

THE CITY OF DAWSON

COMMITTEE OF THE WHOLE MEETING #CW23-10

DATE: WEDNESDAY July 26, 2023

TIME: 7:00 PM

LOCATION: City of Dawson Council Chambers



Join Zoom Meeting

<https://us02web.zoom.us/j/85678098072?pwd=WXdJS2d4b1B6MXY5TGRJSW5DM0VnQT09>

Meeting ID: 856 7809 8072

Passcode: 481571

1. **CALL TO ORDER**
2. **ACCEPTANCE OF ADDENDUM & ADOPTION OF AGENDA**
 1. Committee of the Whole Meeting CW23-10
3. **MINUTES**
 1. Committee of the Whole Meeting Minutes CW23-09 of June 28, 2023
4. **BUSINESS ARISING FROM MINUTES**
5. **BUDGET & FINANCIAL REPORTS**
 1. Accounts Payable Cheque Runs #23-09 to #23-14, Cheques #59201-59568 & EFT's
6. **SPECIAL MEETING, COMMITTEE, AND DEPARTMENTAL REPORTS**
 1. Housing Accelerator Fund-Proposal in Principle
 2. Sister City-Zabreh na Morave, Czech Republic
 3. Development Updates:
 - 1.1. North End-Edward Street Project
 - 1.2. Klondike Highway Subdivision Parcel D/F Master Plan
 - 1.3. Dredge Pond II Subdivision
7. **PUBLIC QUESTIONS**
8. **IN CAMERA-LAND AND LEGAL RELATED MATTERS**
9. **ADJOURNMENT**

MINUTES OF COMMITTEE OF THE WHOLE MEETING CW23-09 of the Council of the City of Dawson held on Wednesday, June 28, 2023 at 7:00 p.m. via City of Dawson Council Chambers

PRESENT:

Mayor Kendrick
Councillor Somerville
Councillor Pikálek
Councillor Spriggs

REGRETS:

Councillor Lister

ALSO PRESENT:

CAO: David Henderson
MC: Elizabeth Grenon
PDM: Farzad Zarringhalam

	1	Call To Order The Chair, Mayor Kendrick called Committee of the Whole meeting CW23-09 to order at 7:15 p.m.
CW23-09-01	2	Acceptance of Addendum & Adoption of Agenda Moved By: Councillor Pikálek Seconded By: Councillor Spriggs That the agenda for Committee of the Whole meeting CW23-09 of June 28, 2023 be adopted as presented. CARRIED 4-0
	3	Minutes
CW23-09-02	3.1	Committee of the Whole Meeting CW23-08 Moved By: Councillor Somerville Seconded By: Councillor Pikálek That the minutes of Committee of the Whole Meeting CW23-08 of May 31, 2023 be approved as presented. CARRIED 4-0
	4	Business Arising From Minutes
	5	Special Meeting, Committee, and Departmental Reports
CW23-09-03	5.1	Letter to Extend Audit Moved By: Councillor Somerville Seconded By: Councillor Spriggs That Committee of the Whole direct staff to request by letter of Council to the Yukon Government an extension of the deadline for approved, audited financial statements. CARRIED 4-0

	5.2	Official Community Plan and Zoning Bylaw Amendments-Schmidt Mining Council held discussion regarding the Official Community Plan and Zoning Bylaw amendments.
CW23-09-04	5.3	Recess Moved By: Councillor Pikálek Seconded By: Councillor Spriggs That Committee of the Whole take a three-minute recess. CARRIED 4-0
CW23-09-05	5.4	Historic Resource Demolition Applications Moved By: Councillor Somerville Seconded By: Councillor Spriggs That Committee of the Whole forward the demolition applications to the next Council meeting for decision. CARRIED 3-1 Recorded Vote: Votes For: Councillor Somerville, Councillor Spriggs, Councillor Pikálek Votes Against: Mayor Kendrick
CW23-09-06	5.5	Mayor's AYC Travel Report Moved By: Mayor Kendrick Seconded By: Councillor Somerville That Committee of the Whole receive the Mayor's AYC Travel Report for informational purposes. CARRIED 4-0
CW23-09-07	5.6	Waste Diversion Centre Moved By: Councillor Somerville Seconded By: Councillor Pikálek That Committee of the Whole receive the Waste Diversion Report for consideration in ongoing discussions with regards to the recycling services provided through the City of Dawson Waste Diversion Centre. CARRIED 4-0
CW23-09-08	5.7	Waste Management Plan Moved By: Mayor Kendrick Seconded By: Councillor Somerville That Committee of the Whole receive the updated Solid Waste Management Plan 2023-2033, for informational purposes. CARRIED 4-0
	6	Public Questions Jim Taggart had questions regarding the Schmidt Mining Official Community Plan and Zoning Bylaw amendments.

Charlotte Luscombe had questions regarding the mapping process for zoning amendments.

	7	In Camera-Land Related Matter
CW23-09-09	7.1	<p>Extend Meeting Moved By: Councillor Spriggs Seconded By: Councillor Somerville</p> <p>That Committee of the Whole Meeting CW23-09 be extended not to exceed one hour.</p> <p>CARRIED 4-0</p>
CW23-09-10	7.2	<p>Move to In Camera Moved By: Mayor Kendrick Seconded By: Councillor Pikálek</p> <p>That Committee of the Whole move into a closed session of Committee of the Whole, as authorized by Section 213(3) of the Municipal Act, for the purposes of discussing a land related matter.</p> <p>CARRIED 4-0</p>
CW23-09-11	7.3	<p>Revert to Open Session Moved By: Mayor Kendrick Seconded By: Councillor Somerville</p> <p>That Committee of the Whole revert to an open session of Committee of the Whole to proceed with the agenda.</p> <p>CARRIED 4-0</p>
CW23-09-12	8	<p>Adjournment Moved By: Councillor Somerville Seconded By: Councillor Pikálek</p> <p>That Committee of the Whole Meeting CW23-09 be adjourned at 10:22 p.m. with the next regular meeting of Committee of the Whole being July 26, 2023.</p> <p>CARRIED 4-0</p>

THE MINUTES OF COMMITTEE OF THE WHOLE MEETING CW23-09 WERE APPROVED BY COMMITTEE OF THE WHOLE RESOLUTION #CW23-10-XX AT COMMITTEE OF THE WHOLE MEETING CW23-10 OF JULY 26, 2023.

William Kendrick, Chair

David Henderson, CAO

The City of Dawson
 Cheque Run 23-09
 5/4/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
	#59201 - #59211	\$7,359.48			RRSP8-9
59212	Total North Communications Ltd	\$567.00		ADM	ContSvs-Phone
59213	Delisle, Jeff	\$25.00		PW	Training ICS
59214	44478 Yukon Inc.	\$13,970.82		ADM	ContSvs-IT
59215	Hummingbird Mobile Health	\$1,102.50		PW	Hearing Tests
59216	Advance North Mechanical	\$3,944.81	\$1,703.20	PW	HvyEqR&M
			\$2,241.61	PW	VehR&M
			\$3,944.81		
59217	AFD Petroleum Ltd.	\$5,921.30	\$4,427.60	ALL	Vehicle Fuel
			\$1,493.70	ALL	Vehicle Fuel
			\$5,921.30		
59218	Air North Partnership	\$920.22	\$123.90	ADM	Travel - CAO
			\$389.57	M&C	Travel - Mayor/Council
			\$406.75	PW	Freight
			\$920.22		
59219	Arctic Inland Resources Ltd.	\$344.33	\$97.29	ADM	BldgR&M-CAORes
			\$101.07	REC	Tools
			\$145.97	REC	P&Gmaint
			\$344.33		
59220	BHB Mini Storage	\$105.00		ADM	ArchiveStor
59221	Bonanza Market	\$209.08		REC	ProgSupp
59222	Zebruck, Richard	\$25.00		PS	Training
59223	Stad, Chuck	\$2,236.85		PS	Travel-Fire Dept
59224	Rusty Nail Contracting	\$3,990.00		ADM	FCHseBldgR&M
59225	Steven Richards Construction	\$4,816.95		ADM	Signage
59226	Raven's Nook	\$155.40	\$63.00	REC	SafetyGear
			\$92.40	PW	SafetyGear
			\$155.40		
59227	Public Service Alliance	\$4,165.57		ADM	UnionDues 8-9
59228	Inno-Sci-EdDev	\$2,201.22		ADM	AnnualFees-Radio
59229	Norton Rose Fulbright	\$1,516.73		PL&D	ProFees
59230	Northern Superior Mechanical	\$561.96	\$13.86	PW	Supplies/Recy Depot
			\$488.17	PW	Supplies/Drainage
			\$10.32	PW	Drainage Supplies
			\$49.61	REC	VehR&M
			\$561.96		
59231	N.A. Jacobsen	\$4,680.90		PW	Engineering Services
59232	Maximillian's Gold Rush Emporium	\$61.74		REC	ProgSupp
59233	Lawson Lundell LLP	\$14,645.61	\$957.60	ADM	ProSvs
			\$13,688.01	ADM	ProSvs
			\$14,645.61		
59234	Brown, Shelley	\$619.50		REC	Reimb-Training
59235	Bureau Veritas	\$1,211.13		PW	Water Sampling

The City of Dawson
 Cheque Run 23-09
 5/4/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59236	CIMCO Refrigeration	\$8,428.87	\$2,596.91	REC	Bldg R&M-Arena
			\$5,831.96	REC	Ice Plant Repairs
			<hr/>		
			\$8,428.87		
59237	Combustion Control Inc.	\$3,504.41		PW	OpSupp
59238	Colliers Project Leaders Inc.	\$1,559.25		ADM	Consult/CIBC Blg
59239	Dawson Hardware Ltd.	\$2,364.74	\$12.27	PW	OpSupp
			\$193.04	ADM	BldgR&M Elevator
			\$149.96	PW	BldgR&M
			\$53.81	REC	OpSupp-Pool
			\$49.34	PW	NonCapEq
			\$13.95	PW	SafetySupp
			\$152.63	PW	SafetyGear
			\$81.03	PW	OpSupp
			\$368.84	PW	JaniSupp
			\$118.89	PW	OpSupp-RDepot
			\$37.78	PW	NonCapEq
			\$375.52	REC	OpSupp
			\$120.61	REC	ProSupp-Gdn
			\$7.54	REC	OpSupp-Arena
			\$170.30	REC	OpSupp-Pool
			\$277.87	REC	BldgR&M-Pool
			\$123.74	ADM	BldgR&M
			\$21.72	PS	OpSupp
			\$35.90	ADM	BldgR&M
			<hr/>		
			\$2,364.74		
59240	Dawson City General Store	\$406.44	\$31.49	PW	JaniSupp
			\$212.07	ADM	OffSupp
			\$162.88	REC	ProgSupp
			<hr/>		
			\$406.44		
59241	Fine Tuned Heavy Equipment Inc.	\$612.35		PW	Heavy Eq R&M
59242	Endurance Automotive	\$334.42		PW	VehR&M
59243	Gold Rush Inn	\$709.80		REC	Travel-Accom-2 People
59244	Flynn Electrical Contracting	\$244.65		PW	ContSvs-Elect-RDepot
59245	** void**				
59246	Kemp-Griffen, Owen	\$2,673.38		PS	Training Travel
59247	Juliette's Manor	\$2,450.00		ADM	Staff Housing
59248	Grenon Enterprises Ltd.	\$9,830.64	\$131.25	PW	Haulage-Sand
			\$3,115.88	PW	ContSvs-Apr2-8
			\$6,583.51	PW	ContSvs-Apr9-15
			<hr/>		
			\$9,830.64		
59249	Gower, Chris	\$6,475.88		ADM	ProFees-CBB Resto
	#59250-59262	\$11,611.78			RRSP 8-9
59263	Rheaume, Marthe	\$22,299.75		ADM	Refund Overpayment

The City of Dawson
 Cheque Run 23-10
 5/19/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59264	Kendrick, William	\$993.88		M&C	TravelClaim
59265	Grainger Canada	\$1,898.02		PW	OpSupp
59266	Advance North Mechanical	\$1,936.97	\$388.47	PW	VehR&M
			\$408.37	PW	VehR&M
			\$485.81	PW	VehR&M
			\$324.10	PW	VehR&M
			\$330.22	PW	VehR&M
			\$1,936.97		
59267	AFD Petroleum Ltd.	\$12,956.39	\$3,866.27	ALL	VehFuel
			\$4,536.62	ALL	VehFuel
			\$4,553.50	ALL	VehFuel
			\$12,956.39		
59268	Air North Partnership	\$827.76	\$339.51	PW	Freight
			\$488.25	ADM	Airfare
			\$827.76		
59269	Arcrite Northern Ltd.	\$901.95		REC	ContSvs-CurlRk
59270	Arctic Inland Resources	\$471.22	\$102.80	PW	OpSupp
			\$368.42	PW	NonCapEquip
			\$471.22		
59271	Arctech Circle Welding	\$1,459.50	\$1,123.50	PW	HvyEqR&M
			\$336.00	ADM	BldgR&M Elevator
			\$1,459.50		
59272	Armstrong, Dane	\$286.75		REC	TrvlTraining
59273	Aurora Inn	\$250.00		ADM	DonationRawT
59274	Bonanza Market	\$201.25		REC	ProgSupp
59275	Brenntag Canada Inc.	\$688.70		PW	Chemicals
59276	Brown, Shelley	\$1,385.87		REC	Reimb-TrvTraining
59277	Chief Isaac Incorporated	\$181.65		PW	SafetyLine
59278	Chief Isaac Mechanical	\$5,717.80		PW	HvyEqR&M
59279	CIMCO Refrigeration	\$1,198.16		REC	BldgR&M
59280	Crocker, Kate	\$200.00		REC	PoolFloat
59281	Dawson City General Store	\$607.44	\$139.10	REC	GardenPromo
			\$349.24	REC	ProgSupp
			\$70.82	ADM	OffSupp
			\$48.28	PW	JaniSupp
			\$607.44		
59282	Dawson Firefighters Assoc	\$11,195.00		PS	CR#23-137 Qutrly
59283	Dawson Hardware Ltd.	\$1,609.82	\$93.53	PW	NonCapEquip
			\$108.60	REC	OpSupp
			\$19.83	REC	OpSupp-Grdn
			\$610.78	REC	BldgR&MPool
			\$36.15	REC	ProgSupp

The City of Dawson
 Cheque Run 23-10
 5/19/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
	Dawson Hardware Ltd. (cont)		\$119.57	REC	ProgSuppGrdn
			\$160.09	REC	OpSuppP&G
			\$178.54	ADM	OffSupp
			\$71.41	PW	SafetySupp
			\$21.50	PW	OpSupp
			\$11.33	PW	BldgR&M
			\$37.77	PW	JaniSupp
			\$28.33	REC	SafetySupp
			\$112.39	REC	Chemicals-Pool
			<hr/>		
			\$1,609.82		
59284	Digby, Karen	\$503.67		REC	Instructor
59285	Dominion Station	\$247.16		PW	VehFuel
59286	Eight Days Martial Arts	\$1,788.00		REC	Instructors
59287	The Feed Store-Pet Junction	\$95.70		PS	Safety&OpSupp
59288	Franks, Kahlan	\$286.75		REC	Training
59289	Gower, Chris	\$1,636.58		ADM	TrvlFeesCBC
59290	Grenon Enterprises Ltd.	\$22,477.94	\$2,362.51	PW	ContSvWtrMn7
			\$459.38	PW	SteamCulMaryM
			\$5,273.64	PW	ContSvAp16-22
			\$75.08	PW	WtrDelRecCtre
			\$9,309.30	PW	WtrDel
			\$4,998.03	PW	ContSvAp23-30
			<hr/>		
			\$22,477.94		
59291	Infosat Communications	\$89.96		PS	SatPhone
59292	Kirkwood Elevators Ltd.	\$62,937.00		ADM	BldgR&M
59293	Klondike Office Systems	\$54.01		ADM	CopyCt
59294	Literary Soc. of the Klondike	\$1,375.50	\$1,165.50	ADM	Advertising
			\$210.00	CABLE	Advertising
			<hr/>		
			\$1,375.50		
59295	Manitoulin Transport	\$317.79		PW	Freight
59296	Meagher, James	\$402.65		REC	TrvlTraining
59297	Northern Superior	\$320.97	\$172.27	PW	OpSupp
			\$25.68	REC	OpSupp
			\$4.16	PW	BldgR&M
			\$60.33	PW	NonCapEquip
			\$58.53	PW	HvyEquipR&M
			<hr/>		
			\$320.97		
59298	Northwestel Inc.	\$6,562.85		ALL	Phone
59299	Raven's Nook	\$1,065.75	\$897.75	PW	SafetyGear
			\$168.00	REC	SafetyGear
			<hr/>		
			\$1,065.75		

The City of Dawson
 Cheque Run 23-10
 5/19/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59300	Raven Inn	\$246.75		M&C	Accomm-Spriggs
59301	A Ray of Sunshine	\$18.84		REC	ProgSupp
59302	RDH Building Science	\$9,918.56		ADM	CBCBldgResto
59303	Steven Richards Construction	\$147.00		REC	ContSvs
59304	Sweet Sweet Yukon	\$82.00		ADM	PromoSpcEvt
59305	Territorial Treasurer	\$157.50		PW	AnnMarineLease
59306	Triple J Hotel	\$250.00		ADM	GiftCert
59307	Tsunami Solutions Ltd.	\$170.10		PW	SafetyLine
59308	Tucker Carruthers	\$1,195.43		PS	ProFees-Legal
59309	Univerus Software Cda	\$241.16		ADM	ADM IT-eCommFees
59310	WSP Canada Inc	\$2,859.15		REC	ProFees-Arena
59311	Yukon University	\$1,606.50		PW	Training
59312	Yukon Energy Corp	\$31,920.11	\$28,679.34	ALL	Pwr
			\$3,240.77	PW	StLites
			\$31,920.11		
59313	Yukon Service Supply Co.	\$2,917.60		PW	JaniSupp
59314	Yukon Gardens	\$4,900.85		REC	OpSupp-ContractGrdns
59315	Zarowny, Capri	\$2,200.00		ADM	Recycling Floats
59316	Henderson, David	\$1,551.43		ADM	Reimb AYC conference
59317	Colliers Project Managers	\$1,081.50		ADM	CBC RestoPrj
59318	Cotter Enterprises	\$5,202.75		CABLE	ContSvs
59319	Henderson, David	\$361.13		ADM	Reimb-Staples
59320	Henry, Jalen	\$60.00		PS	ContSvs
59321	Kendrick, William	\$2,176.00		M&C	FCM AnnConf
59322	Masserey, Michael	\$431.64		PS	Reimb-LocalPurchase

The City of Dawson
 Cheque Run 23-11
 6/2/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
	#59323 - #59344	\$24,833.34			RRRSP 10-11
59345	Grainger Canada	\$467.99		PW	OpSupp
59346	Advance North Mechanical	\$3,342.10	\$989.66	PS	VehR&M
			\$1,819.14	PW	VehR&M
			\$533.30	REC	VehR&M
			\$3,342.10		
59347	Air North Partnership	\$1,241.81	\$858.90	REC	Freight
			\$382.91	PW	Freight
			\$1,241.81		
59348	Arctic Inland Resources	\$1,293.89	\$388.71	PW	OpSupp
			\$619.33	PW	HvyEqR&M
			\$43.39	REC	OpSuppPool
			\$102.95	PW	Tools
			\$139.51	PW	BldgR&M
			\$1,293.89		
59349	ATAP Infrastructure Mgt	\$19,425.00		PW	IT-YkStLftStnRepro
59350	BHB Mini Storage	\$131.25		ADM	ArchiveStorage
59351	Bonanza Market	\$371.55		REC	ProgSupp
59352	Brown, Shelley	\$56.09		REC	Reimburse
59353	Building Systems Consulting	\$12,092.85		ADm	BldgR&M
59354	Dawson City General Store	\$97.76	\$16.57	ADM	OffSupp
			\$81.19	REC	ProgSupp
			\$97.76		
59355	Dawson Hardware Ltd.	\$4,824.23	\$16.05	REC	ProgSupp
			\$36.13	REC	OpSupp
			\$2,224.96	PW	OpSupp
			\$125.65	REC	SafetySupp
			\$1,114.82	REC	BldgR&MPool
			\$145.93	REC	BldgR&M
			\$102.46	PW	JaniSupp
			\$144.50	REC	Chemicals
			\$59.51	PW	Tools
			\$23.30	PW	BldgR&M
			\$589.05	REC	OpSuppGdn
			\$94.49	PW	SafetyGear
			\$147.38	ADM	IT-OpSupp
			\$4,824.23		
59356	Dawson Trading Post	\$377.37		REC	ProgSupp
59357	Eldorado Hotel	\$202.52		PS	PromoSpcEvt
59358	Gladish, Naomi	\$292.95		REC	NonCapEq
59359	Gold Rush Inn	\$626.85		M&C	Accomm

The City of Dawson
 Cheque Run 23-11
 6/2/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59360	Grenon Enterprises Ltd.	\$1,997.63	\$131.25	PW	ContSv-StmDigby
			\$388.50	PW	SupptoJlondon
			\$262.50	PW	ContSv-StmDigb
			\$328.13	PW	ContSv-StmBhsW
			\$131.25	PW	ContSv-Stm6Mho
			\$388.50	PW	ScrndtoFldgate
			\$105.00	REC	ContSv-Minto
			\$262.50	REC	StmFStWashroo
			\$1,997.63		
59361	Jacobs Industries Ltd	\$76.44		PW	OpSupp
59362	Juliette's Manor	\$2,450.00		ADM	StaffAccomm
59363	Lawson Lundell LLP	\$2,969.65		ADM	ProFees-Legal
59364	Masserey, Mike	\$278.93		PS	Reimburse
59365	Mayes Enterprises	\$4,695.87		REC	BldgR&M
59366	Mediquest Technologies Inc.	\$318.15		REC	SafetySupp
59367	Nordique Fire Protection	\$1,692.60		PS	VehR&M
59368	Northern Superior Mechanical	\$150.54	\$75.83	REC	VehR&M
			\$20.15	PW	OpSupp
			\$54.56	PW	VehR&M
			\$150.54		
59369	Raven's Nook	\$346.50		PW	SafetyGear
59370	Raven Inn	\$520.80		M&C	Accomm
59371	A Ray of Sunshine	\$371.93	\$309.03	ADM	PromoSpceEv
			\$62.90	REC	PrgSupp
			\$371.93		
59372	Underhill Geomatics Ltd.	\$14,091.00		REC	BldgR&M
59373	Wilmhurst, Brian	\$757.80		ADM	Refundables
59374	Yukon University	\$1,660.00		PW	Training

The City of Dawson
 Cheque Run 23-12
 6/16/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59375	44478 Yukon Inc.	\$6,425.29		ADM	ContSvs-IT-May
59376	AFD Petroleum Ltd.	\$70,352.41	\$1,646.41	REC	BldFuelPool
			\$1,773.32	REC	BldFuelArena
			\$3,933.30	ALL	VehFuel
			\$2,999.38	ALL	VehFuel
			\$60,000.00	ALL	OnAcct
			\$70,352.41		
59377	ISCO-AH McElroy	\$2,031.96		PW	OpSupp
59378	Building Systems Consulting Inc.	\$3,894.98		ADM	CBC Resto
59379	Bureau Veritas	\$1,016.62		PW	ContSvsWt
59380	Chief Isaac Incorporated	\$181.65		PW	SafetyLine
59381	Chief Isaac Mechanical	\$3,229.95		PW	HvEqR&M
59382	Clear Water Controls	\$759.11		PW	OpSupp
59383	Dawson City General Store	\$516.32	\$78.50	PW	JaniSupp
			\$214.74	ADM	OffSupp
			\$223.08	REC	ProgSupp
			\$516.32		
59384	Dawson Hardware Ltd.	\$2,063.76	\$277.83	PW	BldgR&M
			\$446.95	REC	OpSupp CommGdn
			\$415.80	PW	OpSupp
			\$113.25	REC	BldgR&M
			\$103.94	PW	Tools
			\$45.34	PW	JaniSupp
			\$45.33	REC	OpSupp
			\$614.20	ADM	OffSupp
			\$1.12	PW	VehR&M
			\$2,063.76		
59385	Gary Smith Painting	\$8,400.00		REC	ContSvs
59386	Graf Enviro Services Inc.	\$7,140.00			PW BinApr-May
59387	Greenwood Engineering Solutions	\$2,321.81			PW ContSv-WtrM
59388	Grenon Enterprises Ltd.	\$30,361.28	\$5,478.38	PW	ContSvAp30-Ma6
			\$5,145.00	PW	ContSv-Ma7-13
			\$131.25	PW	ConSvStm4&Duke
			\$6,940.50	PW	ContSvMa14-20
			\$582.75	PW	QuigleyWtrTank
			\$10,660.65	PW	ResWtrDel
			\$1,422.75	PW	ContSvs-W.DawsonRd
			\$30,361.28		
59389	Infosat Communications	\$89.96		PS	SatPhone
59390	Klondike Chevrolet-Buick-GMC	\$200.73		REC	VehR&M
59391	B & D Luggage Services	\$45.00		REC	ProgSupp
59392	Menzies, Peter	\$373.55		ADM	Refundables

