



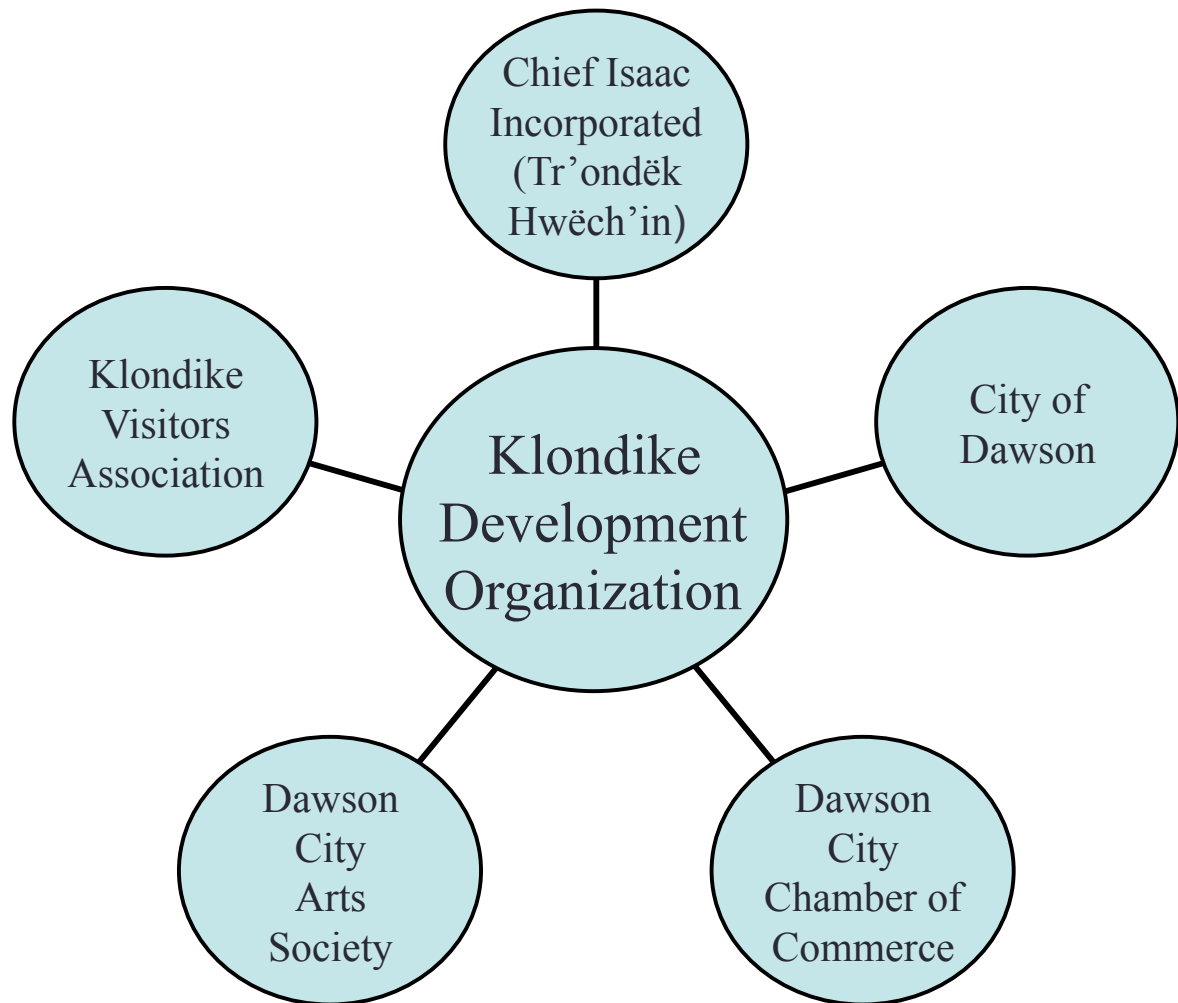
Public Forum on Housing April 24, 2013



**TRADITIONAL TERRITORY OF THE TR'ONDEK HWECH'IN
REGIONAL ECONOMIC DEVELOPMENT PLAN
COMMUNITY BASED PROJECTS IMPLEMENTATION 2013-14**

Implementing Economic Development in Dawson

Our vision is a resilient Klondike where highly engaged citizens, networks and organizations collaborate to build a sustainable economy.



KDO focuses multi-stakeholder collaboration on diversifying and strengthening the local economic base



KDO's Approach

Achievements to date

- **Enterprise and Investment Facilitation Service**
- **Enterprise and Investment Support Tools**
- **KDO Housing Strategy**
- **Property Search Tool**
- **Partnership Forums**
- **Research**

Dawson's Number 1 Issue: Housing

Klondike Household Survey,
2011

Klondike Business and
Retention Survey, 2011



“It is increasingly being understood that the quality of a place and its 'residential offer' is a key factor in helping or hindering economic performance.

