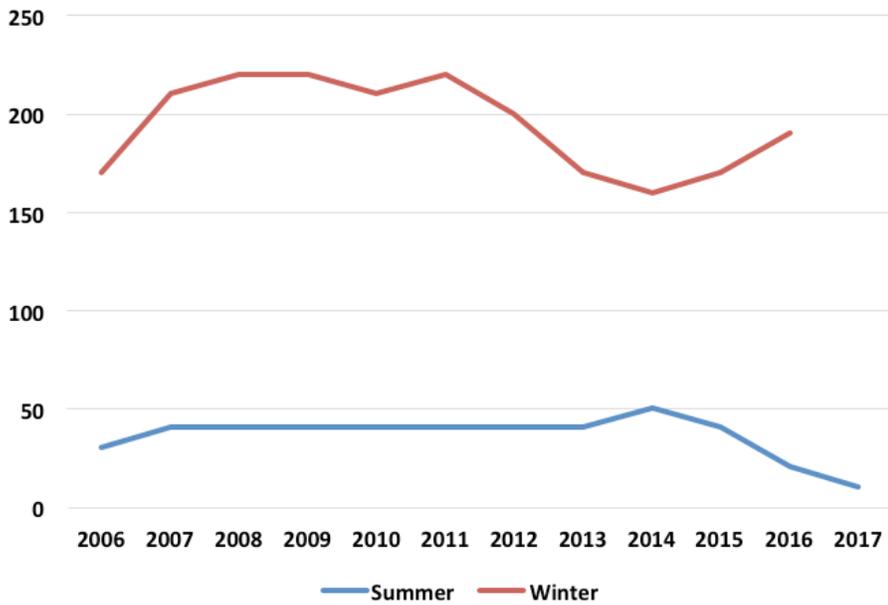


Figure 9 – Dawson-Yukon Dwelling Type Comparison