The City of Dawson
 Cheque Run 23-12
 6/16/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59393	Northern Superior Mechanical	\$527.32	\$204.64	PW	VehR&M
			\$54.01	PW	NonCapEq
			\$149.26	PW	HvyEqR&M
			\$17.23	REC	EquipR&M
			\$102.18	PW	OpSupp
			<hr/>		
			\$527.32		
59394	ORO Enterprises Ltd	\$95,000.00		PW	Progress Paymt
59395	Pacific Northwest Moving	\$3,833.98	\$3,782.71	PW	Freight
			\$51.27	REC	Freight
			<hr/>		
			\$3,833.98		
59396	Polarettes Gymnastics Club	\$5,600.00		REC	ContSvs-Instructors
59397	Raven's Nook	\$929.28		PW	SafetyGear
59398	A Ray of Sunshine	\$35.56		REC	OpSuppCommGdn
59399	Forget Me Not Botanicals	\$6,250.00		REC	ContSvs
59400	Swinton, Ashley	\$1,303.00		REC	CR#23-172 SpEvt
59401	Dumka, Greg	\$31.50		PL&D	CR#23-166 Refund
59402	Gilpin, James	\$750.80		REC	CR#23-167 ContSvs
59403	Havrelock, Darby	\$51.25		REC	CR#23-168 Training
59404	Tornado Global Hydrovacs	\$429.45		PW	HvyEqR&M
59405	Total North Communications Ltd	\$567.00		ADM	IT-Phone
59406	VOID				
59407	Zarowny, Capri	\$4,500.00		ADM	Recycle Floats
59408	Turai-Bartholomeus, Tristan	\$400.00		REC	Payroll Draw 230622

The City of Dawson
 Cheque Run 23-13
 6/30/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59409	Kendrick,William	\$1,111.39		ADM	Conference TrvlClaim
59410	Grainger Canada	\$1,053.36		PW	OpSupp
59411	Advance North Mechanical	\$732.49		PW	VehR&M
59412	Air North Partnership	\$728.75		PW	Freight
59413	Arctic Inland Resources Ltd.	\$730.95	\$437.18	REC	BldgR&M
			\$99.18	PW	NonCapEq
			\$194.59	PW	BldgR&M
			\$730.95		
59414	Assoc. of Yukon Communities	\$702.14	\$595.00	ADM	CR#23-164 Ja-MayIMBL
			\$107.14	ADM	TrvlInsM&C
			\$702.14		
59415	Chilkoot Geological Engineers Ltd.	\$16,186.80		REC	BldgR&M Arena
59416	Commercial Aquatic Supplies	\$3,313.59		REC	OpSupp
59417	The Feed Store-Pet Junction	\$610.63		PS	PromoSpcEvt
59418	Klondike Office Systems	\$1,446.84		ADM	CopyCt
59419	Neptune Technology Group	\$40,462.99		PW	CR#23-170 PPay07
59420	Raven Inn	\$241.50		M&C	Accomm
59421	Total Fire Protection Services	\$861.00	\$525.00	REC	BldgR&M
			\$336.00	PW	BldgR&M
			\$861.00		
59422	Tsunami Solutions Ltd.	\$170.10		PW	SafetyLine
59423	Unbeatable Printing	\$561.75		PS	ContSvs-Signs
59424	Yukon Service Supply Co.	\$334.83		PW	JaniSupp
59425	Advance North Mechanical	\$1,299.70		PW	VehR&M
59426	AFD Petroleum Ltd.	\$39,221.47	\$15,002.49	PW	BldgFuel-WTP
			\$276.10	REC	BldgFuelWFrnt
			\$365.85	PW	BldgFuelWdShp
			\$1,645.95	ADM	BldgFuelCH
			\$705.42	PS	BldgFuelCH
			\$7,205.32	REC	BldgFuelArena
			\$966.25	PW	BldgFuelGarage
			\$13,054.10	REC	BldgFuelPool
			\$39,221.48		
59427	Air North Partnership	\$586.48	\$528.24	PW	Freight
			\$58.24	REC	Freight
			\$586.48		
59428	Arctic Inland Resources Ltd.	\$744.44	\$100.09	REC	NonCapEq
			\$342.75	ADM	BldgR&M
			\$301.60	REC	OpSupp
			\$744.44		
59429	Assoc. of Yukon Fire Chiefs	\$150.00		PS	Membership
59430	Blackbird Russel, Elizabeth	\$625.00		REC	CR#23-182 Instructor
59431	Bonanza Market	\$1,006.84	\$119.06	REC	ProgSupp
			\$8.19	ADM	OffSupp
			\$879.59	PW	PromoSpcEvt-Diversion Ctre
			\$1,006.84		

The City of Dawson
 Cheque Run 23-13
 6/30/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59432	Colliers Project Leaders Inc.	\$73.50		ADM	CBC Resto
59433	Custom Business Systems Ltd	\$876.75		ADM	OpSupp
59434	Dawson City Arts Society	\$500.00		ADM	CommGrant-22FundFilm
59435	Dawson City Community Radio Scty	\$2,400.00		ADM	Radio Advertising
59436	Dawson City General Store	\$968.76	\$151.62	REC	ProgSupp
			\$218.74	ADM	OffSupp
			\$222.52	PW	OpSupp
			\$5.96	PW	JaniSupp
			\$21.97	REC	OpSupp
			\$323.82	REC	CdnDaySupp
			\$24.13	PW	SafetySupp
			\$968.76		
59437	Dawson Hardware Ltd.	\$3,196.82	\$187.07	REC	SafetySupp
			\$1,121.02	PW	OpSupp
			\$252.16	REC	DHL 338138 REC OpSupp
			\$43.46	REC	NonCapEq
			\$474.52	REC	P&GMaint
			\$18.21	PW	JaniSupp
			\$49.12	REC	EquipR&M
			\$124.74	REC	BldgR&M
			\$14.14	ADM	CBC Resto
			\$355.96	PW	BldgR&M
			\$113.37	PS	OpSupp
			\$15.11	REC	OpSupp Pool
			\$77.46	REC	BldgR&MArena
			\$41.54	PW	SafetySupp
			\$47.24	PW	OpSuppQuigley
			\$96.37	REC	OpSuppGdn
			\$135.11	PW	SafetySupp
			\$30.22	REC	BldgR&MPool
			\$3,196.82		
59438	Dawson Trading Post	\$53.45		REC	SafetySupp
59439	Discovering North	\$1,186.50		REC	NonCapEquip
59440	Dominion Station	\$255.00		PW	VehFuel
59441	Emco Corporation	\$99.11		REC	BldgR&Mpool
59442	The Feed Store-Pet Junction	\$610.63		PS	PromoSpEv
59443	Gammie Trucking Ltd.	\$362.25		REC	ContSvs
59444	Gold Rush Inn	\$2,089.50	\$835.80	M&C	Accomm
			\$1,253.70	REC	Accomm
			\$2,089.50		
59445	Yukon-Motor Vehicles	\$1,155.00		ALL	VehReg
59446	Gower, Chris	\$5,355.00		ADM	CBC Resto
59447	Graf Enviro Services Inc.	\$4,515.00		PW	ContSvs
59448	Greenwood Engineering Solutions	\$3,858.75		PW	ContSvs

The City of Dawson
 Cheque Run 23-13
 6/30/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59449	Grenon Enterprises Ltd.	\$16,310.72	\$1,837.50	PW	ContSvsMy21-27
			\$777.00	PW	ContSvsScrnRk
			\$4,987.50	PW	ContSvsMy28-J3
			\$2,556.75	PW	ContSvsJn4-10
			\$582.75	PW	ContSvsVacTrk
			\$2,937.38	PW	ContSvsJn11-17
			\$1,168.13	PW	ConSvMar30-31
			\$75.08	PW	WtrDelRecCtre
			\$1,388.63	PW	ContSvsLftStns
			<hr/>		
			\$16,310.72		
59450	Hirakida, Kimiko	\$3,417.50		REC	PoolReCert's
59451	Kang, Angela	\$300.00		REC	Instructor
59452	Kendrick, William	\$1,350.00		M&C	PerDiems
59453	Logue, Marjorie	\$5,000.00		PL&D	RefundDevPmt
59454	Manitoulin Transport	\$810.83	\$766.56	REC	Freight
			\$44.27	PW	Freight
			<hr/>		
			\$810.83		
59455	Masserey, Mike	\$198.23		PS	Reimb
59456	McConkey, George	\$1,300.00		REC	Canada Day
59457	Mitchell, Dawne	\$200.00		REC	ContSvs
59458	Neptune Technology Group	\$40,462.99		PW	ProgPay07
59459	Nordique Fire Protection	\$207.53		PS	OpSupp
59460	Northern Superior Mechanical	\$602.44	\$144.76	REC	EquipR&M
			\$312.05	PW	OpSupp
			\$86.72	PW	SafetySupp
			\$58.91	ADM	BldgR&M
			<hr/>		
			\$602.44		
59461	Northwestel Inc.	\$6,973.85		ALL	Phone
59462	Northlands Water & Sewer Supplies	\$7,811.79		PW	OpSupp
59463	Paterson, Julia	\$262.50		REC	Instructor
59464	Raven's Nook	\$1,454.25	\$488.25	REC	SafetyGear
			\$966.00	PW	SafetyGear
			<hr/>		
			\$1,454.25		
59465	A Ray of Sunshine	\$23.60		PW	SafetySupp
59466	Robitaille, Paul	\$837.05		REC	NonCapEq
59467	Smith Cameron Pump Solutions	\$1,228.50		PW	OpSupp
59468	Sifton Range Environtl Consulting	\$1,050.00		PW	ContSvs
59469	Slattery, Shari	\$300.00		REC	Instructor
59470	Softball Yukon	\$450.00		REC	OpSupp
59471	Somerville, Alex	\$820.28		M&C	Reimb-ConfHotel
59472	Spectrum Security - Sound Ltd.	\$126.00		REC	ContSvs
59473	Stantec Architecture Ltd.	\$3,379.95		PL&D	ProFees
59474	Staples #251 Whitehorse	\$767.94		ADM	OffSupp

The City of Dawson
 Cheque Run 23-13
 6/30/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59475	Gagne, Kayla	\$2,000.00		REC	CommGrnt
59476	Ramirez, Ricardo	\$125.00		ADM	Refund-overpayment
59477	Tyrner, Darcy	\$280.00		PW	Refund-overpayment
59478	Tennis Yukon	\$450.00		REC	Instructor
59479	Tetra Tech Canada Inc.	\$10,500.00		PW	ContSvs
59480	Total North Communications	\$157.50		ADM	IT-Phone
59481	Towns, Paul	\$1,025.00		REC	Instructor
59482	Tr'ondök Hwöch'in	\$246.71		REC	RefundFob
59483	Uline Canada Corporation	\$6,444.39	\$6,204.39	PW	OpSupp
			\$240.00	ADM	OpSupp
			<hr/>		
			\$6,444.39		
59484	Unbeatable Printing	\$1,315.65		REC	ProgSuppTriathlon
59485	Underhill Geomatics Ltd.	\$14,091.00		REC	BldgR&M
59486	Van Den Berg, Dr. Gabriel	\$200.00		PS	ProFeesMed
59487	Van Nostrand, Angela	\$250.00		REC	Canada day
59488	WFR Wholesale Fire & Rescue	\$56.44		PS	OpSupp
59489	Yukon Energy Corporation	\$23,010.99	\$3,290.96	PW	StreetLights
			\$19,720.03	ALL	Power June
			<hr/>		
			\$23,010.99		
59490	Yukon Honda	\$256.70	\$256.70		EqR&M
59491	Yukon Inn	\$450.45		PS	Accomm
59492	Yukon Disc	\$5,842.99		REC	ContSvs

The City of Dawson
 Cheque Run 23-14
 7/14/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59493	44478 Yukon Inc.	\$6,147.75		ADM	ContSvs-ITJune
59494	Advanced Media Technologies	\$58,406.60		CABLE	OpSupp
59495	AFD Petroleum Ltd.	\$8,457.80	\$2,300.92	ALL	VehFuel
			\$1,094.94	ALL	VehFuel
			\$2,949.26	ALL	VehFuel
			\$910.57	ALL	VehFuel
			\$1,202.11	ALL	VehFuel
			\$8,457.80		
59496	Air North Partnership	\$604.70	\$294.90	REC	Freight
			\$309.80	PW	Freight
			\$604.70		
59497	Arctic Inland Resources Ltd.	\$4,663.62	\$166.15	PW	BldgR&M
			\$531.89	PW	OpSupp
			\$3,385.56	PW	BrdwalkR&M
			\$580.02	REC	P&GMaint
			\$4,663.62		
59498	Armstrong, Jacob	\$10,600.00		REC	CapEquip
59499	Associated Engineering (B.C.) Ltd	\$1,703.84		PW	ProFeesEng
59500	BHB Mini Storage	\$131.25		ADM	ArchiveStor
59501	Bonanza Market	\$726.17		REC	CdaDayCele
59502	Brenntag Canada Inc.	\$134.35		PW	Chemicals
59503	Chilkoot Geological Engineers	\$10,893.75		REC	ProFee-Arena
59504	Commercial Aquatic Supplies	\$5,507.88		REC	OpSuppPool
59505	Dawson Chamber of Commerce	\$2,363.25		ADM	CommGrant
59506	Dawson City General Store	\$185.60	\$40.45	REC	OpSupp
			\$59.93	ADM	OffSupp
			\$7.13	PW	OpSupp
			\$78.09	REC	ProgSupp
			\$185.60		
59507	Dawson City Minor Soccer	\$3,180.86		REC	FieldMaint
59508	Dawson Hardware Ltd.	\$1,930.18	\$14.16	PW	SafetySupp
			\$136.01	PW	JaniSupp
			\$26.01	REC	OpSuppP&G
			\$83.12	ADM	OffSupp
			\$271.35	PW	OpSupp
			\$29.26	PW	SafetySupp
			\$5.01	PW	BldgR&M
			\$241.85	REC	Chemicals
			\$283.43	ADM	OffSupp
			\$839.98	PW	NonCapEquip
			\$1,930.18		
59509	Display Systems International	\$315.00		CABLE	OpSupp
59510	Environmental Operators Certif.	\$630.00		PW	FacilityAnnDues
59511	First Nations Bank of Canada	\$1,728.45		ADM	Property Tax Refund
59512	Gammie Trucking Ltd.	\$2,063.25		PW	OpSuppRds

The City of Dawson
 Cheque Run 23-14
 7/14/2023

Cheque Number	Vendor Name	Cheque Amount	Detail	Dept	Description
59513	Grenon Enterprises Ltd.	\$10,900.58	\$10,585.58	PW	WaterDel
			\$315.00	REC	PPotSvs
			<u>\$10,900.58</u>		
59514	HiMark Mechanical	\$656.25		PW	EquipR&M-Quigley
59515	Infosat Communications	\$89.96		PS	SatPhone
59516	John Howland Photography	\$750.00		REC	ProFees
59517	Kilrich Industries	\$128.68		PW	BldgR&M
59518	Klondike Office Systems	\$454.84		ADM	CopyCt
59519	Klondike Institute Arts & Culture	\$4,000.00		REC	REC Grant
59520	Klondike Kate's	\$1,512.00		REC	Accomm
59521	Literary Society of the Klondike	\$2,331.00		ADM	Advertising
59522	Klondike Printing	\$252.00		REC	ProgSupp
59523	B & D Luggage Services	\$380.00	\$65.00	ADM	PromoSpEvt
			\$220.00	REC	CdaDayCele
			\$95.00	REC	Triathlon
			<u>\$380.00</u>		
59524	Listers Motor Sports	\$163.63		REC	EqR&M
59525	Manitoulin Transport	\$2,975.03		PW	Freight
59526	Maximillian's Gold Rush	\$62.50		ADM	PromoSpEvt
59527	Northern Superior Mechanical	\$38.52		PW	BldgR&M
59528	Paterson, Julia	\$168.75		REC	Instructor
59529	Practica	\$553.85		REC	OpSuppP&G
59530	R&J Sign Company	\$3,408.00		REC	Signage
59531	Raven's Nook	\$94.50	\$52.50	PW	SafetyGear
			\$42.00	REC	CdaDayCele
			<u>\$94.50</u>		
59532	A Ray of Sunshine	\$371.63		REC	CdaDayCele
59533	Smith Cameron Pump Solutions	\$40,446.00		PW	OpSupp-WTP
59534	Spectrum Security - Sound Ltd.	\$220.47		PW	WTPAlarmMonitor
59535	Swinton, Ashley	\$4,850.00		REC	Instructor
59536	Total Fire Protection Services	\$7,906.50	\$1,207.50	ADM	BldgR&M
			\$2,289.00	PW	BldgR&M
			\$2,467.50	PW	ContSvs
			\$1,942.50	REC	BldgR&Marena
			<u>\$7,906.50</u>		
59537	Total North Communications	\$567.00		ADM	IT-Phone
59538	Tsunami Solutions Ltd.	\$170.10		PW	SafetyLine
59539	WFR Wholesale Fire	\$185.73		PS	OpSupp
59540	Wildstone Construction & Eng.	\$116,966.43		ADM	CBankResto
59541	Williams Construction	\$15,750.00		REC	ContSvs
59542	Wynker Electric & Controls Ltd.	\$2,492.21		PW	OpSupp
59543	Yukon Honda	\$231.59		REC	EquipR&M
59544	Zarowny, Capri	\$7,000.00		ADM	Recycle Float
	#59546 - #59568	\$21,978.73			RRSP 12-13



City of Dawson

Report to Council

Agenda Item	CHMC Housing Accelerator Fund
Prepared By	David Henderson CA / Farzad
Meeting Date	July 26, 2023
References (Bylaws, Policy, Leg.)	
Attachments	2021 Housing Needs Assessment Pre-Application Reference Guide

	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That Council approve of the general outline of the Housing Accelerator Fund Application herein put forth by staff and endorse in principle the initiatives identified.

Executive Summary

The HAF program was identified to staff in May of this year via Jillian Hardie of CMHC. It is a designed to accelerate the increase in the availability of housing by identifying 5 – 7 local actions or initiatives that will achieve this goal.

The municipality must estimate the increase in the projected quantity of new housing to be built in the community over the next three years if these initiatives are undertaken. Funding is received incrementally based initially on this estimate and then according to actual results.

Staff have identified the following initiatives that fit the criteria discussed with representatives of the program to-date. If this program application is accepted these initiatives will be fully developed, costed, reviewed with council, and funded by the revenue from this program –

Initiatives

1. E-permitting system
2. GIS implementation
3. Zoning Bylaw amendments for residential zones enabling greater density.
4. Develop an incentive plan/policy for duplex or multi Unit Residential
5. Develop a plan / protocol for identifying City Owned properties for sale and development or to be removed from Municipal list.
6. Heritage Bylaw Amendment

Background

The Housing Accelerator Fund (HAF) is administered by the Canadian Mortgage and Housing Corporation (CMHC) on behalf of the Canadian Government. The program is designed to speed up the increase in supply of Housing across Canada.

The Budget for the program is \$4.5 billion. With the following priorities

- Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low carbon and climate-resilient communities

Eligible applicants

Local Governments and first Nation communities who have delegated authority over land use planning and development approvals.

Application Streams –

- Large Urban – populations greater than 10,000
- Small / Rural / North / Indigenous - communities <10,000 population

Discussion / Analysis

The program is potentially lucrative and presents an opportunity to fund initiatives that will benefit the development process in the City in both the short and long term. E Permitting and GIS implementation make the development process faster and more efficient for applicants and staff.

Reviewing and amending the Heritage Bylaw and process has been recommended by staff for some time now to improved development efficiency and recognize changing priorities. This program gives us the opportunity to potentially bring in outside expertise to assist in the update.

The initiatives related to zoning recommendations will potentially allow staff to access outside expertise while addressing current work responsibilities.

The housing numbers to be used for calculations are currently under review as they must come from Building Permit information and must be reviewed to separate Building Permits for Housing from non housing permits.

There is a requirement for an updated Housing Needs Assessment and the Yukon Government has committed to providing updated assessments for participating communities.

If funding in excess of the cost of the identified initiatives is received staff will bring to council recommendations for the allocation of such funding including but not limited to parking such in a reserve account for planning / housing initiatives.

Fiscal Impact

The expectation is that the initiative identified will be funded from the program. If insufficient program funds are available to fund an initiative, then the initiative will not go forward until such time as funds have been approved by council either through the annual budget or a budget amendment.

If the program is successful, it will mean additional Property Tax Paying properties sooner than would otherwise be achieved.

If the application is approved and funding is achieved for the identified initiatives, these initiatives would not be budgetary requests in the future.

Alternatives Considered

The program representatives have been sharing examples of successfully adopted initiatives with Yukon Municipal representatives and Dawson staff have identified initiatives based on our local need and their compatibility with successfully adopted program initiatives. Alternative initiatives would have to be evaluated for applicability and the probability that the municipality would be able to enable them.

Next Steps

1. Submit application initially to CMHC staff for review, commentary, adjustments.
2. Upon endorsement, submit application formally
3. If successful, fully develop and cost out each initiative for review with council
4. Implement initiatives.
5. Track and follow up

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	June 26, 2023
	Farzad Zarringalam	PDM	June 26, 2023

Housing Needs Assessment

- Dawson -

Submitted to Yukon Housing Corporation

March 31, 2021



Table of Contents

- Summary of Key Findings and Recommendations i
 - Characteristics of Dawson i
 - Synopsis of Recommendations..... ii
- 1.0 Introduction 1
 - 1.1 Environmental Scan - Current Context 1
 - 1.2 Data Sources and Needs Assessment Methodology 4
- 2.0 Community Overview: Dawson 7
 - 2.1 Tr’ondëk Hwëch’in First Nation 8
- 3.0 Demographic Profile and Trends 9
 - 3.1 Yukon Population Profile 9
 - 3.2 Indigenous Population in Yukon 9
 - 3.3 Population Age Distribution 10
 - 3.4 Migration and Mobility 10
 - 3.5 Yukon Population Trends 11
 - 3.6 Dawson Population Trends..... 12
 - 3.7 Socioeconomic Indicators..... 13
- 4.0 Housing Overview: Yukon Communities 14
 - 4.1 Yukon Housing Corporation..... 15
 - 4.2 YHC Community Housing Resources..... 16
 - 4.3 Tr’ondëk Hwëch’in First Nation Housing in Dawson..... 17
 - 4.4 Chief Isaac Development Corporation..... 18
 - 4.5 Klondike Development Organization 18
 - 4.6 Community Organizations Linked to Housing..... 19
 - 4.7 Dawson Community Context 20
- 5.0 Informant Insights on Housing in Dawson 22
 - 5.1 Community Demand and Capacity 22
 - 5.2 Housing for Individuals with Vulnerabilities..... 23
 - 5.3 Housing Suitability 24
- 6.0 Housing Needs in Dawson - Findings and Recommendations 25
 - 6.1 Housing Availability..... 25
 - 6.2 Housing Affordability, Suitability and Adequacy 26
 - 6.3 Housing for Vulnerable Individuals 27

7.0	Appendix A - Housing Needs Assessment Data.....	28
7.1	Population Trends by Community 2010 - 2020	28
7.2	Comparison of Age Distribution: Whitehorse, Rural Communities and Dawson	29
7.3	Indigenous Population in Yukon by Geography.....	30
7.4	Median Age by Geography	30
7.5	Aging Population in Yukon Communities 2010 - 2020	31
7.6	Population Shifts in Dawson 2010 - 2020.....	32
7.7	Migration and Mobility - Impact on Community Demographics	33
7.8	Core Housing Need Data.....	36
7.9	Yukon Housing Corporation Ratio Population:Housing by Community	37
7.10	Census 2016 Housing Data - Canada and Yukon.....	38
7.11	Census 2016 Housing Data - Yukon and Dawson	38
7.12	Dwellings by Period of Construction	39
7.13	Median Household Income by Community	40
8.0	Appendix B - Key Informant Interviews.....	41
	Endnotes	42

Summary of Key Findings and Recommendations

This independent assessment of housing needs identifies and documents the unique and specific housing needs within the community of Dawson. The objective of this report is to provide Yukon Housing Corporation with relevant and credible information that provides guidance for decisions about meeting the housing needs of Yukoners.