Confidence in an area makes a huge difference as both workers and business leaders look for environments that can offer a good quality of life to themselves and their businesses”.

- Future Communities, 2011

Paths & Solutions

- Be realistic
- Use existing research to inform decision making
- Use local knowledge and expertise to ensure a successful and affordable outcome i.e. Solve a local problem locally

A Community Based Rental Initiative

Too small



Too much



Just right



Multi-Market Residential Rental Development in Dawson City

Key Principles

- Project must be financially sustainable and self-sufficient
- Net rental revenues must cover the cost of O&M

Proposed Target Markets

Total dimension approx. 11,000 ft², providing for a minimum of 24 residents and up to 40 at full double-occupancy, with a potential market split of:

- Government/Crown corp. staff: 8 units @ 560 ft² (Up to 16 residents total)
- Students and seasonal workers: 2 units @ 1000 ft² (8 residents total in 2 'pods')
- Open market: 8 units @ 480 ft² (Up to 16 residents total)
- Servicing and common space: Total 800 ft²

Some units configured as live-work spaces to encourage home-based business

How would it work?

Only in Partnership

- KDO would do the research, the community consultations, coordinate project design, construction and management
- Local solution for project management to be determined
- YHC would provide financing assistance & expertise as required

The Next Step

A Feasibility Study the “go/no go” step

- Design considerations
- Cost of construction
(or renovation?)
- O&M projections
- Financing options
- Timelines

Small, Smart, Sustainable

Small can be comfortable, cozy, and even great. In the context of maximizing what space we will have and offering as much new rental housing as possible, we think it is important to consider small.

Not extreme small...
but sensible small.

Small is:

- cheaper to build or buy
- cheaper to heat
- maximizes density
- a more sustainable way to live



Small is smart in local terms

Part of what we're seeing in the housing crunch is a result of changing household demographics in Dawson:

- fewer families
- more single people

Our housing stock is designed for families, but a person living on their own does not need a 3 bedroom house- nor can they typically afford it.

Working 35 hours per week at \$20/hour, with an \$8,500 cash down payment saved, an individual would be eligible for mortgage financing to buy a home up to \$165,000.

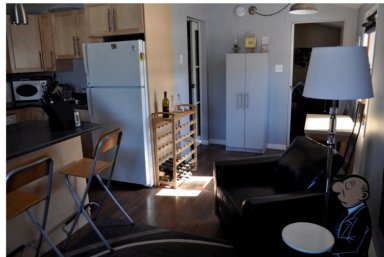
There are no houses on the market at that price.



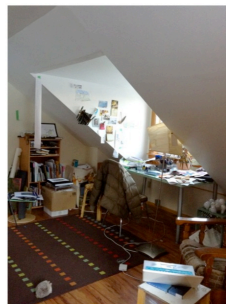
512 square foot 1BR house (plus loft).



450 square foot studio apartment



640 square foot 2BR house



700 square foot apartment on 2 levels

Virtual Tour: Dawson City Small Spaces

Finances of the proposed project Scenario 1

Capital

Construction Costs

Land	\$165,000
Lot development	\$50,000
Building	\$2,224,000
Professional services	\$111,200
Total Build Cost	\$2,550,200

Investment and Financing

Equity	\$255,020
Financing	\$2,295,180
Total Build Cost	\$2,550,200

10% Cash

90% Debt

Operational

Revenues

Rental Income	\$203,040
Total Revenues	\$203,040

Expenses

Long-Term Debt Service	\$145,378
Utilities	\$25,920
Property Taxes	\$23,870
Property Management	\$13,000
Maintenance	\$12,000
Building Insurance	\$11,120
Management Fees	\$10,152
Replacement reserve	\$8,122
Heat and Electric	\$5,560
Snow removal and landscape	\$4,061
Total Expenses	\$259,182

Profit/Loss (before depreciation)	-\$56,142
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Finances of the proposed project Scenario 2

Capital

Construction Costs

Land	\$165,000
Lot development	\$50,000
Building	\$2,224,000
Professional services	\$111,200
Total Build Cost	\$2,550,200

Investment and Financing

Equity	\$1,275,100
Financing	\$1,275,100
Total Build Cost	\$2,550,200

50% Cash

50% Debt

Operational

Revenues

Rental Income	\$203,040
Total Revenues	\$203,040

Expenses

Long-Term Debt Service	\$80,765
Utilities	\$25,920
Property Taxes	\$23,870
Property Management	\$13,000
Maintenance	\$12,000
Building Insurance	\$11,120
Management Fees	\$10,152
Replacement reserve	\$8,122
Heat and Electric	\$5,560
Snow removal and landscape	\$4,061
Total Expenses	\$194,570

Profit/Loss (before depreciation)	\$8,470
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Open Discussion

