

Klondike Development Organization

Key Sector Development - Housing

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Housing Facts

- Housing is relatively new with total dwellings rising from 675 to 768 between 2001 and 2006.
- We have less than the Yukon average:
 - o Household size
 - o Persons per dwelling
 - o Dwelling occupancy rate - 78% (96% in Whitehorse)
 - o Affordability problems
- We have the Yukon average:
 - o Mobility (20% of us leave every 5 years)
 - o Crowding and energy cost problems
- We have more than the Yukon average:
 - o Detached family dwellings - 69.2%
 - o Proportion of renters
- Reasons commonly cited for renting over ownership in 2001 were:
 - o Cheaper to rent
 - o Lack of desirable homes to purchase

Housing Costs

- House prices rose 14.7% from \$129815 in 1996 to 148890 in 2006, below the cost of living rise
- We have lower than Yukon average:
 - o Home ownership costs (80% of average per bedroom)
 - o House price to income ratio
 - o Proportion of households spending over 30% of gross income on housing (18.2%)
- Cost of renting is 93% of ownership versus 81% of Yukon as a whole

Housing Costs

- House and land costs are approximately:
 - o Downtown lots (build-ready) \$35,000
 - o Klondike Valley lots \$15,000/acre
 - o West Dawson lots (un-serviced) \$10,000/acre
 - o Existing housing costs \$130/sq ft
 - o New housing costs \$160/sq ft
- Rental costs are approximately:
 - o Bachelor: \$600/month
 - o 1-bed: \$700/month
 - o 2-bed shared: \$550 per month each
 - o 3-bed shared: \$500/month each

Housing Conclusions

We have:

- A much higher proportion of one-person households (40% v 30.9%), less couples & families
- A higher and rapidly increasing income profile for one-person households
- A detached family dwelling profile that does not meet the one-person household demand
- A much higher proportion of renters than in Yukon as a whole (44.2% over 30.5%)

Housing Conclusions

BUT:

Better housing affordability, both for renting and ownership, than across Yukon and Canada

Evidence supports both a capacity and a desire to pay more to improve housing standards

New build for affordable rental requires subsidy

Conversions hold potential but subsidy programs are dysfunctional

Housing Strategies

Three key strategic objectives were identified:

1) Match housing stock to demand and demographic trends

- Convert single detached residencies into multi-unit single-person residencies
- Convert vacant commercial properties into multi-unit single-person residencies
- Increase occupancy rates of existing single detached residencies

Housing Strategies

2) Increase overall quality of housing stock

- Incentivize new construction
- Incentivize renovation of existing rental properties

3) Increase proportion of home ownership over renting

- Lower barriers to new construction for ownership
- Lower financial barriers to ownership for low income households

Housing Mission

Target new construction or renovation and conversion of existing properties to expand the supply of quality single-person household units that are affordable and accessible for home ownership to gross annual incomes between \$20,000 and \$35,000.

Housing Case Study

Quint Development Corporation, Saskatoon, Saskatchewan

- Affordable home ownership at less than rental costs through a housing cooperative. Transitions clients smoothly into home ownership.
- Targets low-income households with good rent history
- Holds individual titles and mortgages and a housing agreement with the members until they can assume full ownership
- Projects refinanced after 5 years when members became sole owners
- Administers cooperative and enforces program guidelines
- Facilitates transition from rental to home ownership:
 - o Reassured lenders property will not fall into neglect or arrears
 - o Framework for mutual support and building repair reserves
 - o Network of skills and sweat equity
 - o Power to replace residents in cases of default or cover payments temporarily if necessary

Housing Case Study

Financing:

- Forgivable loan of 25% of appraised value to establish equity
- Forgiven upon meeting all requirements of cooperative program
- 5% grant
- Credit union mortgage for balance
- Mortgages held on individual properties, members only responsible for own mortgages
- Partnerships with professionals, trade schools reduces renovation and administration costs

Housing Demand Survey

Please complete our survey that can be found at:

- Online:

www.surveymonkey.com/s/KlondikeHousingDemandSurvey

(You can complete the survey online today at the computers here)

- Email: acrosstheriver.mark@gmail.com
 acrosstheriver.evelyn@gmail.com

(We can email you the online link or an electronic copy)

- Hard Copy