The City of Dawson is located on the Yukon River, 532 kilometres northwest of Whitehorse; it is the largest community in Yukon outside Whitehorse, and in 1902, became the first municipality in Yukon. Today the townsite is a Parks Canada designated heritage site, and the Klondike gold rush history sustains a vibrant tourism economy. Mining remains an active industry in the region; public sector employment for federal, territorial, First Nations and municipal governments is also a significant component of the local economy, as is typical in all Yukon communities, including Whitehorse.

Dawson is located on the traditional territory of the Tr'ondëk Hwëch'in First Nation - the "people of the river". Tr'ondëk Hwëch'in First Nation achieved self-government in 1998.

Characteristics of Dawson

- The demographic and socioeconomic metrics of Dawson are comparable with Whitehorse, and do not fit the pattern consistent across other rural communities in Yukon. Relative to Whitehorse, Dawson has a higher proportion of subsidized housing, and older housing stock.
- The current population of Dawson is 2,277 people.¹ The population of Dawson has increased 21% in the past decade, at times exceeding the growth of Whitehorse. (Appendix 7.6)
- Unlike other rural communities, the population of Dawson has grown consistently, and is projected to increase faster than Whitehorse in the coming decades. Current population projections for Dawson are that the population will increase by 49.8% between 2018 and 2040, to a projected 3,480 people.²
- While the absolute number of seniors and Elders has nearly doubled between 2010 and 2020, that cohort is a small proportion of the total population. Migration, likely linked with employment, has been a larger factor, with a decrease in the 45-65 population, and an increase in the 25-44 age cohort.
- Dawson exemplifies the unique demographic trends of the Yukon: a very low proportion of children and seniors relative to Canadian averages, and a relatively larger, highly mobile working age population (Appendix 7.6)
- In Dawson, 18% of the population is Indigenous, comparable with 15% of the population in Whitehorse, and much lower than the average of 40% of the population in rural communities.³
- The median age in Dawson is 39.7 years, compared with 39.5 years for all of Yukon, and 38.3 years for Whitehorse.⁴
- In Dawson, the median household income was \$68,608; ranking sixth of communities outside Whitehorse.⁵

- 2016 census data on employment rates indicate an overall employment rate of 68.5% in Yukon; 71.3% in Whitehorse, and an average of 58.5% across all rural communities. In Dawson, the employment rate is 71.0%.⁶
- The primary housing issue identified in Dawson is the availability of both rental housing and home ownership. The consistent, rapid growth of the population in Dawson has created increasing pressures across the housing continuum and a growing gap between housing supply and demand. There are also significant gaps in adequately and appropriately meeting the diverse needs of housing with services for vulnerable individuals.
- There are multiple physical and geographic factors that impact housing within Dawson, including the historic designation of many buildings and sites, the relatively small area of serviced land, the small legal lots on the historic townsite, and the ongoing impacts of permafrost and flood risk.
- The proportion of households in Dawson that are renters is 54%, compared with 33% for Yukon overall. In Dawson, 48.6% of renters live in subsidized housing compared with 25.1% for all of Yukon. (Appendix 7.11).
- In Dawson, the ratio of Yukon Housing Corporation units is one housing unit for every 23 people, equal to the average across rural Yukon communities, and significantly higher than Whitehorse.
- In Dawson, Yukon Housing Corporation has a current inventory of 97 housing units, comprising 60 units of social housing and 37 units of staff housing.
- There are a total of 23 households that are waitlisted for subsidized housing, including eight seniors.

Synopsis of Recommendations

Recommendation - Housing Availability: It is recommended that YHC prioritize Dawson as a rural community that has the needs and potential capacity to benefit from all the tools in the YHC housing toolbox, including the array of funding approaches to support both rental housing and home ownership, rationalization of existing YHC inventory, modernization of the staff housing program, and partnerships with Tr'ondëk Hwëch'in Government, the City of Dawson Government, and local NGO's.

Recommendation - Housing Affordability, Suitability and Adequacy: It is recommended that YHC prioritize construction of at least one seniors' multiplex in Dawson. It is recommended that Fairview Manor be replaced, and that total seniors' housing capacity be expanded. The current YHC waitlist includes eight seniors; the Dawson home support program identified at least 10 individuals currently receiving home care who need accessible, affordable, appropriate housing.

It is recommended that YHC evaluate and prioritize capital asset renewal and rationalization options in Dawson. Renovation or new construction should prioritize the demand for smaller units for single adults and smaller family households. Consideration should be given to addressing the documented housing preference for housing privacy and autonomy (row housing, tiny houses, and

other models that reduce the impacts of apartment style shared living). This approach is recommended because it may provide increased flexibility in addressing diverse housing needs and reducing tenant conflict, particularly with vulnerable clients.

Recommendation - Housing for Vulnerable Individuals: It is recommended that YHC engage with Government of Yukon Health and Social Services, Tr'ondëk Hwëch'in First Nation Government, and local community organizations to explore and evaluate approaches to more appropriately meet the specific and diverse housing needs of vulnerable adults, including permanent housing with supports, low barrier approaches, and transitional housing capacity.

It is recommended that YHC prioritize a low barrier supportive housing project that focuses on older single males, potentially similar to the physical and operational design of St. Elias Group Home in Whitehorse, which provides a mix of self-contained units and congregate housing. Consideration should be given to a partnership with Health and Social Services, which operates St. Elias.

1.0 Introduction

This independent assessment of housing needs identifies and documents the unique and specific housing needs within the community of Dawson. The objective of this report is to provide Yukon Housing Corporation with relevant and credible information that provides guidance for decisions about meeting the housing needs of Yukoners.

Housing in Yukon is distinct from much of Canada. Across the northern territories, there are unique geographic, demographic and physical challenges to housing availability, affordability, construction, repair and maintenance. Yukon Housing Corporation plays a key role in contributing to housing solutions in Yukon communities.

Yukon Housing Corporation's five year strategic plan addresses Yukon-specific factors that impact housing availability, affordability and suitability throughout Yukon; community housing needs assessments are integral to the strategic objective of rebalancing and renewing housing stock and housing programs.⁷

1.1 Environmental Scan - Current Context

This housing needs assessment is being undertaken within a context of significant transformation of housing mandates, priorities and resources in Yukon, including the implementation of the National Housing Strategy, the delegation of housing roles to First Nations governments, and diverse health and social initiatives within Yukon that link with housing needs.

Two core housing needs are gaining recognition and awareness as priorities in Yukon: an aging population, and individuals with vulnerabilities.

There is a growing gap between currently available housing and support options and the increasing population of Elders and seniors in Yukon; this impact is evident in Yukon Housing Corporation waitlists, and the construction of increased housing and care resources for Elders and seniors throughout the past decade. There is a need for ongoing resources to adequately and appropriately meet the needs of an aging population and enable Elders and seniors to age in place.

There is increasing awareness of the links between housing, homelessness, and diverse vulnerabilities, including intergenerational cultural trauma, family violence, substance use, mental well-being and disabilities, particularly FASD. Vulnerable clients require supports to achieve successful housing outcomes because they have characteristics which compromise their capacity to successfully attain and sustain housing stability even when appropriate, affordable housing is available.

A synopsis of Yukon initiatives that contribute to the broader social context and environment of housing needs and priorities in Yukon includes:

Housing Action Plan for Yukon

Yukon Housing Corporation is responsible for leading the implementation of the Housing Action Plan for Yukon which was launched in 2015 and established a vision of a "Yukon where a diversity and abundance of housing options increases the health and stability of all individuals and communities". The ten year plan is based on three goals:

1. Housing with Services: Help people gain and maintain housing with services.
2. Rental Housing: Increase access to adequate and affordable market and non-market housing and support for tenants and landlords.
3. Home Ownership: Increase and diversify home ownership options.

The implementation of this plan is integrated with the federal National Housing Strategy; progress to date has involved multiple partnerships, including Yukon First Nations governments, municipal governments, the federal government and private sector partners.

Yukon Aging in Place Action Plan

The vision of the Aging in Place Action Plan is to ensure 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. Housing is identified as one of five core pillars to achieving that vision; the goal is to provide a full continuum of housing and support options that are adequate, suitable and affordable for seniors and Elders.⁸

Putting People First: Review of Yukon health and social services programs

The recently completed Health and Social Services review, *Putting People First*, articulates a vision and plan that aligns with the goals, objectives and priorities of Yukon Housing Corporation, and contributes to creating opportunities for an integrated, person centered approach to housing as an intrinsic component of healthy citizens and healthy communities.

A range of housing options "for people with a range of incomes, and health, social, and housing needs"⁹ was identified as intrinsic to healthy communities. While acknowledging that the capacity and resources to achieve and sustain housing stability had increased in recent years, the report recommended that Yukon housing initiatives be aligned under one provider, in order to enable clarity, continuity, accountability and an integrated continuum of housing options that address diverse housing needs.¹⁰

Safe At Home: Ending and Preventing Homelessness in Yukon

This multi-year, collaborative action plan to address homelessness was initiated in 2017 as a community based plan. Ongoing work includes an annual Point in Time (PiT) count of homeless individuals in Whitehorse, the implementation of a Coordinated Access system, and ongoing stakeholder collaboration and community capacity building.

Yukon FASD Action Plan

Between 2016 and 2019, an interagency advisory committee, led by the Health and Social Services and Justice departments of Government of Yukon, developed an action plan *"to support healthy pregnancies, to expand maternal and pre-natal community-delivered supports, and to work across departments and collaboratively with our community partners to harmonize supports for people with FASD"*.¹¹

The action plan identified that up to 4% of the population may have FASD, and that 17.5% of inmates at Whitehorse Correctional Centre met the criteria for diagnosis. Poor housing outcomes and risk of homelessness are a common risk for individuals living with FASD. The action plan identifies the need for a range of housing and support options to meet the long term needs for supports and structure: *"Collaborate with the Yukon Housing Corporation and other housing partners to ensure that a continuum of supported housing is available for people living with FASD, including those who are involved in the justice system."*¹²

Forward Together: Yukon Mental Wellness Strategy 2016 - 2026

The mental wellness strategy was developed to improve collaboration, co-ordination, and comprehensive and integrated supports for substance use and mental health. The strategy established a strengths based, whole person centered, culturally competent approach to a system *"to coordinate mental health, trauma and substance use care for Yukon people... where care providers and programs are working together to provide coordinated, holistic and seamless care."*¹³

Mental wellness was framed in a context of *"individual, family and community wellness that is fully supported by a comprehensive continuum of services building on the strengths and capacities of communities."*¹⁴

The approach articulated in the strategy identified housing as a significant determinant of mental wellness. Access to adequate housing was identified as a major barrier and priority challenge to be addressed; the linkages with other initiatives, including the Housing Action Plan, were identified as integral to progress and transformation.

1.2 Data Sources and Needs Assessment Methodology

There are unique methodological limitations and risks intrinsic to statistical, or quantitative, evidence based approaches in small communities in Yukon. These constraints have been identified by Yukon Bureau of Statistics, and have been widely acknowledged in multiple reports.

Collecting accurate statistics in Yukon can be challenging; data is often limited, and sometimes existing data must be suppressed in order to ensure the privacy and confidentiality of the individuals represented. Further, fluctuations in some statistics due to our small population size are not uncommon. Statistics may shed light on a difference between one population and another, but they don't tell us why that difference exists.

- *Forward Together: Yukon Mental Wellness Strategy 2016 -2026. Yukon Health and Social Services, 2016:vi.*

Limitations of Data in Yukon Communities

Quantitative data of any form, including housing data, for Yukon communities is limited and unreliable. The population numbers are typically too small to credibly determine trends; in other words, it is often challenging to accurately differentiate signal from noise.

The available evidence clearly demonstrates that migration in and out of all Yukon communities is by far the largest impact on community demographics. The rate in Yukon is higher than the national average, and the rate in rural communities is higher than Whitehorse (Appendix 7.7). Migration has a more significant demographic impact than births and deaths, and migration tends to be highly variable and unpredictable because it is often linked with economic trends, as well personal and family health, educational and social priorities.

The specific socioeconomic and cultural dynamics of each community in Yukon are distinct. Appropriately identifying and differentiating universal trends and community level distinctions based on statistical data is challenging.

Housing Data Sources

The primary source of data, particularly housing data, for Yukon is the Statistics Canada census data, which is available every five years; this means that the data being referenced for this report was obtained in 2016. There are unique limitations to Census data in Yukon: in some communities, the population is so small that data is suppressed to protect privacy; in some communities First Nations choose not to participate in the Census; and much of the Census data is extrapolated based on a 25% sample, which with a very small population, can result in unreliable data.

Yukon Bureau of Statistics (YBS) uses Government of Yukon data to produce highly credible and relevant data that is of significant value because it is timely and detailed. In particular the population reports enable detailed annual analysis of population size and age at the community level.

YBS population projection data provides forecasts for Yukon, and for the communities of Dawson, Watson Lake and Haines Junction; there are no community level forecasts for any other Yukon communities because the small populations and relatively large annual fluctuations in population preclude credible forecasting of population change.

The YBS quarterly rent surveys provide detailed rental housing market information for Whitehorse, Dawson, Watson Lake and Haines Junction because those communities have sufficiently large rental housing markets. There is no data available for other communities.

CMHC is a good source of housing information and data, but their strength is economic and technological elements of housing; their limited demographic data is not relevant to rural Yukon communities because it relies on Statistics Canada data. Their detailed reports on housing markets are limited to Whitehorse.

First Nation governments may also have demographic and housing data, including housing needs assessments, however this data is not in the public domain.

Yukon Housing Corporation Data

Currently, the technical and fiscal database management resources of Yukon Housing Corporation are structured to manage housing operations and the recurring monthly and annual operational reporting requirements. **Developing and implementing data management that would provide evidence to inform and guide operational, capital and strategic planning would be of value to the organization.**

Most of the population (78%), and most of the Yukon Housing Corporation inventory (55%), is located in Whitehorse. Outside of Whitehorse, YHC operates a total of 402 units of housing across 14 communities. There is value in YHC data that provides comparative analysis between Whitehorse and all of the communities, but the data on specific communities would generally be too small to be valid or reliable for assessing housing demand. Community level data could be of value for fine grained analysis of capital and operating costs.

In terms of an evidence based approach to assessing housing needs within small rural Yukon communities, there are several critical structural limitations to a quantitative evidence based approach, including:

- Any YHC data on client housing needs specific to a single community would be unreliable because of the extremely small numbers, and there would be a high probability that community level data would need to be suppressed to protect privacy.
- YHC waitlist data, which would be an ideal source of evidence, consistently underestimates actual demand in communities because potential applicants know that there is no housing available and don't apply.

- YHC community housing managers often have detailed evidence, including application forms, supporting letters, and personal contact with applicants. While that evidence is of significant value, it is qualitative, not quantitative, and, more importantly, is confidential.
- An emerging priority and transformative shift within housing, and particularly within Yukon Housing Corporation, is the diverse and complex needs of individuals with vulnerabilities. There is very limited data available for this cohort - the data is often held across multiple organizational entities both within Government of Yukon and First Nation Governments, and this data is highly subject to confidentiality and privacy requirements.
- Much of the housing needs are linked with First Nations citizens. There are logistical and cultural barriers in terms of housing priority status within each housing system, differences in affordability, and application practices that are deterrents to First Nations citizens applying to YHC unless there is a specific crisis situation or housing opportunity.
- First Nations Governments manage their own housing, social and health programs; while this data could provide important evidence of housing needs, sharing of information and data is at the prerogative of each First Nation Government.

Needs Assessment Methodology and Rationale

Appropriately and accurately identifying current and emerging housing needs within specific, unique, and very small populations requires a methodological approach that addresses the limitations and risks of the quantitative data. This housing needs assessment methodology incorporates a diligent approach to the analysis and interpretation of available data.

In this context, an evidence based approach that incorporates qualitative data is valuable and appropriate. Qualitative data includes informant interviews that provide perspectives and insights about the unique, specific gaps, challenges and priorities in each community. By engaging in individual interviews with multiple informants in diverse roles within each community, issues and themes are identified and explored, and the range of perspectives enables an evidence based approach to identification of housing priorities. In methodological terms, the identification of the same issue by diverse informants is termed convergent validity.

The methodology of this community housing needs assessment integrates quantitative and qualitative information, and assumes a diligent approach to analysis and synthesis of the evidence. **This methodology enables an evidence based approach that optimizes both quantitative and qualitative data, and provides a more comprehensive and contextual understanding of community housing needs.**

2.0 Community Overview: Dawson

Dawson is located on the Yukon River, 532 kilometres northwest of Whitehorse. Dawson was established during the Klondike Gold Rush in 1898/99, becoming, briefly, the largest Canadian community west of Winnipeg. In 1902, Dawson became the first municipal government incorporated in Yukon, nearly 50 years before Whitehorse. However, by 1953, Whitehorse was designated the territorial capital. Dawson City defines itself as the "cultural capital of the Yukon". The community is proud of both the Klondike Gold Rush heritage and the Tr'ondëk Hwëch'in First Nation roots that run millennia deep.

The unique Klondike history of Dawson is preserved and protected under both a Parks Canada historic site designation, and the *Yukon Historic Resources Act*, which empowers municipalities to designate Municipal Historic Sites in order to protect the heritage character of these sites. Dawson has also enacted a Heritage Bylaw. The heritage character and size of the townsite is unique in rural Yukon.

Today, the City of Dawson is a much smaller, but more diversified community that provides amenities that are unavailable in other communities outside of Whitehorse, including educational opportunities through high school and the Yukon University School of Visual Arts campus; McDonald Lodge Continuing Care for seniors and Elders, a hospital, and diverse recreational, social and commercial opportunities.

"Honouring the Past, Sharing the Present, Embracing the Future"

The City of Dawson has developed a comprehensive framework for achieving its vision, goals and policies, guided by the following principles:

Work Together

- Collaborate with Tr'ondëk Hwëch'in
- Create and maintain partnerships
- Engage residents
- Use open and transparent decision-making processes

Foster a Sense of Home

- Create a complete, year-round community
- Encourage healthy and active lifestyles
- Promote inclusion and universal accessibility
- Encourage the development of diverse housing options

Be Authentically Dawson

- Celebrate Dawson's multi-faceted heritage, history, and culture
- Promote opportunities and solutions that are authentic to our local situation
- Promote outdoor lifestyles

Grow Responsibly

- Maintain a sufficient land supply for future development
- Use comprehensive development practices
- Invest in municipal infrastructure
- Enhance emergency preparedness

Promote Environmental Stewardship

- • Protect and respect the natural environment
- • Support a healthy ecosystem and biodiversity
- • Mitigate environmental hazards
- • Use comprehensive waste management practices

Strive for Economic Resilience

- • Support a strong and diverse economy
- • Encourage opportunities for local employment
- • Develop local skills and knowledge

2.1 Tr'ondëk Hwëch'in First Nation

The City of Dawson is located on the traditional territory of the Tr'ondëk Hwëch'in First Nation.

Tr'ondëk Hwëch'in translates as "people of the river": there are approximately 1,000 Tr'ondëk Hwëch'in citizens who are descended from the Hän-speaking people, who have lived along the Yukon River for millennia, and a diverse mix of families descended from Gwich'in, Northern Tutchone and other language groups.

Tr'ondëk Hwëch'in First Nation achieved self-government in 1998. The Government's mandate is to "ensure a strong and healthy future for citizens while maintaining connections to traditional knowledge and the land".¹⁵ Government roles and responsibilities include housing for Tr'ondëk Hwëch'in citizens on settlement lands.

During the gold rush years, Chief Isaac took the songs and dances of his people across the border to the village of Mansfield, Alaska, and entrusted them to the people there, to be returned when the time was right and the Tr'ondëk people were ready. Today, Tr'ondëk Hwëch'in First Nation is actively engaged in regaining and restoring their traditional heritage and culture.¹⁶

3.0 Demographic Profile and Trends

The current population of Yukon is 42,230; 78% of the Yukon population lives in Whitehorse.¹⁷ The population growth in the Whitehorse census subdivision accounts for 91.5% of Yukon's population growth.¹⁸

3.1 Yukon Population Profile

There are two distinct population profiles in Yukon: population growth is concentrated in Whitehorse and is "stagnant or declining in other population centres in Yukon".¹⁹ The population in Whitehorse is higher income, younger, and slightly less transient than the population in rural communities.

There are 17 rural communities in Yukon; three of those communities (Haines Junction, Watson Lake, and Dawson) are sufficiently large to be included in the Yukon Bureau of Statistics quarterly rent surveys. The remaining 14 communities are very small - the average size is 317 people; the current population ranges from 54 in Johnston's Crossing to 598 in Carmacks.²⁰

The current population of Dawson is 2,277 people.²¹ The 2016 census count for Dawson identified a population of 1,375 people living in 680 dwellings.²² (Yukon Bureau of Statistics data is more reliable; Statistics Canada census data will only be used where other data is not available).

3.2 Indigenous Population in Yukon

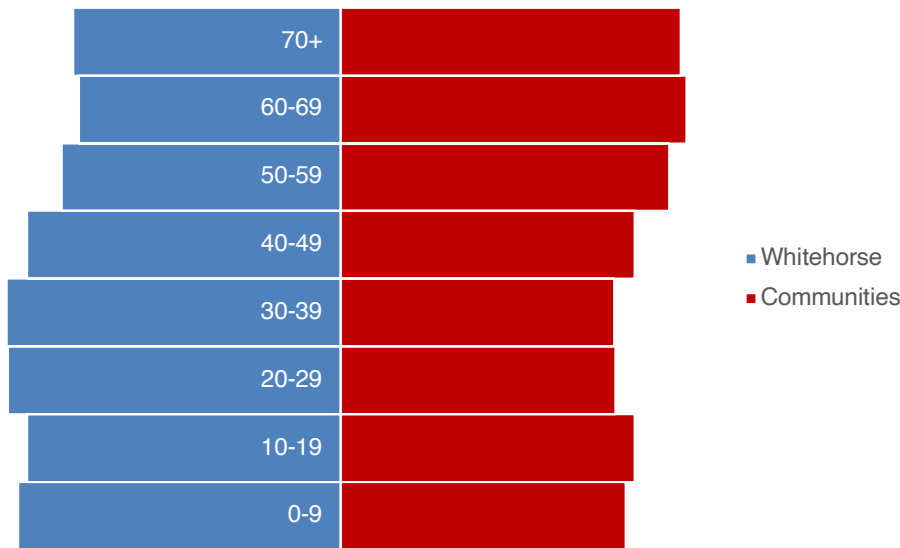
There are 14 First Nations in Yukon; 11 have signed treaties, including the Tr'ondëk Hwëch'in First Nation. Approximately 20% of the population in Yukon is Indigenous; slightly more than half of Yukon citizens who identify as Indigenous live in Whitehorse. In rural communities, Indigenous citizens comprise an average of 40% of the population.²³

In Dawson, 18% of the population is Indigenous, comparable with the 15% proportion of the population in Whitehorse, and much lower than the average of 40% of the population in rural communities across Yukon.²⁴

3.3 Population Age Distribution

Yukon has the lowest demographic dependency ratio (percentage of the population that is children and seniors) in Canada.²⁵ The population profile for Whitehorse is distinct from the profile for Yukon communities; there are more Elders and seniors, and fewer working age adults in rural Yukon communities compared with Whitehorse (Appendix 7.2).

The median age in Dawson is 39.7 years, compared with 39.5 years for all of Yukon, and 38.3 years for Whitehorse.²⁶ The median age for the Indigenous population in Yukon is 34.0 years; for non-Indigenous, it is 40.3 years.²⁷



Data: Appendix 7.2

3.4 Migration and Mobility

Interprovincial migration is the main source of recent population growth in Yukon; Yukon has the highest share of people who were born outside of the territory or country in Canada.²⁸ The population of Yukon is highly mobile, particularly in rural communities. **Over a five year period, on average 63% of the total population moved in or out of a rural community.**²⁹ Of those who moved, 52% moved to Whitehorse, 38% moved out of Yukon, and 10% moved between communities. (Appendix 7.7) **Migration and mobility within Yukon is a significant demographic factor that directly impacts housing demand.**

Informant insights suggest that there is significant mobility within the community of Dawson, consistent with available data that indicates that a high rate of mobility is normative in Yukon communities. It was identified that some residents leave during the winter months, and that there is an influx of seasonal workers during the summer. Additionally, government staff often move between communities throughout their careers.

3.5 Yukon Population Trends

Census data indicates that the population of Yukon increased by 5.8%, slightly greater than the overall Canadian average population growth of 5.0% in the census period 2011 - 2016.³⁰

There are two distinct population trends in Yukon: population growth is concentrated in Whitehorse but has been characterized as "stagnant or declining in other population centres in Yukon".³¹

Currently, 78%³² of the Yukon population lives in Whitehorse; an increase from 74%³³ twenty years ago. Population growth in Whitehorse is influenced by migration both from outside Yukon and from rural communities in Yukon (Appendix 7.1).

In the past decade, the population of Whitehorse has increased by 23%; a growth rate more than double that of rural communities. Overall, in the past decade populations in rural communities increased by 10% but that figure represents a total of only 825 people across all communities (Appendix 7.1).

Population patterns across the 17 rural communities of Yukon are divergent, and at the community level, there is high variability in annual population counts due to migration - **migration has a larger demographic impact than births and deaths in all Yukon communities, including Whitehorse** (Appendix 7.7). Because of the very small populations, growth trends are generally not measurable at the community level, except in larger communities such as Dawson, Watson Lake and Haines Junction.

The population, particularly in rural Yukon communities, is highly mobile: between 2005 and 2010, on average 63% of the population moved in or out of the community, compared with 46% in Whitehorse (Appendix 7.7).

Demographic data clearly indicates that, while there is insignificant population growth in rural Yukon communities, there is a consistent trend of an **aging population** (Appendix 7.5).

Yukon Bureau of Statistics is projecting consistent population growth - ranging from 1.2% to 2.1% annually - for Yukon over the next 20 years³⁴. Population projections at the community level³⁵ are calculated only for the larger communities (Whitehorse, Dawson, Watson Lake and Haines Junction).

Current population projections for Dawson are that the population will increase by 49.8% between 2018 and 2040, to a projected 3,480 people.

Overall, demographic patterns for Dawson more closely match Whitehorse than rural Yukon communities. Most significantly, the population trend shows consistent growth; additionally, the age profile shows a comparable bulge in working age population, median household income that is above the average for rural Yukon communities, employment rate, and the proportion of the community population that is First Nations is comparable with Whitehorse and about half the average for rural Yukon communities.

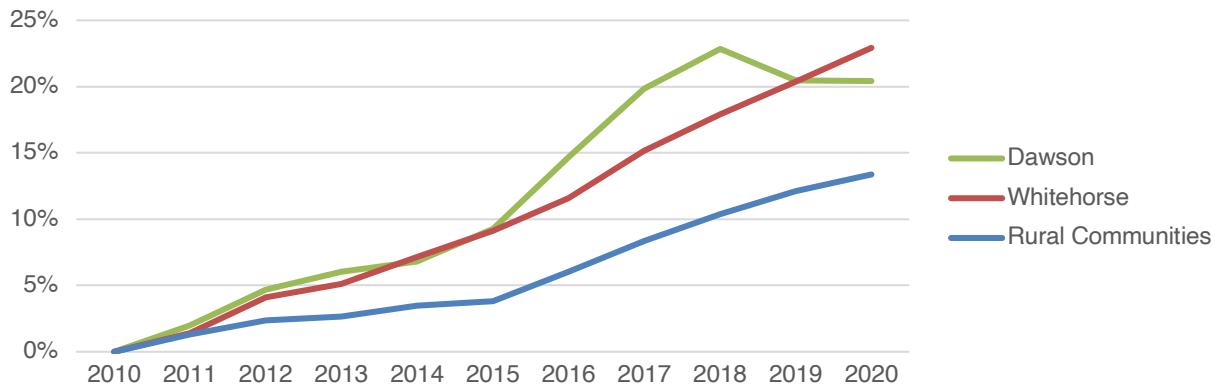
3.6 Dawson Population Trends

The population of Dawson has grown steadily in the past decade, at times exceeding the growth of Whitehorse. The total population in 2010 was 1,883, and the total population in 2020 was 2,277, an increase of 21%.

While the absolute number of seniors and Elders has nearly doubled between 2010 and 2020, that cohort is a small proportion of the total population. Migration, likely linked with employment, has been a larger factor, with a decrease in the 45-65 population, and an increase in the 25-44 age cohort.

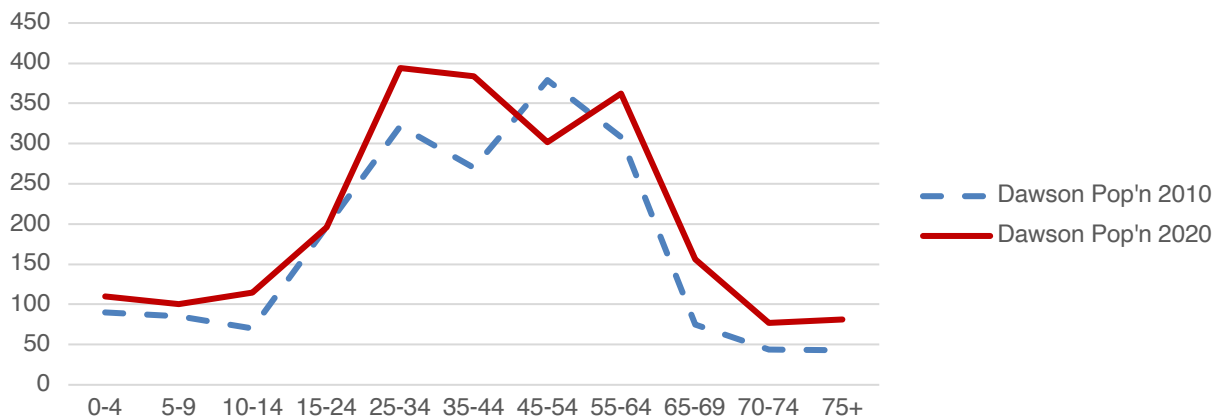
Dawson exemplifies the unique demographic trends of the Yukon: a very low proportion of children and seniors relative to Canadian averages, and a relatively larger, highly mobile working age population (Appendix 7.6).

Proportional Population Change 2010 - 2020: Whitehorse, Communities, Dawson



Yukon Bureau of Statistics: Population Report, Second Quarter 2020

Dawson Population Change by Age Group 2010 - 2020



Data: Yukon Bureau of Statistics Population Report, Second Quarter 2020; 2010 Statistical Review

3.7 Socioeconomic Indicators

According to the 2016 Census data, the median individual income in Yukon in 2015 was \$45,804; the second-highest in the country and \$11,600 above the national median income (\$34,204).³⁶

Indigenous Yukoners have the highest incomes of all Indigenous populations in Canada: the median individual income in 2015 was \$33,581, \$8,055 above the national median individual income (\$25,526). However, in Yukon and all Canadian jurisdictions, incomes for all Indigenous populations are below overall median incomes for Canadian citizens.³⁷

Within Yukon, incomes are highest in Whitehorse, and vary widely across the rural communities. The median household income in Yukon in 2016 was \$84,521. In Whitehorse, the median household income was \$93,652.³⁸

In Dawson, the median household income was \$68,608; ranking sixth of communities outside Whitehorse.³⁹ Median household income across all rural Yukon communities averaged \$65,676 (Appendix 7.13).

2016 census data on employment rates indicate an overall employment rate of 68.5% in Yukon; 71.3% in Whitehorse, and an average of 58.5% across all rural communities. **In Dawson, the employment rate is 71%.**⁴⁰ Like most rural Yukon communities, public sector employment with the First Nations, municipal, territorial, federal government is a significant element of the local economy.

In Dawson, mining and tourism are also significant economic drivers. The historic, geographic and cultural aspects of Dawson contribute to a diversifying and growing tourism and film industry.

"Mining's huge ... there's definitely a lot of activity in Dawson as a result,"⁴¹

The significant mineral deposits in the region continue to sustain a gold mining industry. The Dome Gold mine in Dawson has been in operation for many years, and there are also more than 200 family owned and operated placer mining operations in the Klondike region.

Government of Yukon recently completed a review of health and social programs and services⁴² that focused on population health and community well-being; specifically acknowledging that individual health and well-being is directly linked with relationships, community and wider society. The importance of community well-being may be uniquely important in Yukon:

Yukoners have a strong sense of community belonging. This is one of the benefits of living in Yukon. In the 2017-18 Canadian Community Health Survey (CCHS), 80.6% of Yukoners reported a somewhat or very strong sense of community belonging. This is higher than the national average of 68.9%. This is an important strength, particularly for youth. Feeling a sense of belonging and safety within a community can play a protective role and prevent youth from developing risk-taking behaviours.⁴³

4.0 Housing Overview: Yukon Communities

Most of the issues and challenges of housing in Yukon, along with other northern regions of Canada, are related to the unique conditions of northern communities. The Northern Housing Forum identified that:

In Canada's North there are many unique and regional-specific challenges influencing housing conditions, including: the high costs of transportation of materials and fuel, shortages of local skilled labour, a lack of affordable and suitable housing, overcrowding, short building seasons, climate change, and inadequate or inconsistent funding. In addition, lack of local building material and machinery, limited and aging supporting infrastructure, requirements for unique foundations, lack of municipal services, as well as challenges in land planning and ownership increase the complexity of building and maintaining housing in the North.⁴⁴

Four Yukon communities (Whitehorse, Haines Junction, Dawson City and Watson Lake) are considered to have a housing market; the remaining communities are considered non-market communities in terms of housing.⁴⁵ In addition to the unique economic, geographic and infrastructure barriers to the construction and maintenance of housing, there are demographic factors that impact housing.

In non-market communities, there are too few households to achieve a viable housing market or economy: the rental and home ownership markets are too small to efficiently match supply and demand, and seasonal short term accommodation for tourists and seasonal workers can also impact housing stability and availability.

Additionally, a significant portion of housing inventory in rural Yukon is non-market: staff housing, social housing, housing owned by Yukon or federal governments, and First Nations housing.

Together, these factors create structural inequities and challenges in housing availability and affordability in rural Yukon communities.

The current National Housing Strategy, the multilateral Housing Partnership Framework, and the Homelessness Partnering Strategy "offer opportunities for federal, provincial and territorial governments to work together toward achieving a long-term shared vision for housing, and to provide support and funding to communities to develop local solutions that address homelessness."⁴⁶

4.1 Yukon Housing Corporation

Purpose and Strategic Goals

Yukon Housing Corporation delivers community housing and programs that address the housing needs of Yukon residents. The core purpose of Yukon Housing Corporation is working collaboratively to provide responsive and innovative solutions to diverse housing needs that contribute to healthy, sustainable, inclusive Yukon communities.⁴⁷ The current Yukon Housing Corporation Strategic Plan, *Bringing the Future Into Focus* identifies three goals:

1. Be a Trusted Housing Partner - By engaging in housing partnerships and achieving housing solutions that contribute to healthy communities.
2. Community Housing Renewal and Rebalancing - By addressing aging infrastructure and shifts in housing needs, priorities and programming.
3. Strengthen Corporate Stewardship - By aligning operational activities to achieve government priorities through client service and program delivery.

The strategic plan focuses on establishing a framework for modernization of the social housing program, in response to the long term fiscal funding shifts, and evolving housing needs and priorities in Yukon.

Housing for Employees in Rural Communities

In 2019, Government of Yukon announced that the staff housing program was being modernized "*to better support local economies and the delivery of programs and services in rural communities*".⁴⁸ Yukon Housing Corporation is leading the implementation of the updated policy, and working with the Public Service Commission and other stakeholders to address the need for rental housing availability in communities, including for employees, as part of the strategic transformation of the housing portfolio and programs.

Community Partnering and Lending

The Community Partnering and Lending branch of Yukon Housing Corporation delivers financing options, including robust incentives, for developers and rural Yukoners to buy or build housing, providing housing resources that are inclusive of owners and renters in Whitehorse and rural communities. The demand for the lending programs exceeds current budget capacity.

Informant insights in Dawson and other communities have clearly expressed the diverse and unique challenges that arise with a very small non-market housing sector. A chorus of voices articulated that all the pieces are connected: in a small community, non-market community housing, market rental housing, and home ownership are all moving parts, and that if any piece of the housing puzzle is stuck, the impact is felt disproportionately across the continuum. **The recommendations in this report are embedded in the context of the housing continuum - any solution will impact both the identified housing need, and will contribute to the health and resilience of the community.**

4.2 YHC Community Housing Resources

The following map shows current Yukon Housing in Yukon communities. Comparing the housing with population provides a baseline comparison measure across communities. In Whitehorse, the ratio of population:YHC housing unit is 68:1, which means there is one housing unit for every 68 people. In rural communities, the average is one housing unit for every 23 people - this includes subsidized housing and housing allocated to employees (Appendix 7.9). In response to transformative shifts in housing programs, Yukon Housing Corporation is modernizing housing terminology from designations of housing as "staff housing" or "subsidized housing" and it is now inclusively referenced in the YHC portfolio as "community housing".

In Dawson, the ratio is 1 housing unit for every 23 people, equal to the average across rural Yukon communities, and significantly higher than Whitehorse.



Yukon Housing Corporation Annual Report 2020:11

Yukon Housing Corporation has identified that housing adequacy and suitability are both issues with their inventory in rural Yukon communities. Aging buildings are fiscally and operationally inefficient to maintain, and an increasing proportion of the housing portfolio requires major repair or replacement. Additionally, much of the existing inventory comprises three to four bedroom single family dwellings, and this is contributing to chronic overhousing as the demand for both staff and social housing is for smaller one and two bedroom units. Overhousing is a widespread issue in all rural Yukon communities; **the YHC inventory in Dawson is mismatched to current demand, which is primarily for single adults or couples, and seniors.**

In Dawson, Yukon Housing Corporation has a current inventory of 97 housing units, comprising 60 units currently allocated as subsidized housing and 37 units currently allocated as employee housing. The YHC inventory in Dawson is predominantly single family dwellings (27) and duplexes (14). There are two apartment buildings, with 13 and 19 units, a sixplex, and a seniors fourplex.

The YHC housing portfolio in Dawson is comparable than the average across Yukon communities; 52% of units are over 35 years old, compared with an average of 49%. In Dawson, 20% of units are less than 10 years old, which is consistent with the average across the portfolio.

The Yukon Housing Corporation waitlist for housing in Dawson indicates that there are 23 households waitlisted for subsidized housing, including eight seniors. Nearly all waitlisted applicants are requesting bachelor or one bedroom units. Five households are identified as having pets. It was identified that the client profile of applicants is shifting from affordability to vulnerability, and this is contributing to tenant conflict, particularly with tenants who are not receiving adequate or appropriate supports.

"Folks are reluctant to get YHC housing because they become lower priority on the Tr'ondëk Hwëch'in housing waitlist"

There is limited turnover of the existing inventory. YHC data indicates that the overall average length of stay of current social housing tenants is 4.2 years, and that 29% of tenants have been in social housing for five years or longer.⁴⁹

4.3 Tr'ondëk Hwëch'in First Nation Housing in Dawson

The Tr'ondëk Hwëch'in Housing Department provides housing programs and services to their citizens. Tr'ondëk Hwëch'in First Nation Government is working to narrow the gap and meet the housing needs of citizens; however, as with many First Nations Governments there is a gap between funding resources and housing needs. Current housing priorities identified by the Tr'ondëk Hwëch'in Housing Department are transitional housing, seniors housing, rental housing, and affordable home ownership.

Tr'ondëk Hwëch'in Government actively manages their waitlist to ensure that is active and updated. It can be an underestimate of actual demand as some households give up on being on a waitlist. There is a current gap between supply and demand for housing for single adults and smaller families, including single parents with one child.

Tr'ondëk Hwëch'in Government is working to develop innovative and market based approaches to housing, including home ownership on settlement land, housing development and management within a development corporation structure, and increased housing resources for Elders and individuals living with vulnerabilities. Tr'ondëk Hwëch'in First Nation Government is currently completing a needs assessment for transitional housing for vulnerable individuals who require supports to sustain housing stability; Tr'ondëk Hwëch'in currently operates a small program in a duplex and is aiming to expand the capacity. An ongoing priority is to maintain housing adequacy, particularly with ventilation and maintenance to ensure that the housing is clean, safe and doesn't develop mold. An ongoing challenge is access to skilled trades, which impacts housing maintenance and repair.

4.4 Chief Isaac Development Corporation

The Chief Isaac Group of Companies was established in 1984 with the mandate to operate as a for-profit corporation to create sustainable wealth for the Tr'ondëk Hwëch'in First Nation. In 2009, the Tr'ondëk Hwëch'in Trust was established as the sole shareholder of the Chief Isaac Group of Companies for the purpose of holding and managing the financial assets and business investments of the Tr'ondëk Hwëch'in on behalf of the Trust's beneficiaries – the citizens of the Tr'ondëk Hwëch'in.

"The Trust's mandate is to preserve the Trust Property for future generations of the Tr'ondëk Hwëch'in and to receiving, holding, managing, investing, allocating and otherwise any income earned by the Trust for the purposes of promoting, funding or carrying out social, community or economic development activities of direct benefit to the Tr'ondëk Hwëch'in."⁵⁰

Currently, the Chief Isaac group of companies comprises Chief Isaac Mechanical, Mackenzie Petroleum Ltd., Tr'ochëk Limited Partnership, and the Chief Isaac Group.

4.5 Klondike Development Organization

Klondike Development Organization (KDO) is a partnership of City of Dawson, Dawson City Chamber of Commerce, Klondike Visitors Association, Dawson City Arts Society and Chief Isaac Incorporated, the development corporation of the Tr'ondëk Hwëch'in. This unique collaborative organization has a mandate to *"engage with partners to find solutions to local problems, to encourage investment in Dawson City, and deliver community and economic development projects jointly funded by Yukon Government, Department of Economic Development, and the City of Dawson."*⁵¹

"YHC housing funding programs are beneficial"

In recent years, KDO has focused on the rental housing shortage in Dawson and has developed two eight unit apartment buildings, with contributions from the City of Dawson, Yukon Housing Corporation and the Canada – Yukon Investment in Affordable Housing agreement. As a non-profit organization, KDO is mandated to achieve rental housing affordability to the extent feasible; their rental housing is at market and near market rents. Tenants may also apply for subsidies. It is not fiscally viable for KDO to deliver rent geared to income (RGI) housing.

4.6 Community Organizations Linked to Housing

Dawson is sufficiently developed community that there are diverse housing, social, health and community resources that contribute to the continuum of housing resources.

Alexander McDonald Lodge, operated by the Continuing Care division of Health and Social Services, supports 15 long term care residents (including two respite spaces). The Lodge is a territorial resource and accommodates Elders and seniors from other communities as well as Dawson. In recent years, there has been a shift towards a higher level of care at the lodge and increased threshold for admission eligibility. This aligns with increased community supports to enable people to remain living independently in their own homes for as long as possible - including in the seniors fourplex that Yukon Housing Corporation operates in Dawson.

The Dawson Women's Shelter provides emergency shelter and transitional housing based in a duplex that is rented from Yukon Housing Corporation. The building is homelike but has significant issues with accessibility and capacity. The majority of clients are Tr'ondëk Hwëch'in citizens; most are single women. Many are older women who have mobility limitations; in some cases, clients have had to sleep on couches because they are unable to navigate the stairs to the bedrooms upstairs. The greatest challenge is securing affordable housing for women so that they can leave the emergency shelter; there is a significant shortage of affordable one bedroom housing. The absence of transitional housing is also a gap. An estimated 50% - 60% of clients struggle with mental health, substance use, and FASD. There are significant needs for permanent housing and supports for all age ranges from youth to Elders, particularly First Nations individuals who are impacted by intergenerational cultural trauma. A lot of the shelter clients are in an cycle of shelter, housing, eviction and back to the shelter; supportive housing was identified as a critical component to breaking this cycle.

The Tr'ondëk Hwëch'in Jëje Zho/Men's Shelter and Transitional Housing Program provides a total of 14 beds: two emergency intake beds, two flex beds for permanent/supportive shelter, and six transitional beds. The shelter is located next door to the Tr'ondëk Hwëch'in Wellness Centre and there are strong, collaborative connections. The majority of men's shelter clients are chronically seasonally homeless (work at mining camps or live in wall tents during the summer). These men do not have sufficient income or lifestyle stability to sustain housing tenure, and as single males, are the lowest priority for subsidized housing. Many also have complex vulnerabilities and require a low barrier approach to housing.

"Not a chance of getting housing - everyone else is ahead of them"

The greatest gap for clients accessing the men's shelter is permanent, highly supported housing for individuals with significant vulnerabilities that compromise their capacity to live independently. An estimated 2% - 5% of clients at the men's shelter are in need of this type of housing. Max's Place, operated by Challenge Disability Resource Society in Whitehorse was identified as a relevant model.

4.7 Dawson Community Context

The primary housing issue identified in Dawson is the gap between supply and demand of both rental housing and home ownership. There are also significant gaps in adequately and appropriately meeting the diverse needs of housing with services for vulnerable individuals.

The consistent, rapid growth of the population in Dawson has created increasing pressures across the housing continuum. Recent initiatives, including new construction by Yukon Housing Corporation and KDO have not been sufficient to address the growing demand.

"Our housing situation in Dawson is desperate and dire"

There are multiple physical and geographic factors that impact housing within Dawson, including the historic designation of many buildings and sites, the relatively small area of serviced land, and the small legal lots on the historic townsite. Dawson is located on the shore of the Yukon River, and there are ongoing impacts of permafrost and flood risk. The Dawson Climate Change Adaption Plan⁵² identified the following impacts of concern:

- Permafrost thaw could destabilize soils and thereby threaten the integrity of local buildings and infrastructure.
- Drier summers might increase the frequency and intensity of forest fires, a major health and security risk, particularly for residents living in remote areas.
- Earlier river freeze-thaw periods and more extreme precipitation events may increase the risk of an extreme flood. Such an event could overwhelm present flood defences.
- The small communities of West Dawson and Sunnydale are connected to the main Dawson town site by an ice bridge in winter and by boat in summer. A longer seasonal transitional period could disrupt travel across the river and increase periods of isolation.

KDO has undertaken research⁵³ into housing needs in Dawson: a survey on housing rental and ownership demand was undertaken in 2017 and updated in 2020. Their surveys indicate that there are substantive challenges within the housing market in Dawson, including rising rents, combined with a growing gap in the mid-range of rents; increasing dissatisfaction with the quality of rental housing, and a strong consensus that availability of rental housing is an increasing issue.

Yukon Bureau of Statistics rent survey data indicates that there has been a very significant tightening of the rental housing market since 2017.⁵⁴ The semi-annual vacancy rate has been 0% in five of the six periods in 2018, 2019 and 2020, and the median rent of \$1,000 is approaching that of Whitehorse (\$1,155) and far higher than Watson Lake (\$800) or Haines Junction (\$620).⁵⁵

The market rental housing sector in Dawson remains embryonic: the YBS rent survey includes a total of 66 units; as a comparison, this comprises approximately one third of the YHC inventory (which is excluded from the rent survey, as is First Nations housing).

The KDO research identified that for home ownership, most respondents are less interested in acquiring land and constructing home; the majority would prefer to purchase a house.

There is very limited market activity for land or houses. A scan of currently available properties identified no listings within the Dawson townsite, and three rural residential properties - including one acreage listed at \$700,000.

The City of Dawson is currently engaged in the master planning process for a new serviced subdivision on Dome Road. The total area, of more than 33 hectares, will be developed in four phases. It is planned to provide a range of housing types and will ultimately include about 300 new units of housing. This major initiative will greatly contribute to increasing the capacity of the housing sector in Dawson and may contribute to increasing rental housing capacity by enabling some renters to transition to home ownership.

“The YHC lending program is good but it’s not big enough to meet the demand”

There is an ongoing need for appropriate housing options as a recruitment resource for employees, seasonal workers and students at the School of Visual Arts. The role of staff housing is changing as Dawson grows and becomes closer to Whitehorse in terms of developing a functional housing market. Additionally, the Government of Yukon is modernizing the staff housing program.

The proportion of households in Dawson that are renters is 54%, compared with 33% for Yukon overall. In Dawson, 48.6% of renters live in subsidized housing compared with 25.1% for all of Yukon. (Appendix 7.11)

5.0 Informant Insights on Housing in Dawson

Multiple key informants (Appendix B) shared their insights and perspectives on housing needs, gaps, challenges and priorities in Dawson. Thematic analysis of the commentary is summarized below.

5.1 Community Demand and Capacity

There was a very strong consensus that there is a growing gap between demand and capacity both for rental housing and home ownership and that this was impacting community well-being.

Adequate housing capacity was recognized as integral to sustaining a healthy, vibrant community and the well-being of citizens, and there was a perception that the unique housing needs in Dawson were not being adequately acknowledged or addressed by Yukon Housing Corporation or the Government of Yukon.

“The Dawson Shuffle: come to Dawson, scrounge to get anything, then keep an eye out for a golden opportunity”

There is a consensus that the waitlist for Yukon Housing Corporation units is an underestimate of actual demand; very low turnover is a deterrent to potential applicants; potential applicants enquire but choose not to apply when they learn that there is no housing available. There is significant demand for housing for Tr’ondëk Hwëch’in First Nation citizens, and many citizens live in overcrowded or inadequate housing. It was reported that some Tr’ondëk Hwëch’in citizens do not choose Yukon Housing Corporation housing because it reduces their priority on the Tr’ondëk Hwëch’in housing waitlist.

“YHC is underfunded for repair and maintenance”

There was recognition that there are challenges and barriers to moving along the housing continuum, particularly for young adults who require affordable, available housing, and transitions into home ownership. Issues with the availability and suitability of YHC lending programs were identified; the Municipal Matching Fund was identified as an approach that placed a disproportionate burden on a small community like Dawson. The City of Dawson has offered incentives for secondary suites but there has not been much interest. Tiny homes are perceived as a good cultural fit with housing preferences in Dawson and Tr’ondëk Hwëch’in First Nation is exploring that approach.

While the Dome Road subdivision will incrementally contribute a significant increase in housing inventory, it is a long term initiative. **There was a widespread sense of urgency about the current gap in housing availability and the impacts on the community.**

5.2 Housing for Individuals with Vulnerabilities

Informants consistently identified that there are vulnerable citizens in Dawson who are at risk and are living in housing that is unstable, unhealthy, inadequate, or precarious.

Dawson was identified as distinct from most rural communities in Yukon in that many residents do not have family or social supports. The historic mining culture endures and for some, Dawson is a transient community, a place where people come to be left alone and live their own way, often relying on seasonal work opportunities and marginal housing, including cabins that are off the grid.

There was widespread acknowledgement of the impact of intergenerational cultural trauma, including mental health, substance use, and FASD. There was widespread recognition of the need for affordable housing, together with ongoing, often permanent, supports for young adults living with multiple disabilities and vulnerabilities. There was consensus that supporting vulnerable individuals needed to be based on meeting each individual where they are at, and providing culturally appropriate, strengths based, collaborative approaches to the provision of housing and supports.

There was concern about the need - and gap - in the "housing with services" pillar of housing in Dawson. It was identified that some individuals have significant vulnerabilities which can place both individuals and families at risk in the absence of adequate supportive housing resources. Both the men's and women's shelters identified that the absence of transitional or long term supportive housing was needed by a large proportion of their clients.

Informants identified that lack of housing contributes to overcrowded, multi-generational households, or chronic couch surfing, and that these housing situations can cause stress and amplify risks including anxiety, depression, and risks of violence and substance use.

"People end up in precarious or inappropriate housing - couch surfing and hanging out with people who are a bad influence"

Several cohorts of single adults were identified with distinct vulnerabilities: young adults who are transitioning into independence and adulthood and may only require transitional support and assistance in achieving independence and building life skills; a smaller cohort of adults, including youth aging into adulthood who will require ongoing, lifelong supports in order to achieve housing stability, and a cohort of aging adults, particularly men, who are "not going to fit in" at McDonald Lodge.

"There are older guys living in shacks on creeks and they can't haul water any longer"

While the population of seniors in Dawson is small relative to other rural communities, there is a higher proportion of lower income seniors, especially males, who have worked seasonally in the mining industry and are low income and in deteriorating health. Multiple informants characterized this cohort as unique, describing the "rough lives" that they lived and the chronic substance use. It was identified that there is a need for low barrier supportive housing that would support aging in place; the needs of this cohort may be comparable with the residents of the St. Elias Adult Group Home operated by Health and Social Services in Whitehorse.

Emergency family housing for families in crisis was also identified as an intermittent but recurring need - if a family loses their housing, the currently available shelter resources mean that the family is separated.

As with most rural communities in Yukon, **transitional housing capacity was repeatedly and emphatically articulated as a significant gap in Dawson.**

There is a need to provide transitional supports for individuals experiencing diverse vulnerabilities, including family violence and abuse, substance use, challenges with their housing situation, or who are returning to the community following treatment for substance use, incarceration in Whitehorse, or other transitions. Distinct and incompatible needs include gender, cultural, abstinence based, and low barrier harm reduction approaches.

"Housing compounds all the other issues"

The work of Safe At Home, including a project evaluating discharge planning for rural Yukon citizens, has highlighted that limited housing inventory in rural communities is a structural barrier. "Assumptions about where a client should live" has also been identified as a bias; "some clients do not want to return to their community or origin and some clients, while being from a rural community, call Whitehorse home."⁵⁶ Safe At Home advocates discharge planning that empowers clients to have "the right to reside where they want to reside".

Inclusion Yukon identifies a perspective shared by many informants: that there is a need for "real choices", including culturally relevant approaches, to meet the diverse support needs of individuals with cognitive disabilities and differences. Options in small communities such as Dawson are limited by the number of citizens and households that could potentially be approved family homes, and the lack of resources for respite staffing or other trained support workers. Community capacity building was identified as a measure that would contribute to enabling vulnerable individuals to successfully attain and sustain housing in their own communities. Yukon University is introducing training and education to build capacity in communities, and federal funding based on the Jordan's Principle enables increased resources and options for First Nations communities.

5.3 Housing Suitability

Informants clearly identified the need to address housing suitability issues in Dawson, including overhousing, wheelchair accessibility, and aging buildings that require major repairs, renovation or replacement.

Overhousing was acknowledged as an issue; there was awareness that most of the demand for rental housing was one bedroom units for single adults, and that this was mismatched with the current, aging inventory.

The need for accessible housing that supports mobility disabilities and aging in place was repeatedly emphasized. It was identified that there is a growing population cohort that is aging and has chronic health conditions that may impact mobility and accessibility, including COPD, diabetes, obesity, workplace injuries, and other chronic and degenerative health conditions. The integral role of housing in maintaining health, functioning and independence was acknowledged; there was also awareness that in the context of residential school trauma, sending people to a care facility created a risk of further cultural disconnection and loss.

The issue of the YHC pet policy was raised; "everyone" in Yukon has pets. KDO does not accept pets in their housing; the current YHC waitlist includes five applicants with pets.

6.0 Housing Needs in Dawson - Findings and Recommendations

Based on a comprehensive review of all available data and research, combined with qualitative information from interviews with key informants, the qualitative and quantitative evidence indicates that there are current housing gaps and needs in Dawson.

6.1 Housing Availability

Findings: All available evidence and information consistently indicates that housing availability is a significant systemic issue across the housing continuum in Dawson. The Yukon Bureau of Statistics rent survey data indicates that the vacancy rate is 0%; the research by KDO identifies the demand, and waitlists for both YHC and Tr'ondëk Hwëch'in housing are acknowledged to underestimate actual demand. Housing availability in Dawson has historically been challenging as there is both limited inventory and much of the inventory is impacted by the dominance of the seasonal tourism industry in Dawson: housing is withheld from the market, or tenants are evicted, in order to make housing available for lucrative short term rental during the summer tourism season. The availability gap has increased in recent years, as housing infrastructure has not increased with the rapid population growth.

The initiatives of KDO, and the planned Dome Road subdivision are incremental, long term contributions to addressing the gap in housing availability; however there is need for shorter term increases in housing availability to address the growing gap between supply and demand.

Recommendation: It is recommended that YHC prioritize Dawson as a rural community that has the needs and potential capacity to benefit from all the tools in the YHC housing toolbox, including the array of funding approaches to support both rental housing and home ownership, rationalization of existing YHC inventory, modernization of the staff housing program, and partnerships with Tr'ondëk Hwëch'in Government, the City of Dawson Government, and local NGO's.

Justification and Rationale: Both the overall size and community capacity of Dawson are unique in Yukon communities outside of Whitehorse. The sustained and significant population increase in Dawson, which is projected to continue to grow at a rate exceeding Whitehorse, combined with an aging population, creates significant and growing demands for an active YHC role comparable with the scale and diversity of housing initiatives in Whitehorse.

YHC has a large inventory of housing that is aging and increasingly mismatched with current demand for smaller, accessible units. Dawson is an optimal location to prioritize the strategic goal of renewal and rationalization of the housing inventory, and to realign resources to address emerging housing needs and priorities.

Approximately one third of the YHC inventory is staff housing and will be impacted by the modernization of that program; Dawson is an ideal community to pilot innovative, collaborative approaches to modernizing the existing staff housing program.

6.2 Housing Affordability, Suitability and Adequacy

Findings: Informants identified that the need for larger family housing was minimal, and that this cohort was prioritized by both Tr'ondëk Hwëch'in First Nation and YHC. Smaller housing units were identified as a gap, with a particular need for housing for single adults.

Multigenerational households living in overcrowded housing, and the prevalence of deteriorating and unsafe housing were identified as significant challenges for Tr'ondëk Hwëch'in First Nation housing.

The current inventory of YHC housing in Dawson is aging and increasingly inadequate due to health, safety, maintenance and repair issues. More critically, the inventory of YHC housing is increasingly unsuitable, particularly in relation to accessibility and overhousing. The evidence clearly and consistently demonstrated a need for studio and one bedroom units and accessible units.

As the population ages, the needs for wheelchair accessible housing to support disabilities and aging will continue to be a priority. The existing seniors' fourplex, Fairview Manor, is more than 35 years old and does not adequately meet mobility needs. Alexander McDonald Lodge provides residential care and there is a growing cohort of seniors who are being supported to age in place in the community, who are in housing that is - in some cases grossly - inadequate and unsuitable.

Housing affordability is an issue, particularly for low income individuals. Affordability challenges are increasingly linked with vulnerabilities; KDO does not have the mandate to support this cohort and that there is increasing demand for affordable housing for vulnerable individuals.

Recommendation: It is recommended that YHC prioritize construction of at least one seniors' multiplex in Dawson. It is recommended that Fairview Manor be replaced, and that total seniors' housing capacity be expanded. The current YHC waitlist includes eight seniors; the Dawson home support program identified at least 10 individuals currently receiving home care who need accessible, affordable, appropriate housing.

It is recommended that YHC evaluate and prioritize capital asset renewal and rationalization options in Dawson. Renovation or new construction should prioritize the demand for smaller units for single adults and smaller family households. Consideration should be given to addressing the documented housing preference for housing privacy and autonomy (row housing, tiny houses, and other models that reduce the impacts of apartment style shared living). This approach is recommended because it may provide increased flexibility in addressing diverse housing needs and reducing tenant conflict, particularly with vulnerable clients.

Justification and Rationale: These recommendations are embedded both in the strategic context of the priorities and objectives of Yukon Housing Corporation, and the unique housing needs and opportunities in Dawson. The existing inventory, combined with the National Housing Strategy and local community capacity, provide a unique opportunity to modernize staff housing, renew and rationalize the aging inventory, and realign YHC housing resources in Dawson to better address growing gaps related to aging, vulnerability, affordability and availability.

6.3 Housing for Vulnerable Individuals

Findings: There was a strong consensus that many of the adults in need of housing were vulnerable, particularly single young adults. The need was not only housing availability and affordability, but also appropriate housing that would support tenants' well-being and reduce risks. Many of the individuals in need of housing are also engaged with community counsellors for mental health and substance use supports.

The identified need is for housing that provides security of tenure for single adults and couples, many of whom have vulnerabilities that increase their risk of eviction or other negative housing outcomes. Informants identified that the diverse housing needs of vulnerable adults are often incompatible with the housing needs of low income families, and that different vulnerabilities can also be incompatible with each other.

Based on current housing inventory and waitlists, the evidence suggests that addressing the housing needs of vulnerable clients requires both increased housing capacity, as well as adequate and appropriate operational and support resources to enable successful housing outcomes for diverse, and potentially incompatible, client cohorts.

Informants clearly identified that there is significant, ongoing need for both permanent supportive housing and transitional housing capacity to facilitate diverse transitions that can be challenging, including family violence and abuse, youth transitioning into adulthood (often out of a care system), and community return following incarceration or treatment.

Recommendation: It is recommended that YHC engage with Government of Yukon Health and Social Services, Tr'ondëk Hwëch'in First Nation Government, and local community organizations to explore and evaluate approaches to more appropriately meet the specific and diverse housing needs of vulnerable adults, including permanent housing with supports, low barrier approaches, and transitional housing capacity.

It is recommended that YHC prioritize a low barrier supportive housing project that focuses on older single males, potentially similar to the physical and operational design of St. Elias Group Home in Whitehorse, which provides a mix of self-contained units and congregate housing. Consideration should be given to a partnership with Health and Social Services, which operates St. Elias.

Justification and Rationale: The housing gaps for vulnerable individuals are complex, challenging, and significant. Much work has been done in Yukon, including the Safe At Home initiative, the recent Health and Social Services review, *Putting People First*, the Yukon FASD Action Plan, and the Housing Action Plan for Yukon, which incorporated housing with services as one of the core pillars of housing.

7.0 Appendix A - Housing Needs Assessment Data

7.1 Population Trends by Community 2010 - 2020

The intent of this data is to indicate that overall growth trend in rural Yukon communities relative to growth in Whitehorse. This data should be interpreted with caution and an understanding of statistical methodology. Statistically insignificant changes may appear as proportionately significant due to the very small populations.

The following table shows that there are two distinct population trends in Yukon: In the past decade, the population of Whitehorse has increased by 23%; a growth rate more than double that of rural communities. Overall, in the past decade populations in rural communities increased by 10% but that figure represents a total of only 825 people across all communities.

At the community level, there is high variability in annual population counts due to migration. Because of the very small populations, growth trends are generally not measurable at the community level, except in larger communities such as Dawson, Watson Lake and Haines Junction.

Community	2010	2020	Change
Other	91	84	-8%
Watson Lake	1,569	1,493	-5%
Teslin	475	473	0%
Burwash Landing	101	105	4%
Mayo	452	471	4%
Faro	413	436	6%
Carcross	430	477	11%
Ross River	361	407	13%
Old Crow	235	265	13%
Pelly Crossing	346	396	14%
Tagish	245	283	16%
Haines Junction	856	989	16%
Carmacks	500	598	20%
Dawson City	1,891	2,277	20%
Destruction Bay	48	59	23%
Beaver Creek	99	124	25%
Whitehorse Area	26,872	33,033	23%
Rural Communities	8,112	8,937	10%
Yukon Total	34,984	41,970	20%

Data: Yukon Bureau of Statistics, Population Report, Second Quarter, 2020

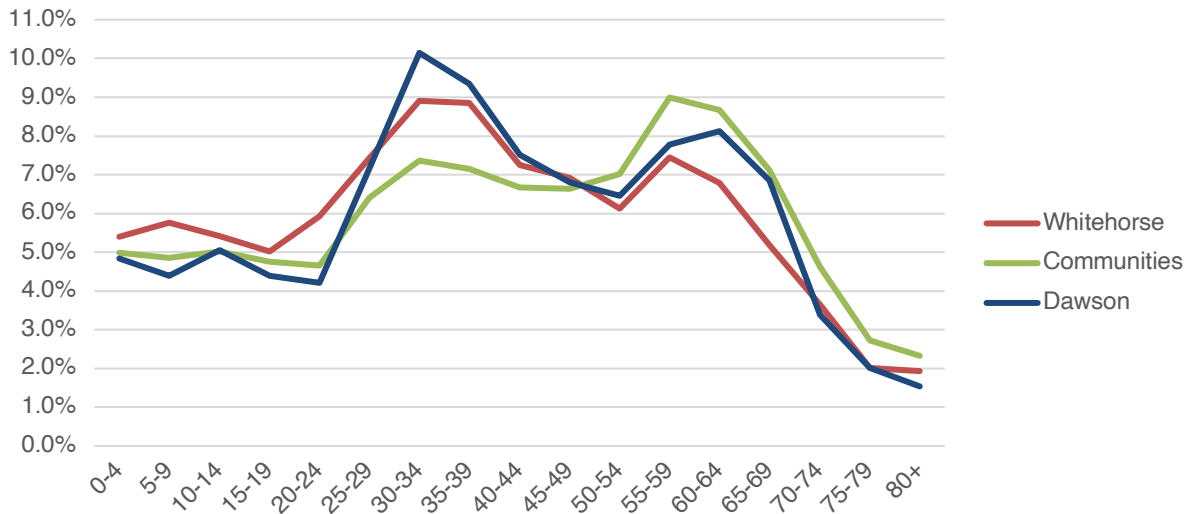
NOTES: Table excludes Mendenhall and Johnston's Crossing due to absence of 2010 population data. The data for Tagish is based on March 2020 population estimates, prior to methodological changes and boundary adjustments. The March 2020 has been used to enable a consistent comparison with the 2010 data.

7.2 Comparison of Age Distribution: Whitehorse, Rural Communities and Dawson

Age Cohort	Whitehorse		Communities		Dawson	
	Pop'n Count	% of Total	Pop'n Count	% of Total	Pop'n Count	% of Total
0-4	1,781	5.4%	459	5.0%	110	4.8%
5-9	1,902	5.8%	447	4.9%	100	4.4%
10-14	1,787	5.4%	462	5.0%	115	5.1%
15-19	1,656	5.0%	437	4.8%	100	4.4%
20-24	1,960	5.9%	428	4.7%	96	4.2%
25-29	2,457	7.4%	589	6.4%	163	7.2%
30-34	2,942	8.9%	678	7.4%	231	10.1%
35-39	2,923	8.8%	658	7.2%	213	9.4%
40-44	2,395	7.3%	614	6.7%	171	7.5%
45-49	2,287	6.9%	610	6.6%	155	6.8%
50-54	2,025	6.1%	646	7.0%	147	6.5%
55-59	2,458	7.4%	827	9.0%	177	7.8%
60-64	2,242	6.8%	798	8.7%	185	8.1%
65-69	1,710	5.2%	655	7.1%	156	6.9%
70-74	1,205	3.6%	425	4.6%	77	3.4%
75-79	665	2.0%	250	2.7%	46	2.0%
80+	638	1.9%	214	2.3%	35	1.5%
Totals	33,033		9,197		2,277	

Data: Yukon Bureau of Statistics, Population Report, Second Quarter, 2020

The following chart compares the average age distribution across all 17 rural communities in Yukon, Whitehorse, and Dawson. The chart shows that the age profile of Dawson is more like Whitehorse than rural communities. Dawson has proportionately fewer children and more working age adults than either Whitehorse or rural Yukon.



Data: Yukon Bureau of Statistics, Population Report, Second Quarter, 2020

7.3 Indigenous Population in Yukon by Geography

Geographic Area	Indigenous Population	Total Population	% Pop'n Indigenous
Yukon	8,591	42,230	20%
Whitehorse	4,867	33,033	15%
Rural Communities	3,724	9,197	40%
Dawson	416	2,277	18%

Data: Yukon Bureau of Statistics, Population Report, Second Quarter, 2020

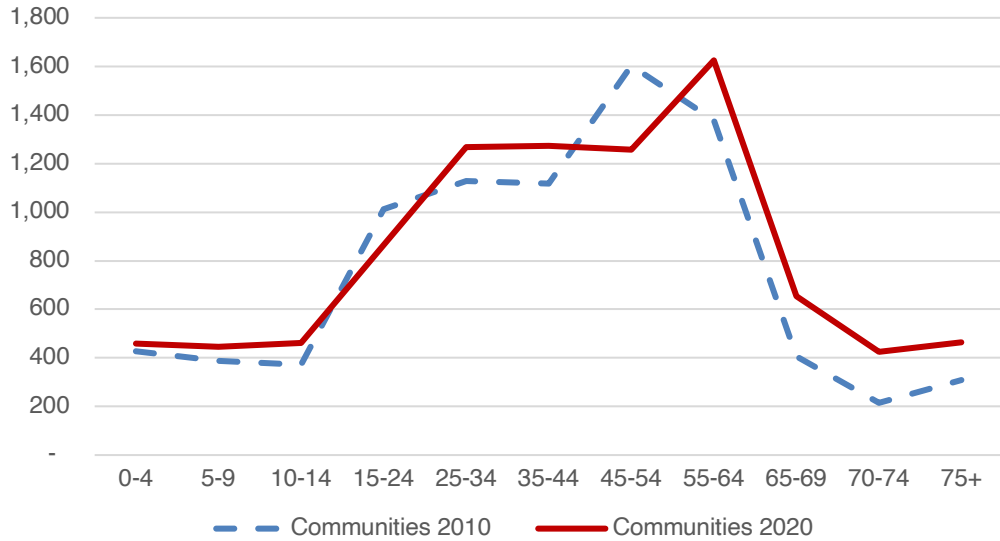
7.4 Median Age by Geography

Geographic Area	Median Age
Yukon	39.5
Whitehorse	38.3
Dawson	39.7

Data: Statistics Canada Census 2016

7.5 Aging Population in Yukon Communities 2010 - 2020

The data shows that while there is insignificant population growth in rural Yukon communities, there is a clear trend of an aging population. This chart shows a comparison of the age profile across all rural communities in Yukon in 2010 and 2020.



Data: Yukon Bureau of Statistics Population Report, Second Quarter 2020; 2010 Statistical Review

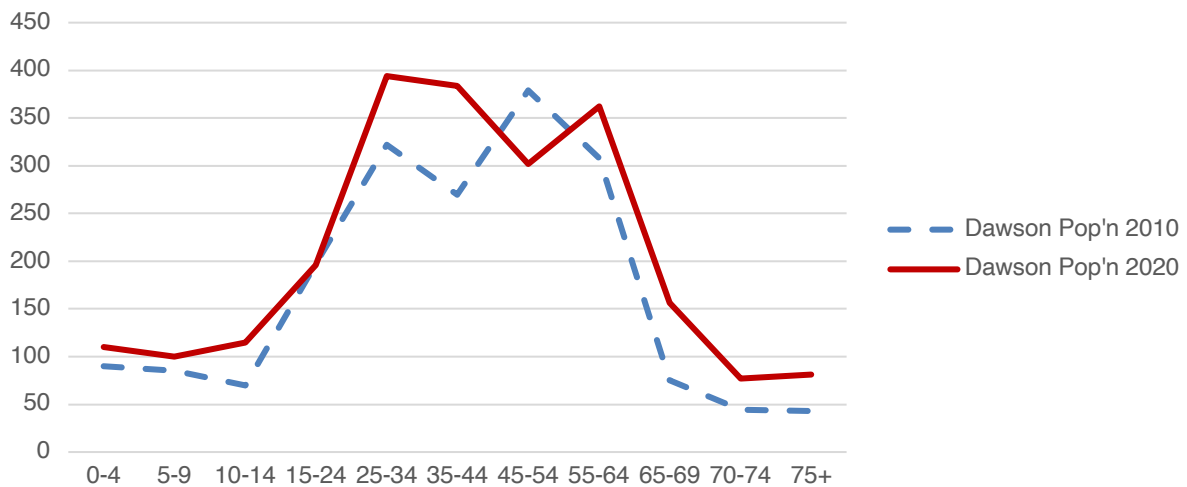
7.6 Population Shifts in Dawson 2010 - 2020

The following data shows that while the proportion of the population of Dawson is aging, consistent with the trend across rural Yukon communities, there has also been a shift towards a younger working age cohort.

While the absolute number of seniors and Elders has nearly doubled between 2010 and 2020, that cohort is a small proportion of the total population. Migration, likely linked with employment, has been a larger factor, with a decrease in the 45-65 population, and an increase in the 25-44 age cohort. The total population in 2010 was 1,883, and the total population in 2020 was 2,277, an increase of 21%.

Dawson exemplifies the unique demographic trends of the Yukon: very low proportion of children and seniors relative to Canadian averages, and a relatively larger, highly mobile working age population.

Age Cohort	Dawson Pop'n 2010	Dawson Pop'n 2020	% of Pop'n 2010	% of Pop'n 2020
0-4	90	110	5%	5%
5-9	85	100	5%	4%
10-14	70	115	4%	5%
15-24	197	196	10%	9%
25-34	322	394	17%	17%
35-44	270	384	14%	17%
45-54	379	302	20%	13%
55-64	308	362	16%	16%
65-69	75	156	4%	7%
70-74	44	77	2%	3%
75+	43	81	2%	4%



Data: Yukon Bureau of Statistics Population Report, Second Quarter 2020; 2010 Statistical Review

7.7 Migration and Mobility - Impact on Community Demographics

The population, particularly in rural Yukon communities, is highly mobile: between 2005 and 2010, on average 63% of the population moved in or out of the community, compared with 46% in Whitehorse. The total migration rate in Dawson between 2005 and 2010 was 61% - close to the 63% average for rural communities and significantly higher than the 46% rate in Whitehorse.

Yukon Bureau of Statistics data on migration patterns between 2005 and 2010 found that of those who moved within Yukon, 52% moved to Whitehorse, 38% moved away from Yukon, and 10% moved between communities.

	2005 Pop'n	In migrants	Out migrants	Total migrants	% of 2005 Pop'n
Beaver Creek	120	54	58	112	93%
Burwash Landing	89	50	28	78	88%
Carcross	444	157	139	296	67%
Carmacks	378	164	82	246	65%
Destruction Bay	59	19	23	42	71%
Dawson City	1,825	602	504	1,106	61%
Faro	381	156	116	272	71%
Haines Junction	817	246	197	443	54%
Mayo	378	141	80	221	58%
Marsh Lake	336	161	101	262	78%
Old Crow	259	108	89	197	76%
Other Yukon	111	51	54	105	95%
Pelly Crossing	281	114	70	184	65%
Ross River	345	97	68	165	48%
Tagish	187	94	60	154	82%
Teslin	417	172	114	286	69%
Watson Lake	1,522	425	380	805	53%
Subtotal Communities	7,949	2,811	2,163	4,974	63%
Whitehorse	23,270	6,539	4,247	10,786	46%
Outside Yukon	-	(126)	(68)	(194)	
Yukon Total	31,219	9,224	6,342	15,760	50%

Data: Yukon Bureau of Statistics, Yukon Migration Patterns 2010

Note: 2010 data is the most recent available data for migration trends at the community level in Yukon

Migration has a larger demographic impact than births and deaths in all Yukon communities, including Whitehorse.

	2005 Pop'n	Births	Deaths	Net Pop'n Replacement	Net Migration
Beaver Creek	120	4	2	2	(4)
Burwash Landing	89	7	4	3	22
Carcross	444	16	28	(12)	18
Carmacks	378	34	9	25	82
Destruction Bay	59	2	2	-	(4)
Dawson City	1,825	88	44	44	98
Faro	381	21	12	9	40
Haines Junction	817	39	34	5	49
Mayo	378	12	12	-	61
Marsh Lake	336	8	12	(4)	60
Old Crow	259	14	15	(1)	19
Other Yukon	111	-	5	(5)	(3)
Pelly Crossing	281	30	7	23	44
Ross River	345	17	13	4	29
Tagish	187	4	14	(10)	34
Teslin	417	25	22	3	58
Watson Lake	1,522	79	44	35	45
Subtotal Communities	7,949	400	279	121	648
Whitehorse	23,270	1,273	569	704	2,292
Outside Yukon	-	126	68	58	(58)
Yukon Total	31,219	1,799	916	883	2,882

Data: Yukon Bureau of Statistics, Yukon Migration Patterns 2010

Note: 2010 data is the most recent available data for migration trends at the community level in Yukon

Statistics Canada 2016 Census includes mobility data. This data has been included because it is more recent than the YBS data. However, **the Census 2016 data on mobility should be interpreted with caution as it is likely to be an underestimate due to census methodologies.** The census data in Yukon is incomplete due to census boundaries and gaps in participation. Additionally the mobility data is estimated from a 25% sample. The differentiation of "movers" and "migrants" may also contribute to an underestimate: "Movers include non-migrants and migrants. Non-migrants are persons who did move but remained in the same city, town, township, village or Indian reserve. Migrants include internal migrants, who moved to a different city, town, township, village or Indian reserve within Canada".

The Census data indicates that a minimum total of 21% of the population in rural Yukon communities had migrated in or out of their community in the five year period, compared with the Canadian average of 17% of the population.

Mobility Status - 5 Years Ago	Yukon	Whitehorse	Rural (calculation)	Canada
Total - 25% sample data	32,985	23,015	9,970	32,568,560
Non-movers	18,040	11,820	6,220	20,134,760
Movers	14,945	11,195	3,750	12,433,805
Non-migrants	8,245	6,610	1,635	6,755,630
Migrants	6,705	4,585	2,120	5,678,175
Internal migrants	5,515	3,665	1,850	4,296,720
Intraprovincial migrants	1,235	495	740	3,467,670
Interprovincial migrants	4,280	3,170	1,110	829,045
External migrants	1,190	925	265	1,381,460

Mobility Status as a Percentage	Yukon	Whitehorse	Rural (calculation)	Canada
Non-movers	55%	51%	62%	62%
Movers	45%	49%	38%	38%
Non-migrants	25%	29%	16%	21%
Migrants	20%	20%	21%	17%
Internal migrants (within Canada)	17%	16%	19%	13%
Intraprovincial migrants	4%	2%	7%	11%
Interprovincial migrants	13%	14%	11%	3%
External migrants	4%	4%	3%	4%

Source: Statistics Canada Census 2016

Note: Refers to the status of a person with regard to the place of residence on the reference day, May 10, 2016, in relation to the place of residence on the same date five years earlier at the provincial level. Persons who have not moved are referred to as non-movers and persons who have moved from one residence to another are referred to as movers. Movers include non-migrants and migrants. Non-migrants are persons who did move but remained in the same city, town, township, village or Indian reserve. Migrants include internal migrants, who moved to a different city, town, township, village or Indian reserve within Canada. External migrants include persons who lived outside Canada at the earlier reference date.

7.8 Core Housing Need Data

Core housing need comprises three dimensions:

1. Affordability – is based on housing cost that is more than 30% of total before-tax household income.
2. Adequacy – is a measure of whether or not the housing requires major repairs.
3. Suitability – is housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

Core need is dependent on both the housing conditions and income. CMHC defines core housing need in any household that falls below at least one of the standards **AND** if that household would have to pay more than 30% of its total household before-tax income to pay the median market rent of alternative local housing that meets all three of the standards.

Yukon Bureau of Statistics has published a detailed analysis of core housing need based on Census 2016 data. The following table provides a summary comparison.

Community	Rate of Core Need	Rate of Unaffordable Housing	Rate of Inadequate Housing	Rate of Unsuitable Housing
Canada	12.7%	24.1%	6.5%	4.9%
Yukon	15.2%	18.4%	12.5%	4.8%
Whitehorse	12.9%	19.8%	8.7%	4.3%
Communities-average	28.2%	15.4%	24.0%	6.1%
Dawson	18.8%	14.0%	11.7%	5.8%

Yukon Bureau of Statistics Housing Census 2016

- **The overall rate of core need in Dawson is higher than Whitehorse, but lower than the average for rural communities in Yukon.**
- **The rate of unaffordability in Dawson is lower than anywhere else in Yukon or Canada.**
- Core housing need in Whitehorse matches the national average, but the prevalence of core need rate in rural communities is nearly double the rate for Yukon overall.
- In Whitehorse, despite much higher incomes, affordability is a key factor because the cost of the housing is high. In the communities, despite lower incomes, the gap in housing adequacy is greater than the gap in housing affordability, relative to Yukon overall.
- Overall in Yukon, 12.5% of housing requires major repairs, but the proportion for First Nations housing is 41% across Yukon.⁵⁷
- The rate of inadequate housing in rural communities is very high, indicating a high prevalence of core need, although the absolute number of households is low.

7.9 Yukon Housing Corporation Ratio Population:Housing by Community

Community	2020 Pop'n	YHC Units*	Ratio Pop'n: Housing
Other	84	0	0
Beaver Creek	124	3	41:1
Burwash Landing	105	0	0
Carmacks	598	41	15:1
Destruction Bay	59	2	30:1
Faro	436	21	21:1
Haines Junction	989	28	35:1
Johnstons Crossing	54	0	0
Mendenhall	130	0	0
Old Crow	265	7	38:1
Pelly Crossing	396	10	37:1
Ross River	407	37	11:1
Tagish	359	0	0
Teslin	473	27	18:1
Watson Lake	1,493	87	17:1
Carcross	477	10	48:1
Dawson City	2,277	97	23:1
Mayo	471	32	15:1
Whitehorse Area	33,033	489	68:1
Rural Subtotal	9,197	402	23:1
Yukon Total	42,230	891	47:1

Yukon Bureau of Statistics Population Report, Second Quarter 2020, YHC Annual Report 2020

** Community housing units may be allocated either as employee or subsidized housing*

7.10 Census 2016 Housing Data - Canada and Yukon

Compared with the Canadian average, the home ownership rate in Yukon is 4.2% lower.

Nearly twice as many Yukon renters live in subsidized housing than the national average.

Compared with the Canadian average, 5.7% fewer Yukon households spend more than 30% of their income on housing.

Canada and Yukon - Key Housing Metrics	Canada	Yukon
Median total household income	\$70,336	\$84,521
Home ownership rate	67.8%	63.6%
% of tenant households in subsidized housing	13.0%	25.0%
Households spending more than 30% of income on housing	24.1%	18.4%

Yukon Bureau of Statistics: Housing. Census 2016

7.11 Census 2016 Housing Data - Yukon and Dawson

Dawson has a higher proportion households that rent compared with the Yukon average, but nearly twice as many renter households are in subsidized housing - a total of 48.6% of all renters.

Key Housing Metrics	Yukon		Dawson	
Total households in sample	15,215		680	
Housing tenure - renter	5,005	33%	370	54%
Housing tenure - owner	9,680	64%	310	46%
Band housing	530	3%	0	0%
Spending 30% or more on shelter	2,680	28%	100	15%

Statistics Canada Census 2016

Housing Costs and Subsidies	Yukon	Dawson
% of tenants in subsidized housing	25.1%	48.6%
Average monthly cost - rental housing	\$1,038	\$733

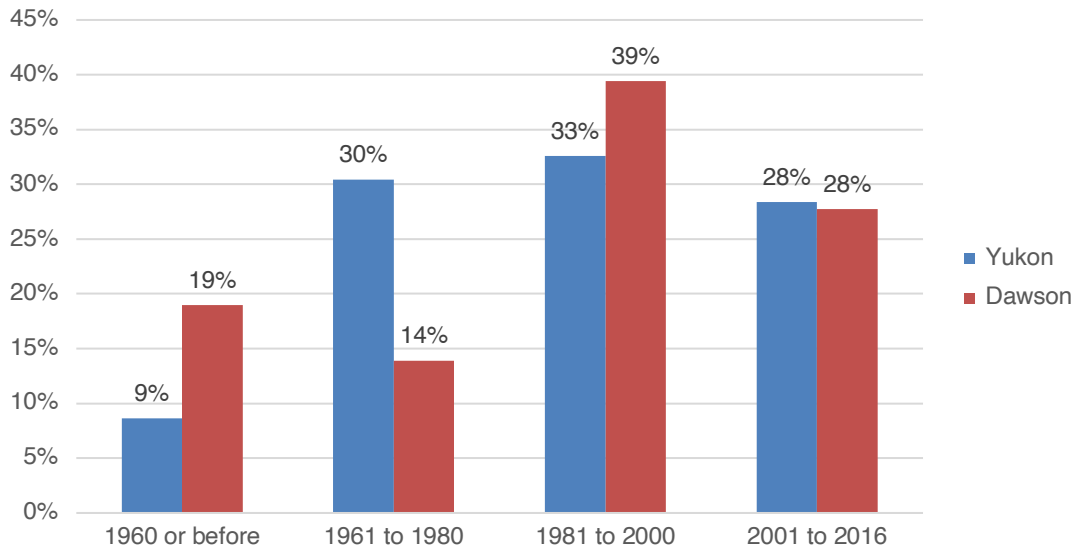
Statistics Canada Census 2016

7.12 Dwellings by Period of Construction

For both Yukon overall and Dawson, 72% of dwellings are more than 20 years old. Dawson has a disproportionately high proportion (19%) of dwellings that were constructed in 1960 or earlier; this is likely due to the number of designated heritage structures.

Dwellings by Period of Construction	Yukon	Dawson
1960 or before	9%	19%
1961 to 1980	30%	14%
1981 to 2000	33%	39%
2001 to 2016	28%	28%
% of housing that is more than 20 years old	72%	72%

Statistics Canada Census 2016



Statistics Canada Census 2016

7.13 Median Household Income by Community

1	Beaver Creek	\$85,760
2	Teslin	\$85,077
3	Old Crow	\$77,056
4	Mayo	\$75,264
5	Haines Junction	\$69,824
6	Dawson	\$68,608
7	Watson Lake	\$63,872
8	Faro	\$62,165
9	Burwash Landing	\$61,995
10	Carmacks	\$61,824
11	Pelly Crossing	\$56,448
12	Carcross	\$54,848
13	Tagish	\$51,712
14	Ross River	\$45,013
	Average*	\$65,676

Yukon Bureau of Statistics: Income. Census 2016

* Note: unweighted average

8.0 Appendix B - Key Informant Interviews

Jillian Hardie, Executive Director/CEO, Challenge Disability Resource Group

Shonagh McCrindle, Executive Director, Inclusion Yukon

Frank Bachmier, Yukon Council on Aging

Wenda Bradley, Executive Director, Fetal Alcohol Syndrome Society of Yukon (FASSY)

Kate Mechan, Executive Director, Safe at Home

Rachel McRorie, Supervisor, Home Care Services, Yukon Health and Social Services

Caroline Alain, Community Liaison Coordinator, Yukon Health and Social Services

Lisa Robertson, Community Liaison Co-ordinator, Continuing Care, Yukon Health and Social Services

Savannah McKenzie, Regional Social Worker, Health and Social Services

Jason Watters, Probation Officer, Department of Justice

Amaris Poznikoff, Manager, McDonald Lodge, Continuing Care, Health and Social Services

Cari Tangedal, Substance Use Counsellor, Health and Social Services

Wendy Wilson, Dawson Manager, Yukon Housing Corporation

Evelyn Pollock, Community Economic Development Officer, Klondike Development Corporation

Nancy Hunter, Supervisor, Dawson Medical Clinic, Health and Social Services

Wayne Potoroka, Mayor, Dawson City

Jen Gibbs, Executive Director, Dawson Women's Shelter

Sean Schmidt, Men's Shelter Coordinator, Tr'ondëk Hwëch'in Government

Peter Marangu, Housing and Infrastructure Director, Tr'ondëk Hwëch'in Government

Mike Massarey, Chief, Dawson Fire Department

Endnotes

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Pre-application Reference Material



TABLE OF CONTENTS

- 1. Purpose of this guide3
- 2. Program budget3
- 3. Objectives.....3
- 4. Eligible applicants3
- 5. Application streams3
- 6. Minimum requirements4
- 7. Action plans4
 - Housing supply growth target.....4
 - Additional targets5
 - Action plan initiatives.....5
- 8. Incentive funding and permitted uses6
- 9. Evaluation criteria.....7
- 10. Funding methodology9
- 11. Minimum documentation requirements 11
- 12. Reporting requirements..... 11
- 13. Advancing and reporting schedules..... 12
- 14. Contribution agreement 15
- 15. Application process..... 15
- 16. Important dates..... 15
- Appendix A: Application details 16

1. PURPOSE OF THIS GUIDE

This reference document will help applicants to get ready to apply to the Housing Accelerator Fund (the HAF) administered by the Canada Mortgage and Housing Corporation (CMHC). It informs applicants about program requirements and information that they will need to submit as part of their application. Potential applicants are local authorities as described in section four (4).

Through the provision of incentive funding, the HAF is intended to drive transformational change within the sphere of control of the local government regarding land use planning and development approvals with the overall objective to “accelerate supply” of housing.

As part of the application process, applicants must outline the actions that they will take to increase housing supply and reflect these initiatives in an action plan. Given the time that it may take to prepare the application, including the mandatory action plan and to obtain the necessary local approvals, CMHC is providing this document well in advance of the application intake portal opening.

For greater certainty, the formal application form for the HAF will be made available later in 2023 in support of the launch of the initiative when CMHC is ready to accept applications. It is possible that certain information will be requested within the application form that is not referenced in or that differs from this document.

2. PROGRAM BUDGET

With the launch of the HAF, \$4 billion in funds may be available to local authorities (see definition in section four (4)) to incentivize the implementation of local actions that remove barriers to housing supply, accelerate the growth of supply, and support the development of communities that are aligned with several priorities as described in section three (3).

3. OBJECTIVES

The primary objectives of the program are to create more supply of housing at an accelerated pace and enhance

certainty in the approvals and building process, while also supporting the following priorities:

- Supporting the development of complete communities that are walkable, consisting of appropriate residential density and a diverse mix of land uses, providing access to a wide variety of amenities and services through public and active transportation.
- Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- Supporting the development of low-carbon and climate-resilient communities.

As a result of investments towards these objectives and priorities, the HAF is expected to result in permits being issued for 100,000 more housing units than would have occurred without the HAF.

4. ELIGIBLE APPLICANTS

Local governments within Canada, including First Nations, Métis and Inuit governments who have delegated authority over land use planning and development approvals are eligible to apply to the HAF.

In the absence of a municipal-level authority, a regional district or province or territory that has authority for land use planning and development approvals may also apply to the HAF.

5. APPLICATION STREAMS

There are two application streams, as follows:

- **Large/Urban:** A jurisdiction located anywhere in Canada with a population* equal to or greater than 10,000, excluding those within a territory or an Indigenous community.
- **Small/Rural/North/Indigenous:** A jurisdiction located anywhere in Canada with a population* less than 10,000 or within one of the territories or an Indigenous community.

*Population based on 2021 census data.

6. MINIMUM REQUIREMENTS

To be eligible for incentive funding, the applicant must:

- Develop an action plan as part of their HAF application, including satisfying the prescribed minimum number of initiatives as outlined in section seven (7). The purpose of the action plan is to outline a housing supply growth target and the specific initiatives that the applicant will undertake to grow housing supply and speed up housing approvals.
- Commit to a housing supply growth target within their action plan that increases their average annual rate of growth by at least 10%. The growth rate must also exceed 1.1%*.
- Complete or update a housing needs assessment report** and include a reoccurring scheduled review date within the report to ensure that the needs assessment is kept current.
 - The requirement to complete or update a housing needs assessment report may be waived if the applicant recently completed or updated their housing needs assessment. Applicants that have completed or updated their housing needs assessment within two years of the 2022 federal budget announcement (April 7, 2022) can request that this requirement be waived. If there is no reoccurring scheduled review date on this existing housing needs assessment report, there remains a requirement to add a reoccurring scheduled review date.
- Submit periodic reports to CMHC in the form and timelines prescribed. See section 12 for additional details. This includes:
 - Progress reporting on the initiatives and commitments within the action plan.
 - Micro-level permit data for residential buildings for all permitted units.
 - Details that support that HAF funding was used for a permitted purpose.

*CMHC may consider growth targets that fall outside these program guidelines on a case-by-case basis considering actual applications received. Applicants are encouraged to put forward the strongest application possible. Refer to section nine (9) for details on the evaluation criteria.

**For those that need to complete or update their housing needs assessment, resources are available on [CMHC's website](#). The report is not required to be completed at the time of application submission, but it must be completed within the prescribed timeframe (i.e., the third reporting period). See section 13 for details on the reporting schedule.

7. ACTION PLANS

Applicants must provide an action plan as part of their application, which will assist CMHC in selecting applicants. If selected by CMHC, the action plan will form part of the contribution agreement. Refer to Appendix A for details on the type of information required as part of the application, including the action plan.

Each applicant must assess its own housing needs, challenges, and opportunities in considering whether to apply under the HAF. Applicants are encouraged to consider regional matters in developing their action plans. Applicants may wish to consult the information available on the Statistics Canada website as part of its assessment. [Table 98-10-0002-02](#) provides information on population and dwelling counts for provinces, territories, and census subdivisions.

Housing supply growth target

Within the action plan submitted as part of the application for HAF, the applicant will be required to provide two projections to CMHC as outlined below. The applicant must calculate their own projections based on reasonable assumptions and data sources, including Statistics Canada and/or its own administrative data. There is no prescribed formula; however, projections should be based on a three-year period ending September 1, 2026.

- The total number of permitted housing units projected **without** HAF.
- The total number of permitted housing units projected **with** HAF. This second projection is what is referred to as the "housing supply growth target."

For the purpose of determining if the committed growth rate satisfies the minimum 10% increase and exceeds 1.1%, the following formulas will be used by CMHC:

- The annual projected growth rate without HAF: $\frac{\text{total number of permitted housing units projected without HAF/3 years}}{\text{current total number of dwellings}} * 100\%$.
- The annual projected growth rate with HAF: $\frac{\text{total number of permitted housing units projected with HAF/3 years}}{\text{current total number of dwellings}} * 100\%$.

The current total number of dwellings should be consistent with the applicant's 2021 census data adjusted for additional dwellings built since that reporting period.

Additional targets

Applicants will also be able to set targets based on the type of housing supply that is projected to be permitted with the support afforded by the HAF program. These additional targets will increase the amount of funding available to the proponent if selected to participate in the program. The targets can be set for housing types that align with the priorities of the HAF program, which include:

- Multi-unit housing (in close proximity to rapid transit)
- Multi-unit housing (missing middle)
- Multi-unit housing (other)
- Affordable housing units.

Refer to section 10 for an overview of the funding methodology and definitions for each type of housing.

Action plan initiatives

The action plan must include initiatives that will help the applicant achieve their committed housing supply growth target and any additional targets. The action plan items must support enhancements achievable within the program's timeframe, but the intent is for changes to outlive the HAF.

The minimum number of initiatives depends on the application stream, as follows:

- **Large/Urban:** A minimum of seven initiatives.
- **Small/Rural/North/Indigenous:** A minimum of five initiatives.

All initiatives included within the action plan should be new initiatives that have not yet started. In exceptional circumstances, CMHC may be willing to consider initiatives that started after the 2022 federal budget (April 7, 2022), which announced the Housing Accelerator Fund, in cases where an applicant may be challenged to meet the prescribed minimum number of initiatives.

The applicant must indicate how each initiative will increase the supply of housing and associated timelines, as well as any other expected results.

The applicant must identify and explain how each proposed initiative supports at least one of the objectives of the program (see section three (3)).

The following list of initiatives are aligned with the objectives of the HAF program and reflect common practices in urban planning, contributing to more housing supply. Applicants are encouraged to select from this list where it makes sense to do so given the local context. There is flexibility for CMHC to consider alternative initiatives proposed by applicants. Actions that do not support the objectives of the program will not be considered.

- Promoting high-density development without the need for rezoning (as-of-right zoning), e.g., for housing developments up to 10 stories that are in proximity (within 1.5km) of rapid transit stations and reducing car dependency
- Allowing increased housing density (increased number of units and number of storeys) on a single lot including promoting "missing middle" housing forms typically buildings less than 4 stories
- Encouraging Accessory Dwelling Units—a second smaller unit on the same property as a primary unit
- Enable mixed-use redevelopment of city-owned properties, while where appropriate maintaining the current government use, e.g., building housing on top of a library or office space
- Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types (e.g., duplexes or secondary suites)
- Implementing rental only zoning
- Implementing land use changes mandating a minimum number of family units (units with more than two bedrooms) or allowing for office conversions to residential with minimum family unit requirements
- Implementing revised parking requirements such as reduced or eliminated parking spaces for new developments
- Implementing disincentives, costing or fee structures to discourage such things as unit vacancy, underdeveloped/ idle land, and low-density forms of housing
- Ensuring that development and amenity charges – fees that cover necessary infrastructure to support new housing and amenities such as libraries and recreation centres in and adjacent to the communities where development is occurring – are clear, transparent and pre-determined (not subject to negotiation)

- Aligning development charges with the costs of infrastructure and servicing
- Implementing incentives, costing or fee structures, for example density bonusing, to encourage such things as affordable housing and conversions from non-residential to residential
- Waiving public hearings on all affordable housing projects that conform to the official community plan
- Implementing measures to address or prevent flood plain or climate change risk for example making flood plains park land and/or creating relocation programs to move housing units out of at-risk areas
- Incorporating a climate adaptability plan into Official Community Plan
- Promoting and allowing more housing types that serve vulnerable populations
- Promoting regulated multi-tenanted housing forms (e.g., boarding houses or single room occupancy)
- Implementing inclusionary zoning (the requirement that a developer builds a certain percentage of their units at affordable (below market) prices or rents) in ways that foster development
- Encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing
- Create a process for the disposal of city-owned land assets for the development of affordable housing as-of-right (not requiring rezoning)
- Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling
- Implementing changes to decision making such as delegating development approval authority to municipal staff based on established thresholds or parameters
- Partnering with non-profit housing providers to preserve and increase the stock of affordable housing
- Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment

- Reducing and streamlining urban design and character guidelines, i.e., elimination of height restrictions, visual character requirements, view cones, setbacks, etc.

It is the responsibility of the applicant to determine and confirm that it has the requisite authority, expertise, capacity, and resources to implement any and all chosen initiatives. The contribution agreement shall include a representation and warranty by the applicant confirming the above and CMHC will be relying on the representation and warranty without any independent investigation. All action plans must be approved by elected Council (or equivalent, including delegated authority) and include an attestation of the applicant's Chief Financial Officer (or equivalent) on the viability of the plan using the prescribed form. The attestation must be obtained by the applicant before applying to the HAF. The approval may be obtained by the applicant before applying to the HAF and is required before the contribution agreement is signed.

Note: CMHC may provide successful applicants with an opportunity to propose additional initiatives and increase their housing supply growth target in the event there is unused funding in the later years of the program.

8. INCENTIVE FUNDING AND PERMITTED USES

The HAF is about driving transformational change and creating the conditions for more housing supply over the short and longer term. The HAF is intended to incent applicants to commit to change, show progress and be provided with funding in return.

For clarity, HAF is not directly underwriting specific housing projects or reimbursing proponents for specific costs incurred. Rather, HAF funding can be used in support of housing under any of the following four categories. For further details on how HAF funding would be advanced refer to section 13.

Permitted uses of HAF funding:

- Investments in Housing Accelerator Fund Action Plans
 - any initiative included in the proponent's action plan and approved by CMHC.
- Investments in Affordable Housing
 - construction of affordable housing
 - repair or modernization of affordable housing
 - land or building acquisition for affordable housing.
- Investments in Housing-related Infrastructure
 - drinking water infrastructure that supports housing
 - wastewater infrastructure that supports housing
 - solid waste management that supports housing
 - public transit that supports housing
 - community energy systems that support housing
 - disaster mitigation that supports housing
 - brownfield redevelopment that supports housing
 - broadband and connectivity that supports housing
 - capacity building that supports housing
 - site preparation for housing developments.
- Investments in Community-related Infrastructure that supports housing
 - local roads and bridges
 - sidewalks, lighting, bicycle lanes
 - firehalls
 - landscaping and green space.

Proponents will be asked to estimate how much of their funding will be allocated to each category as part of their application (% of total estimated funding). If approved to participate in the program, proponents must report on how HAF funding was used in the form and timelines prescribed. Additional information on reporting requirements can be found in section 12.

Subject to the permitted uses outlined above, HAF funding can be used in conjunction with other CMHC or federal government programs, unless expressly prohibited under the terms of such initiatives. Please note that funding from the HAF will not be considered as local or PT (Provinces & Territories) cost-matching under the existing CMHC-PT NHS bilateral agreements, which exclude contributions from Government of Canada sources or from CMHC.

9. EVALUATION CRITERIA

CMHC will review all applications to determine if they meet program requirements of the HAF. The evaluation of the application will be based on the criteria listed in Table 1. All applications will be assessed and scored.

All initiatives outlined in the action plan will be individually assessed and scored; however, for prioritization purposes only the top five initiatives under the Small/Rural/North/Indigenous stream or top seven initiatives under the Large/Urban stream will be considered. While only the top five or seven initiatives will be used for prioritization purposes, additional initiatives should still be put forward within the action plan as required to support the committed housing supply growth target and alignment with HAF priorities.

The evaluation criteria are used to assess the application and to determine which applicants are selected to participate in the HAF. It will **not** dictate funding amounts. There is a separate funding framework for those that are selected to participate in the program. Refer to section 10 for the funding methodology.

Table 1: Evaluation criteria

Criteria	Assessment and Prioritization
<p>The commitment to increase housing supply</p> <p>Total available points: 10</p>	<p>Strong proposals will demonstrate a commitment to increase the supply of housing above the minimum requirements of the program.</p> <ul style="list-style-type: none"> • Annual growth rate: <ul style="list-style-type: none"> – over 2.5% - 5 points – 1.5% to 2.5% - 3 points – 1.1% to 1.4% - 1 point. • Annual growth rate percentage change: <ul style="list-style-type: none"> – over 20% - 5 points – 15% to 20% - 3 points – 10% to 14% - 1 point.
<p>The relevance of the initiative outcome(s) to one or more of the objectives of the HAF</p> <p>Total available points: NA (pass/fail)</p>	<p>Proposed initiatives within the action plan will be assessed to confirm if they support one or more of the following objectives, including priority areas:</p> <ul style="list-style-type: none"> • Creating more supply of housing at an accelerated pace and/or enhancing certainty in the approvals and building process. • Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation. • Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum. • Supporting the development of low-carbon and climate-resilient communities.
<p>The effectiveness of the initiative on increasing the supply of housing</p> <p>Total available points: 20</p>	<p>Proposed initiatives within the action plan will be assessed based on:</p> <ul style="list-style-type: none"> • Implementation: The time it will take to complete the initiative. <ul style="list-style-type: none"> – within 1 year - 5 points – within 2 years - 3 points – over 2 years - 1 point. • Supply Impact: The extent to which the initiative will improve housing and community outcomes. <ul style="list-style-type: none"> – high degree of improvement - 5 points – medium degree of improvement - 3 points – low degree of improvement - 1 point. • Timeliness: The time it will take to start to achieve additional permitted units as a result of the initiative. <ul style="list-style-type: none"> – within 1 year - 5 points – within 2 years - 3 points – over 2 years - 1 point. • System Impact: The extent to which the initiative increases stability and predictability in the housing system. <ul style="list-style-type: none"> – high degree of stability and predictability - 5 points – medium degree of stability and predictability - 3 points – low degree of stability and predictability - 1 point.
<p>The need for increased housing supply</p> <p>Total available points: 5</p>	<p>While not a mandatory requirement at the time of application submission, strong proposals will demonstrate housing needs as evidenced by a current housing needs assessment report.</p> <ul style="list-style-type: none"> • Yes, a current report is available - 5 points • No, a current report is not available - 0 points.

There is only one planned intake window. CMHC will consider take-up across jurisdictions and may adjust application rankings to support a national distribution. CMHC will make formal recommendations to the Minister of Housing and Diversity and Inclusion. Once approvals and final funding decisions are made, CMHC will advise applicants of the outcome.

10. FUNDING METHODOLOGY

For those applicants that are selected for participation in the HAF program (see section nine (9)), a funding framework will be used to determine the amount of funding per successful applicant.

There are three components of the funding framework: (1) base funding, (2) top-up funding and (3) an affordable housing bonus. For the base funding, the per unit amount will be higher for applications pertaining to the territories or Indigenous communities.

While the funding envelope is determined on the basis of per unit amounts, the HAF incentive funding is designed to support the costs associated with the initiatives within the action plan, as well as any other permitted use of funds in order to accelerate the supply of housing in Canada (see section eight (8) for permitted uses of funds). The proponent will have flexibility in how HAF funding is used provided it is for a permitted use.

Components of the funding framework:

- 1. Base funding** is designed to incent all types of supply across the housing spectrum. Base funding is estimated at \$20K* per HAF incented unit (\$40K* per HAF incented unit for applications pertaining to the territories or an Indigenous community). The per unit amount will be multiplied by the number of HAF incented units. HAF incented units refers to the difference between two

projections: (1) the number of permitted units that are anticipated **without** the support afforded by the HAF program and (2) the number of permitted units that are anticipated **with** the support afforded by the HAF program. The latter would establish the housing supply growth target, which would be included in the action plan and reflected in the contribution agreement.

- 2. Top up funding** is designed to incent certain types of housing supply. Top up funding will depend on the type of housing and the associated projected increase in the number of permitted units. There is no top up funding available for single detached homes. The value ascribed to each category will be multiplied by the associated projected increase in the number of permitted units. The targets established for each unit type would be included in the action plan and reflected in the contribution agreement.
- 3. Affordable housing bonus** is designed to reward an applicant that can increase its share of affordable housing units relative to the total projected permitted units with the support afforded by the HAF. The percentage growth will be multiplied by the ascribed value and then by the total projected permitted units with the support afforded by the HAF. The target would be included in the action plan and reflected in the contribution agreement.

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes. CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

The following tables provide an illustrative example of the funding framework.

Table 2: Base Funding

	Total projected permitted units without HAF	Total projected permitted units with HAF	HAF incented units	Per unit amount	Base funding amount
Base funding	5,500	6,000	500	\$20,000*	\$10,000,000

A total of 500 HAF incented units * \$20K per unit = \$10M.

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes. CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

Table 3: Top-up Funding

	Total projected permitted units without HAF by type of housing	Total projected permitted units with HAF by type of housing	Increase in housing type (#)	Per unit amount	Top-up funding amount
Single detached homes	2,000	2,100	100	\$0	\$0
Multi-unit housing (in close proximity to rapid transit)	400	450	50	\$15,000*	\$750,000
Multi-unit housing (missing middle)	1,000	1,250	250	\$12,000*	\$3,000,000
Multi-unit housing (other)	2,100	2,200	100	\$7,000*	\$700,000
Total units	5,500	6,000	500		
Top up funding					\$4,450,000

For example, an increase of 250 missing middle housing units * \$12K per unit = \$3M.

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes. CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

Table 4: Affordable Housing Bonus

	Total projected affordable units permitted without HAF (%)	Total projected affordable units permitted with HAF (%)	Increase in the share of affordable housing units (%)	Per unit amount	Affordable housing bonus amount
Affordable housing bonus	2.00%	3.50%	1.50%	\$19,000*	\$1,710,000

An increase in the share of affordable housing units of 1.50% * 6,000 total projected permitted units with HAF * \$19K per unit = \$1.71M.

*All per unit amounts for the base funding, top up funding and affordable housing bonus are estimated amounts that may assist potential applicants for budgeting purposes. CMHC may adjust these amounts and this flexibility is to help ensure that CMHC can support higher than anticipated housing supply growth targets and outcomes across Canada within the overall program funding.

Total Incentive Funding: \$16,160,000

Base funding (\$10M) + top up funding (\$4.45M) + affordable housing bonus (\$1.71M) = \$16.16M

The average amount for each HAF incented unit is: \$32,320

Total incentive funding of \$16.16M / the number of HAF incented units of 500 = \$32,320

Definitions

- Single-detached homes refers to a building containing 1 dwelling unit, which is completely separated on all sides from any other dwelling or structure. This includes link homes, where 2 units may share a common basement wall but are separated above grade. It also includes cluster-single developments.
- Multi-unit housing in close proximity to rapid transit refers to any form of multi-unit housing in close proximity (1500m) to rapid transit, which operates frequent service with high capacity and priority over other modes of transportation typically achieved through an exclusive right-of-way.
- Multi-unit housing characterized as missing middle refers to ground-oriented housing types that exist between single-detached and mid-rise apartments. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (less than 4 stories).
- Other multi-unit housing refers to all multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit.
- Affordable housing refers to housing units that are intended for households whose needs are not met by the marketplace. The local definition will be used for the purposes of HAF or in the absence thereof the provincial/territorial definition.

11. MINIMUM DOCUMENTATION REQUIREMENTS

To support their application, applicants will be asked to submit the following minimum documentation:

- Completed application form, including action plan
- Signed integrity declaration
- Most recent audited financial statements (if not available publicly)
- Current housing needs assessment report (if available at time of application)

- Attestation letter signed by the applicant’s Chief Financial Officer (or equivalent) using the prescribed form on viability of the action plan.

The action plan template will provide applicants with an opportunity to outline stated goals, objectives, and expected results. The applicant should be able to provide analysis or statistics to support the initiatives put forward in the action plan. This supporting information could be referenced directly in the application or be submitted as supporting documentation, for example, the applicant may wish to refer to a recent housing needs assessment, or other report outlining needs or opportunities for increased housing supply growth.

12. REPORTING REQUIREMENTS

There are three main reporting obligations under the HAF. The proponent will be required to adhere to specific reporting requirements, which include:

- Progress on the initiatives and commitments outlined in the action plan.
 - Actual start and completion date of each initiative
 - Percentage complete for each initiative
 - Overall status for each approved initiative (i.e., Completed, On Track, Delayed, Not Started)
 - Start and completion date of the milestone(s) for each initiative
 - Overall status for the milestone(s) for each initiative (i.e., Completed, On Track, Delayed, Not Started)
 - Rationale for the status of each initiative and/or milestone. Where there are delays and/or milestones have not been met, the applicant must provide a detailed rationale, including a proposed plan to get the initiative back on track
 - Number of net new units permitted for residential buildings during the reporting period*.

*Permitted unit refers to units for which building permits for new housing construction were issued during the reporting period for residential buildings. The reference to “net” is to consider any demolitions or conversions that may have also taken place during that period.

- Permit data for all housing units permitted during the reporting period. CMHC plans to leverage the data points consistent with Statistics Canada Building Permits Survey for consistency purposes.
 - Permit number
 - Submission date of permit request
 - Issue date of permit
 - Construction/demolition location (site address)
 - Type of building code
 - Type of work code
 - Dwelling units created (if applicable)
 - Dwelling units lost (if applicable)
 - Units demolished (if applicable)
 - Secondary suite
 - Number of stories.
- Details on how HAF funding was used during the reporting period.
 - Category and sub-category of incentive funding (see section eight (8) of this document)
 - Annual dollar amount per category and sub-category
 - Cumulative dollar amount per category and sub-category.
 - Details on capital projects facilitated with HAF funding.

There may be additional data points required as part of the reporting requirements listed above. Explanations for the data points will be made available for each reporting requirement in support of the HAF application intake opening later in 2023.

Proponents will be required to make progress reports and how funds were used public through normal governance mechanisms or other means deemed appropriate by the proponent.

13. ADVANCING AND REPORTING SCHEDULES

There will be a total of four advances to successful applicants (referred to herein as proponents), with one advance planned for each year of the program. Each advance will be subject to conditions including those noted below.

The reporting obligations for proponents will be outlined in the contribution agreement. Reporting will be required at the following intervals: (i) a report on a prescribed form due no later than 6 months following the date the agreement is signed; and (ii) for each subsequent advance, reports on a prescribed form due within 60 days of the anniversary of the agreement. A final report on the use of the HAF funds will be due within 90 days of the fourth anniversary of the agreement.

The reports provided below must be accompanied by an attestation of the applicant's Chief Financial Officer or equivalent (on a prescribed form), which confirms that the proponent remains in compliance with the terms and conditions of the contribution agreement and that the proponent's representations and warranties remain true. Requests for annual payments are dependent on meeting applicable reporting obligations.

Advance	Conditions
<p>Year 1 First advance: 25% of total approved funding*</p>	<p>An upfront advance will be provided to the proponent. The upfront advance is intended to enable the proponent to start the initiatives outlined in their action plan and to pursue other investments in housing provided the funds are used for a permitted use(s).</p> <p>First reporting period (first 6 months of agreement): No later than 6 months following the agreement date the proponent must submit to CMHC a letter (in a prescribed form) attesting that it is on track to undertake items outlined in its action plan and otherwise fulfil its reporting obligations under HAF. No supporting details are required to be submitted unless expressly requested by CMHC at that time.</p>
<p>Year 2 Second advance: 25% of total approved funding</p>	<p>Second reporting period (first year of agreement): Within 60 days of the first anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A progress report on the action plan initiatives and commitments. This report will be on a prescribed form. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent is on track to completing the items outlined in their action plan and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.
<p>Year 3 Third advance: 25% of total approved funding</p>	<p>Third reporting period (second year of agreement): Within 60 days of the second anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A progress report on the action plan initiatives and commitments. This report will be on a prescribed form. All initiatives are required to be completed in support of the request for the third annual advance, including the housing needs assessment, as applicable. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent has completed the initiatives outlined in their action plan, is on track to achieving growth targets and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.

*CMHC may on a case-by-case basis consider a higher first advance.

(Continued)

Advance	Conditions
<p>Year 4 Fourth advance: 25% of total approved funding</p>	<p>Fourth reporting period (third year of agreement): Within 60 days of the third anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A report confirming achievement of the housing supply growth target and any other targets established in the action plan. This report will be on a prescribed form. • A report that includes micro-level permit data for residential buildings for all permitted units issued during the annual reporting period. This report will be on a prescribed form. • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. This report will be on a prescribed form. • A letter attesting that the proponent has achieved the housing supply growth target and any other targets outlined in the action plan and has fulfilled its annual reporting obligations. This letter will be on a prescribed form.
<p>NA</p>	<p>Fifth reporting period (fourth year of agreement): Within 90 days of the fourth anniversary of the agreement the proponent must submit to CMHC the following:</p> <ul style="list-style-type: none"> • A report that outlines how HAF funds were spent by the proponent during the annual reporting period. It is expected that all funds be spent before this final report is submitted and fully accounted for in the report. This report will be on a prescribed form.

CMHC will consider all relevant circumstances when determining whether to approve a request for advance during the prescribed timelines. CMHC will work with the proponent to address situations where achievement is delayed or not progressing as planned. If satisfactory arrangements to rectify the situation are not implemented, then CMHC may reduce or withhold payment of advances. CMHC will communicate funding decisions in writing.

14. CONTRIBUTION AGREEMENT

To participate in the program, approved applicants will be required to enter into a contribution agreement with CMHC in which it agrees to the commitments and to undertake the initiatives set out in the action plan. The form of contribution agreement will be made available closer to when the portal will be opening later in 2023.

15. APPLICATION PROCESS

The following provides a high-level overview of the application process:

- CMHC publishes program parameters and pre-application reference material, including an action plan template on its [website](#)
- Applicants assess their own local context, including housing challenges and opportunities
- Applicants develop an action plan unique to their needs in support of HAF, aligned with the prescribed action plan template
- Applicants obtain appropriate approvals
- CMHC invites applicants to apply/portal opens for application submissions
- Applicants submit their application to CMHC, including their action plan
- CMHC will evaluate and prioritize applications
- CMHC will advise the applicant on the status of their application
- For approved applications, CMHC will confirm the total amount of funding available to incent new housing supply, expectations on progress reports, and the planned schedule of payments
- If approved, the proponent signs the contribution agreement. If not already obtained, Council approval (or equivalent) of the action plan is required before the proponent enters into the contribution agreement
- The action plan will form part of the contribution agreement between CMHC and the proponent.

16. IMPORTANT DATES

The following provides an overview of planned activities. Some modifications may be required as CMHC prepares for implementation. CMHC will provide further details as they become available.

- Detailed program parameters published by CMHC
March 2023
- Potential applicants consider the program and develop their action plans if interested in applying
- Launch and opening of the application intake portal
Summer 2023
- All HAF participants selected Summer/Fall 2023
- First advances processed Summer/Fall 2023
- First reporting period is 6 months following the date the agreement is signed
- Second reporting period is the first anniversary of the agreement, reports due within 60 days
- Second advances processed Summer/Fall 2024
- Third reporting period is the second anniversary of the agreement, reports due within 60 days
- Third advances processed Summer/Fall 2025
- Fourth reporting period is the third anniversary of the agreement, reports due within 60 days
- Fourth advances processed Summer/Fall 2026
- Fifth reporting period is the fourth anniversary of the agreement, final use of funds report due within 90 days.

APPENDIX A: APPLICATION DETAILS

CMHC anticipates that the following information will be required in the HAF application form, but applicants should be aware that additional information may be requested in CMHC's sole discretion.

1. GENERAL					
Section A: Applicant Information					
1.1. Organization Name (English)					
1.2. Organization Name (French)					
1.3. Organization Legal Name					
1.4. Organization Office Address	Street Number	Street Name	Street Type	Street Direction	Unit
	City		Province/Territory	Postal Code	
1.5. Applicant Contact Name (First and Last Name)					
1.6. Contact Email					
1.7. Contact Business Phone					
1.8. Contact Office Address	Street Number	Street Name	Street Type	Street Direction	Unit
	City		Province/Territory	Postal Code	
1.9. Primary Contact Preferred Language	English	French			
1.10. Applicant Stream	Large/Urban	Small/Rural/North/Indigenous			
1.11. Applicant Type	Local government Indigenous government Regional district Provincial or territory				
1.12. Council Approval	Indicate if Council approval (or equivalent) of the application has been obtained at the time of application submission. Yes No				

2. ACTION PLAN

Section B: Targets and Other Estimates

Projections should be based on a three-year period ending no later than September 1, 2026.

1. Total number of housing units projected to be permitted without any support afforded by HAF. If this projection does not align with historical trends, use the comment box below to explain and provide supporting details or analysis.	[insert number]
Provide a breakdown by type of housing:	
1.1 Single detached homes	[insert number]
1.2 Multi-unit housing (in close proximity to rapid transit)	[insert number]
1.3 Multi-unit housing (missing middle)	[insert number]
1.4 Multi-unit housing (other)	[insert number]
Total:	[calculated field: row 1.1 + row 1.2 + row 1.3 + row 1.4 must equal row 1]
2. Total number of housing units projected to be permitted with the support afforded by the HAF. This is referred to as the "HAF housing supply growth target."	[insert number]
Provide a breakdown by type of housing:	
2.1 Single detached homes	[insert number]
2.2 Multi-unit housing (in close proximity to rapid transit)	[insert number]
2.3 Multi-unit housing (missing middle)	[insert number]
2.4 Multi-unit housing (other)	[insert number]
Total:	[calculated field: row 2.1 + row 2.2 + row 2.3 + row 2.4 must equal row 2]
Provide a breakdown by year of the HAF program:	
2.5 For the year ending September 1, 2024	[insert number]
2.6 For the year ending September 1, 2025	[insert number]
2.7 For the year ending September 1, 2026	[insert number]
Total:	[calculated field: row 2.5 + row 2.6 + row 2.7 must equal row 2]
3. Total number of "HAF incented units" (units projected with HAF minus units projected without HAF).	[calculated field: row 2 minus row 1]
4. Percentage of affordable units projected to be permitted without any support afforded by HAF.	[insert percentage] %
5. Percentage of affordable units projected to be permitted with the support afforded by HAF.	[insert percentage] %
6. Total number of dwellings (i.e., current housing stock)	[insert number]
7. Projected average annual housing supply growth rate without HAF	[calculated field: row 1 / 3 years / row 6 * 100] %
8. Projected average annual housing supply growth rate with HAF	[calculated field: row 2 / 3 years / row 6 * 100] %
9. Projected increase in the housing supply growth rate	[calculated field: (row 8 minus row 7) / row 7]

Comments

Section C: Initiatives	
Initiative 1	[name the initiative]
Initiative Type	[select initiative from drop down – select the best one that applies]
Description	[provide a brief description of the initiative, including its goals and objectives]
Start Date	[start date or estimated start date yyyy/mm/dd]
Completion Date	[estimated completion date yyyy/mm/dd]
Estimated Costs	[estimated costs for implementing the initiative \$0.00]
Expected Results	[estimated number of permitted units the initiative will incent] [estimated number of permitted units the initiative will incent within the 3-year projection period] [other expected results]
Evaluation Criteria	<p>The following evaluation criteria will be used to assess the application.</p> <ul style="list-style-type: none"> - The committed housing supply growth rate will be used as part of the assessment criteria. <p>This initiative supports the following objectives (select all that apply):</p> <p>Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process. [explain how the initiative supports the area selected]</p> <p>Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation. [explain how the initiative supports the area selected]</p> <p>Supporting the development of affordable, inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum. [explain how the initiative supports the area selected]</p> <p>Supporting the development of low-carbon and climate-resilient communities. [explain how the initiative supports the area selected]</p> <p>Answer the following questions in relation to the proposed initiative:</p> <ul style="list-style-type: none"> - Duration: How long will it take to complete/implement the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain] - Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative? [options include: within 1 year, within 2 years, over 2 years] [explain] - Supply Impact: The extent to which the initiative will improve housing and community outcomes. [options include: high degree of improvement, medium degree of improvement, low degree of improvement] [explain] - System Impact: The extent to which the initiative increases stability and predictability in the housing system. [options include: high degree of stability and predictability, medium degree of stability and predictability, low degree of stability and predictability] [explain] - While not a mandatory requirement at the time of application submission, the presence of a current housing needs assessment will be considered as part of the assessment criteria.
Milestone 1	[name of milestone]
Description	[provide a brief description of the milestone]
Start Date	[estimated start date yyyy/mm/dd]
Completion Date	[estimated completion date yyyy/mm/dd]
+ADD Milestone	
+ADD Initiative	

Section D: Housing Needs Assessment

The applicant is expected to complete or update a housing needs assessment report to support its efforts to accelerate the supply of housing. This report is required in support of the request for the third annual advance. Applicants that have recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed or updated their housing needs assessment can request that this requirement be waived. If there is no reoccurring scheduled review date on this existing housing needs assessment report, there remains a requirement to add a reoccurring scheduled review date in support of the request for the third annual advance.

Select the appropriate option below:

The applicant has recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed a housing needs assessment report and there is a reoccurring scheduled review date already included in the report. The applicant is requesting that the housing needs assessment requirement be waived. If this option is selected, please submit the most recent housing needs assessment report with the application.

The applicant has recently, within two years of the 2022 federal budget announcement (April 7, 2022), completed a housing needs assessment report, but it will need to be updated to include a reoccurring scheduled review date. The applicant will add a reoccurring scheduled review date in support of the request for the third annual advance.

The applicant does not have a housing needs assessment report. The applicant will complete one and include a reoccurring scheduled review date in the report. This will be completed in support of the request for the third annual advance.

3. OTHER INFORMATION

Section E: Historical Building Permit Issuances

Summarize the number of net new units permitted for residential buildings over the prescribed reporting period and associated number of permits issued (i.e., the new construction permit/first permit issued only).

	Number of Units Permitted	Associated Number of Permits Issued
For the year ending December 31, 2022		
For the year ending December 31, 2021		
For the year ending December 31, 2020		
For the year ending December 31, 2019		
For the year ending December 31, 2018		

Section F: Permitted Use of Funds

For information purposes only. Using the illustrative examples provided by CMHC in its published program material, the applicant estimates that they may be eligible for a total of \$_____ under HAF. Based on this assumption, it is estimated that HAF funding will be used for the following purposes:

Permitted Uses	Applicant's Estimate %	Applicant's Estimate \$
Investments in HAF action plan items (include estimates by year of program)	YR1 _____%	YR1 \$ _____
	YR2 _____%	YR2 \$ _____
	YR3 _____%	YR3 \$ _____
	Total _____%	Total \$ _____
Investments in affordable housing	_____%	\$ _____
Investments in housing-related infrastructure	_____%	\$ _____
Investments in community-related infrastructure that supports housing	_____%	\$ _____

Supplementary information if available. Describe all known capital projects that HAF funding could help facilitate.

Comments

Section G: Infrastructure Needs

For information purposes only. To ensure better alignment and integrated planning of housing and infrastructure investments, CMHC is collecting the following information. The applicant consents to CMHC sharing this information and other information pertaining to its application under the Housing Accelerator Fund with Infrastructure Canada, other federal departments and agencies and provincial and territorial governments to support coordination.

Describe how the local authority will ensure that new housing supply adequately aligns with local or regional infrastructure plans, if applicable.

Describe how the local authority will ensure that new housing supply will be timely supported by infrastructure, such as public transit, drinking water and wastewater connections, as well as parks and green spaces and other vital community amenities.

Comments

4. APPLICATION TERMS AND CONDITIONS

By creating, or attempting to create an application to Canada Mortgage and Housing Corporation (“CMHC”) for funding, transfer of real property or any other Initiative or a Program under the *National Housing Strategy* (the “NHS”) or the *National Housing Act* (Canada) (the “NHA”), (each individually, an “Initiative” or a “Program”, and collectively, the “Initiatives” or the “Programs”), the Applicant hereby acknowledges and agrees to the following terms and conditions:

1. **Collection of Corporate Information and Personal Information (collectively, the “Information”).** CMHC (and parties working on its behalf or collaborating with CMHC to administer the Initiatives and the Programs, where applicable) may collect information about the Applicant, including information about the organization/corporation (“Corporate Information”) and Personal Information (meaning any information about an identifiable individual that is recorded in any form), from or through: (i) discussions with the Applicant; (ii) the online application form and its attachments (whether upon the saving of inputted Information into the form prior to submission of the application, or upon submission of the application) and supplementary Information provided by or on behalf of the Applicant; or (iii) other sources such as references, credit reporting agencies, provinces, territories, municipalities or Indigenous groups as will be specified in the Initiative. In addition, CMHC may collect Corporate Information that is presently in CMHC’s possession arising out of, or in connection with, the Applicant’s prior or existing relationship(s) with CMHC, such as from CMHC Initiatives, Programs or products. Completion of the application for funding, transfer of real property or any other purposes of an Initiative or a Program under the Initiatives or the Programs and the delivery to CMHC of signed consents referred to in Section 9 is voluntary; however, failure of the Applicant to provide such signed consents and any required Information in connection with its application (including within stated deadlines that may be specified in writing by or on behalf of CMHC) may result in the elimination of the application from consideration. If any of the collected Information changes or becomes inaccurate, the Applicant must promptly notify CMHC in writing of the change.
2. **Use and Disclosure of Information.**
 - a) The Applicant agrees that the Information collected in connection with an application may be used or disclosed for the following purposes:
 - (i) to assess the Applicant’s eligibility under the applicable Initiative(s) and/or Program(s);
 - (ii) to assess the application, including for prioritization of applications received;
 - (iii) to communicate to the Applicant possible opportunities under other Initiative(s) and /or Program(s);
 - (iv) to communicate to the Applicant possible collaboration opportunities with external parties;
 - (v) for Information verification and due diligence purposes, including to detect and protect CMHC from errors and fraud;
 - (vi) for any purpose related to the provision of mortgage loan insurance generally, where applicable;
 - (vii) for analytics, policy analysis, data analysis, auditing and research by CMHC;
 - (viii) for evaluation and efficient administration of the Initiatives and/or Programs; and
 - (ix) for use by CMHC and the Government of Canada for any purpose related to the *National Housing Act* (Canada) and/or the *National Housing Strategy*.

- b) Prior to submission of the application, any Information collected through the online application process may only be used by CMHC for internal administration and planning purposes in respect of initiatives and/or programs under the National Housing Strategy and/or the *National Housing Act* (Canada), unless the Applicant's prior written consent to the disclosure of such Information to parties external to CMHC, for the purposes outlined in subsection 2(a) above, has been obtained.
- c) Upon submission of the application, CMHC and parties working on its behalf or collaborating with CMHC to administer the Initiatives and/or Programs, where applicable, are authorized to process and store the Information and disclose it, on a need to know basis, for the purposes outlined in subsection 2(a) above, to:
- (i) the office of the Minister responsible for CMHC;
 - (ii) Employment and Social Development Canada ("ESDC"), the office of the Minister responsible for ESDC, Public Services and Procurement Canada ("PSPC"), the office of the Minister responsible for PSPC, Canada Lands Company CLC Limited ("CLC"), the office of the Minister responsible for CLC and the municipality in which the project is located, Indigenous Services Canada ("ISC"), the office of the Minister responsible for ISC, Crown-Indigenous Relations and Northern Affairs Canada ("CIRNAC"), the office of the Minister responsible for CIRNAC, the municipality or reserve in which the project is located, Infrastructure Canada ("IC"), the office of the Minister responsible for IC, and to any other successor organization of the organizations listed herein.
 - (iii) the Government of Canada; and
 - (iv) provinces, territories, municipalities or Indigenous groups that may invest in or provide support for the Applicant's project or otherwise collaborate with CMHC as will be specified in the Initiative.
3. **Agreements.** If the Applicant is selected by CMHC to receive funding and/or a transfer of real property, then the Applicant will enter into (and will cause related parties including guarantors, if any, to enter into) agreements that set out the terms and conditions of such funding and/or transfer of real property. Where CMHC is providing funding, the agreements may specify, among other things, the amount to be advanced to the Applicant as well as any terms and conditions of repayment, where applicable. The granting of loan or contribution funding or any part thereof or approval for mortgage loan insurance by CMHC is not to be construed or relied on by the Applicant or any other party as representing a confirmation of the value or condition of the underlying property, whether or not appraisals or inspections are carried out by or for CMHC; nor is it to be construed or relied on by the Applicant or any other party as representing a confirmation of the ability of the borrower(s) and any guarantor(s) to repay the loan, where applicable.
4. **Intellectual Property Rights.** The Applicant owns and holds all rights, title and interests in, or has a valid right to use, all intellectual property in and to all information and materials produced in connection with the Applicant's project and the application (including, without limitation, all patents, industrial designs, trademarks, trade names, service marks, copyrights, trade secrets, inventions, know-how, domestic or foreign, and any registrations and applications for registration for any of the foregoing) to the extent it is neither published nor otherwise in the public domain. Subject to the terms and conditions of this application, the Applicant hereby grants to CMHC a non-exclusive, perpetual, irrevocable, assignable, royalty-free sub-licensable license to use, make, have made, sell, offer for sale, and import the intellectual property worldwide, with the right to make such modifications as may be desirable for any purpose related to the current or future operation of CMHC. Where an Applicant's intellectual property, in connection with its project under the Affordable Housing Innovation Fund, is modified by or on behalf of CMHC, CMHC shall own and hold all right, title and interests in and to the intellectual property as modified by or on behalf of CMHC. This provision, including the license so granted, shall survive the application.
5. **Proprietary and/or Confidential Information.** All Information regarding the terms and conditions and financial and/or technical aspects of the Applicant's proposal that are proprietary or confidential in nature have been and will be marked "PROPRIETARY" or "CONFIDENTIAL" when submitted to CMHC. Proprietary and confidential markings shall be included beside each item or at the top of each page containing Information that the Applicant wishes to protect from disclosure. CMHC will make all reasonable efforts to protect the Applicant's documents and Information so marked from disclosure. Notwithstanding the foregoing, (i) CMHC shall have no liability of any kind to the Applicant, or any other party, based on inadvertent or unintentional disclosure of proprietary or confidential Information; and (ii) CMHC is authorized to disclose proprietary or confidential Information, on a need to know basis, to the parties listed in subsection 2(c). The Applicant has been advised that as a Crown corporation, CMHC is subject to federal legislation including the *Access to Information Act* and the *Privacy Act*. In certain specific circumstances, Information submitted to CMHC by the Applicant may be required to be disclosed pursuant to federal legislation. In such cases, to the extent reasonably possible and permitted under the law, CMHC will make efforts to advise the Applicant of the required disclosure prior to releasing the Information.
6. **Publicity.** If the Applicant is selected by CMHC to receive funding and/or a transfer of real property, CMHC, the Government of Canada and any other province, territory, municipality or Indigenous group that invests in or provides support for the Applicant's project shall have the right to publicize details of the project, the funding assistance and the name of the successful Applicant. By submitting its application, the Applicant confirms its consent to the disclosure of this information. The Applicant is not permitted to make any announcement regarding any of the Initiatives and/or Programs, including without limitation, any funding or transfer of real property without the express written consent of CMHC.

7. **Contact.** CMHC and parties working on its behalf are each authorized to contact any person listed in this application (including any agent of the Applicant) to consider the Applicant's eligibility for the funding or transfer of real property requested or in connection with the administration of the Initiatives and /or Programs and may send such person(s) program information by email or other means of communication.
8. **Verification and Credit Inquiries.** Where applicable to determine creditworthiness for funding in the form of a loan, the Applicant authorizes CMHC and parties working on its behalf to: (i) obtain business credit reports or individual credit reports or both, where applicable (for example, on sole proprietors, surety/guarantors, for-profit corporate entities, not-for-profit organizations) to perform a credit check and verify information provided by or on behalf of an Applicant and to assess the Applicant's application; and (ii) make any other inquiries required, including without limitation, obtaining corporate and business information, to assess the Applicant's application.
9. **Integrity Checks.** The Applicant authorizes CMHC (and parties working on its behalf or collaborating with CMHC to administer the Initiatives and/or Programs, where applicable) to conduct general integrity and criminal record checks and other similar screening ("Integrity Screening") of the Applicant to assess the Applicant's eligibility for receipt of funding or transfer of real property under an Initiative and/or Program. CMHC may additionally require Integrity Screening to be performed on any parties affiliated with the Applicant, including without limitation, its directors, shareholders and beneficial owners, and the Applicant shall cause to be delivered to CMHC, consents to such Integrity Screening being performed duly signed by such affiliated parties.
10. **Acknowledgement.** The Applicant acknowledges that: (i) any acknowledgement of receipt of the submitted application shall not constitute an approval of the application or a guarantee that the Applicant will receive any funding and/or transfer of real property; (ii) the application and any other submitted materials will not be returned to the Applicant; and (iii) the Applicant is not entitled to any compensation for any work related to, or materials supplied in connection with, the application.
11. **Release and Indemnity.** By creating or attempting to create an application to CMHC under any of the Initiatives and/or Programs, and upon submission of an application, each Applicant and purported Applicant agrees to indemnify, release and forever hold harmless CMHC, its officers, directors, employees, agents and any other parties working for or engaged by or collaborating with CMHC or otherwise involved in connection with the administration of the Initiatives and /or Programs (including without limitation, provinces, territories, municipalities, and Indigenous groups) from any and all claims, actions, demands, causes of action, suits, debts, damages (including without limitation, direct, indirect, special, incidental, punitive, third party or consequential damages) or any other losses, expenses or liabilities of whatever nature or kind sustained by the Applicant or any other person arising out of, or in connection with, the Applicant's application or attempted application made to any of the Initiatives and/or Programs, including the assessment, evaluation and any selection process and any use of this website. CMHC is not responsible for applications that are lost, late, misdirected or delayed for any reason, including for any failure of the website or technical malfunctions related thereto.
12. **Access to Information and Privacy Statement.**

CMHC is committed to protecting the privacy, confidentiality and security of the personal information that it holds by adhering to the requirements of the *Privacy Act* with respect to the management of personal information. By providing CMHC with your personal information for the purposes of one of the Programs, you are consenting to CMHC's collection, use and disclosure of your personal information in strict accordance with the *Privacy Act*. Personal Information collected by CMHC for the purposes of one of the Programs, can be found in their [Info Source Publication on their website](#) under the following Personal Information Bank:

 - CMHC PPU 220, National Housing Strategy Program and
 - CMHC PPU 180, Shared Equity Mortgage Providers Fund

The *Privacy Act* provides individuals with a right to access their personal information that is under the control of CMHC, to request corrections of their personal information and to file a complaint to the Privacy Commissioner of Canada regarding CMHC's handling of personal information. Any questions, comments, concerns, requests for personal information or complaints may be directed to CMHC's Access to Information and Privacy Office at ATIP-AIPRP@cmhc-schl.gc.ca or you may also visit their [website](#).
13. **Headings for Convenience Only.** The headings used in these terms and conditions are intended for convenience or reference only and do not affect the interpretation of the provisions of these terms and conditions.
14. **Paramountcy.** To the extent of any conflict, ambiguity or inconsistency between the provisions of these terms and conditions and any other documents provided to the Applicant, the provisions of these terms and conditions shall prevail and replace any existing terms and conditions in place with the Applicant, with regard to the subject-matters set forth herein.

If you have any questions or concerns regarding these Terms and Conditions, please [email CMHC](#).

5. ACKNOWLEDGMENT AND SIGNATURE

By signing below, I certify that I am authorized to agree to the Terms and Conditions described above and to complete and submit this application for and on behalf of the Applicant. I certify that the information provided is, to the best of my knowledge and ability, complete, accurate and correct and that if any of the information changes or becomes inaccurate, I shall promptly notify CMHC. I have read and understood the Terms and Conditions described above and acknowledge that they shall continue to apply upon my submission of this application. I confirm the Applicant has voluntarily consented to the collection, use and disclosure of information as set forth in these terms and conditions.

This application may be executed by electronic signature and such electronic signature shall be deemed to be an original signature for the purpose of this application with the same legal effect as a manual signature.

Full legal name of Applicant

Date Signed

Signature of Applicant authorized signatory

Name of Applicant Authorized signatory

Title of Applicant Authorized Signatory



City of Dawson Report to Council

Agenda Item	Potential Sister City
Prepared By	David Henderson CAO
Meeting Date	July 26, 2023
References (Bylaws, Policy, Leg.)	
Attachments	

	Council Decision
x	Council Direction
	Council Information
	Closed Meeting

Recommendation

That Council authorize the initiation of communications with the city of Zabreh na Morave in the Czech Republic as a potential Sister City with the City of Dawson,

And that Councillor Pikalek be authorized to work in conjunction with the Municipal Administration to conduct preliminary discussions and if successful to return to council with a Sister City Proposal for Councils approval and formal establishment.

Executive Summary

The City of Dawson has a historical place in the Czech Republic with the widely read stories of Jack London and the Call of the Wild. In turn, the Czech ex patriot community in Dawson is of significant size. A Sister City relationship would be beneficial for the City with the mutual promotion of cultural, educational and economic co-operation.

With authorization of Council, Councillor Pikalek, with the assistance of administration will reach out to the municipal leadership of the city of Zabreh na Morave with the primary purpose of exploring the interest and feasibility of establishing a sister city relationship, aimed at promoting intercultural understanding, educational exchanges, and economic co-operation.

Upon receipt of positive affirmation of interest from Zabreh na Morave as a sister City Councillor Pikalek is authorized to conduct preliminary discussions with a final agreement or understanding subject to final approval of council for the formal establishment of a sister City agreement.

A sister City relationship is whatever the two cities want to make of it – in its simplest form it may be the exchange of information and connecting school programs - or it could mean encouraging travel of residents and organizations between communities.

Background

Sister Cities international is a formal side of the Sister Cities idea, formed in 1956 to create global relationships based on cultural, information and trade exchanges. The result, as per their website, is the development of lifelong friendships that provide prosperity and peace through person-to-person "Citizen diplomacy".

Sister Cities International encourages membership and a minimal annual dues payment. Participation in Sister Cities International is an option but is not required to develop a Sister City relationship – a formal relationship is essentially an MOU between the two communities stating that each side will promote interaction with the other where possible to do so and from that point onward is largely driven by local champions be they ex patriots, teachers, artists, business people or local organizations who reach out and promote a connection, an exchange of ideas, student exchanges, cultural exchanges, etc

The City of Zabreh na Morave in the Czech Republic has a further connection to the City of Dawson through the historical and cultural ties of Zabreh na Morave resident J. Welzl who travelled and lived for a time in the Klondike. In Fact Zabreh has an entire floor of their municipal Museum dedicated to J. Welzl's time and life spent in the Klondike.

Discussion / Analysis

The First step to potentially establish a Sister City relationship is for one side to reach out to the other side and establish if there is interest and if a relationship is feasible. If both parties are interested, then enter discussions to draft an agreement. Once a draft agreement is established or the outline of an agreement then bring it to council for approval.

The City will be limited in the resources that it can apply to such an agreement and as such community benefit will depend on the degree of community support and initiatives through local individuals, businesses, and organizations

Fiscal Impact

The cost of establishing a Sister City relationship is expected to be minimal with the cost of most initiatives expected to be borne by individuals, businesses, and organizations initiating outreach, contact and promotion.

If there are visiting dignitaries such as the ambassador of the Czech Republic, a political or group leader from the Sister City it is reasonable that the City would provide a minimal hosting reception.

If an organization proposes a way to promote more active interactions such a proposal would require a business plan identifying possible additional funding and outcomes for further consideration if asking for additional city participation

Alternatives Considered

Consideration of other locations as a potential sister city but this city has been proposed with an argument presented for an existing mutual interest and a local champion.

Not moving forward with the proposal is an option but at this point it appears to have minimal requirement of resources while potentially developing a connection that could promote the City to a market that has a foundational interest in the "Call of the Wild" that is Dawson City

Next Steps

If the Committee of Council approves the motion as presented Councillor Pikalek, in conjunction with administration will reach out to the City of Zabreh na Morave to see if there is interest – if the response is positive then discussions will be initiated on the basis of a sister City agreement which if successful will be brought to Council for Consideration

There is a possibility of the Czeck republic Ambassador to Canada visiting the Yukon in September and if an agreement is reached or in development such a visit would be an opportunity to highlight the relationship.

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	June 26, 2023



City of Dawson

Report to Council

Agenda Item	Land Development Update
Prepared By	David Henderson CAO
Meeting Date	July 26, 2023
References (Bylaws, Policy, Leg.)	
Attachments	

	Council Decision
	Council Direction
x	Council Information
	Closed Meeting

Recommendation

That Council receive report for information purposes.

Executive Summary

1. Infill 1 – project posing unique development challenges to YG , not fully discussed at this time.
2. Infill 2 – YG is working on a joint development project in conjunction with Tr’ondek Hwech’in.
3. Infill 3 – 6 Industrial Lots under development south of the Klondike Highway by YG Land Development Branch is now on hold and plans to develop and sell 6 industrial lots will now be changed to selling the entire parcel as-is due to the high estimated costs to fill the property with the appropriate gravel to enable the development and sale.
4. Klondike Highway Project – rezoning application should be back to council in October, detailed design RFP out now with final detailed design expected in March / April 2024
5. Dredge Pond 2 Project - , Finalizing Master Plan and will be presented to Committee in Sept/oct
6. 4 CMHC Lots across from Minto Park are being prepared for sale – targeted for sale for next spring / early summer
7. North End - 2nd Ave project - Project Engineer Contract awarded to Greenwood Engineering Solutions – Monthly project meetings underway

Background

Infill 3 is a 6 lot Industrial development project that has been in the works for a number of years by YG Land Development Branch. Estimates show that bringing the lots up to an acceptable development level where they can be sold will result in an approx. cost per lot ranging from \$650 - \$750,000 per lot with no feasible way to recover a reasonable degree of the development cost. The primary problem is the amount of gravel required to be acquired and transported to the site. Land Development Branch has determined that the best path forward is to sell the entire parcel as-is. The land is zoned industrial and may be suitable to a buyer with the capacity to infill as needed.

Klondike Highway Project – at Yessab seeking views currently. Seeking a zoning contractor currently with rezoning application expected to come before council in 6-8 weeks (Oct)

Detailed Design RFP is out now with final detailed design expected to be completed in March / April 2024

Ideal lift station to serve development is the existing lift station across the highway which will require a discussion with Tr’ondek Hwech’in as it is on their land but owned and serviced by the City

Dredge Pond 2 – Finalizing Master plan and will present to committee at earliest opportunity.

4 CMHC properties - Heritage review of properties to be undertaken the week of August 7th and if cleared will then be serviced – discussions are underway to determine if YG will contract the installation of service connections or the City will install the connections and invoice YG. Timing of final public sale will depend on the availability of contractors and building season.

The 4 properties also require some minor planning adjustments.

North End-2nd Ave Project - Project envisions the installation of water and sewer up 2nd ave and the preparation of 5 new lots for residential development. A TPA with YG is in place allocating approx. \$3.2 million from YG for the project. Greenwood engineering has been appointed the engineer / project manager. The City has previously committed to adjacent lots to the service lines connecting for a standard connection charge.

Discussion / Analysis

Challenges have continued to emerge based on costs higher than estimates and shortages of contractors and staff.

Fiscal Impact

Infill 1 non currently

Infill 2 none currently

INFILL 3 – if sold it will start generating industrial property taxes.

Klondike Highway Project –

- Currently planned with the New Rec Centre anchoring the development - the Rec centre will be reviewed later this summer as to the impact and challenges the project poses from both operating and capital costs.
- Water and sewer services will generate additional revenues and additional operating costs including potentially a new Lift Station – if a new lift Station is required the operating costs may be greater than the additional revenues depending on the rate of buildout and final buildout numbers.
- Development will generate additional property tax revenues.
- Development will incur additional road maintenance, solid waste, fire servicing, and wate/sewer maintenance costs.

Dredge Pond 2 –

- Development will generate additional Tax revenues.
- Development will incur additional road maintenance, solid waste, fire service costs.

4 CMHC Properties

- Built properties will generate property tax revenue.
- Services currently exist adjacent to properties and developers are responsible to pay for service connections.
- Road and fire service additional costs will be minimal as lots are in the dense built area.
- Waste services will represent additional costs.

North End-2nd Ave project

- Some uncertainty of the scale of the project that can be completed within the established budge.
- 5 lots will be sold for market prices with 2 end lots targeted for multi residential of some form.
- 5 lots will generate property taxes.
- 5 lots and new infrastructure will generate additional fire service, and infrastructure maintenance costs.

Alternatives Considered

Not applicable

Next Steps

Continue working forward on each project

Approved by	Name	Position	Date
	<i>David Henderson</i>	CAO	June 26, 2023