



# Standing Committee on Social Development

## NWT Housing Review Homeowners and Private Landlords

April 8, 2021



[www.yellowknife.ca](http://www.yellowknife.ca)



CITY OF  
YELLOWKNIFE

# What are the challenges?

1. Non-Market Housing Side of the Spectrum
2. Cost of Building
3. Cost of Operating
  1. Electricity & Heat
  2. Insurance
  3. Taxes





# How can the govt improve programs and supports?

## Non-Market Housing Side of the Spectrum

- Implement and fund:
  - “An Action Plan to Reduce Poverty in the NWT 2019-2022” ->
  - “Mental Wellness and Addictions Recovery Action Plan”
- Government renewal exercise
- Federal funding

### Managing or ending homelessness?

**Shelter, jail, hospital:** \$66,000 to \$120,000 per year

**VS.**

**Housing with supports:** \$13,000 and \$18,000

## OUR ACTIONS

- Develop Community Housing Plans for every NWT community.
- Conduct a Seniors Housing Planning Study.
- Enhance the Seniors Home Heating Subsidy
- Implement New Home Program
- Access the federal government’s Co-Investment Fund.
- Develop a GNWT Homelessness Strategic Plan.
- Develop a Rapid Rehousing program, which aims to assist NGOs in providing housing stability actions that removes households and individuals from homelessness.
- Co-design a portable housing benefit program with the federal government.
- Design and implement a flexible partnership tool to support Indigenous and community governments in their housing aspirations.
- Develop Hands-on Maintenance Training for Homeowners.





# How can the govt improve programs and supports?

## Cost of Building

1. Government renewal exercise – Work with municipalities
2. Red Tape Reduction Working Group



# How can the govt improve programs and supports?

## Cost of Operating

### 1. Electricity & Heat

- Construction of biomass and co-generation district heating systems
- Waste heat recovery from diesel generators
- Renewable diesel subsidy

### 2. Insurance

- Funding or LIC program
- App

### 3. Taxes

- Transfer vacant Commissioner's Land within municipal boundaries to municipalities
- Close the municipal funding gap



Absolute  
Homelessness



Emergency  
Shelter



Transitional  
Housing



Supportive  
Housing



Social  
Housing



Private Market  
Rental

Home  
Ownership



# To End Homelessness in Yellowknife

Table 3 Projected Changes in Homeless-Serving System by 2026



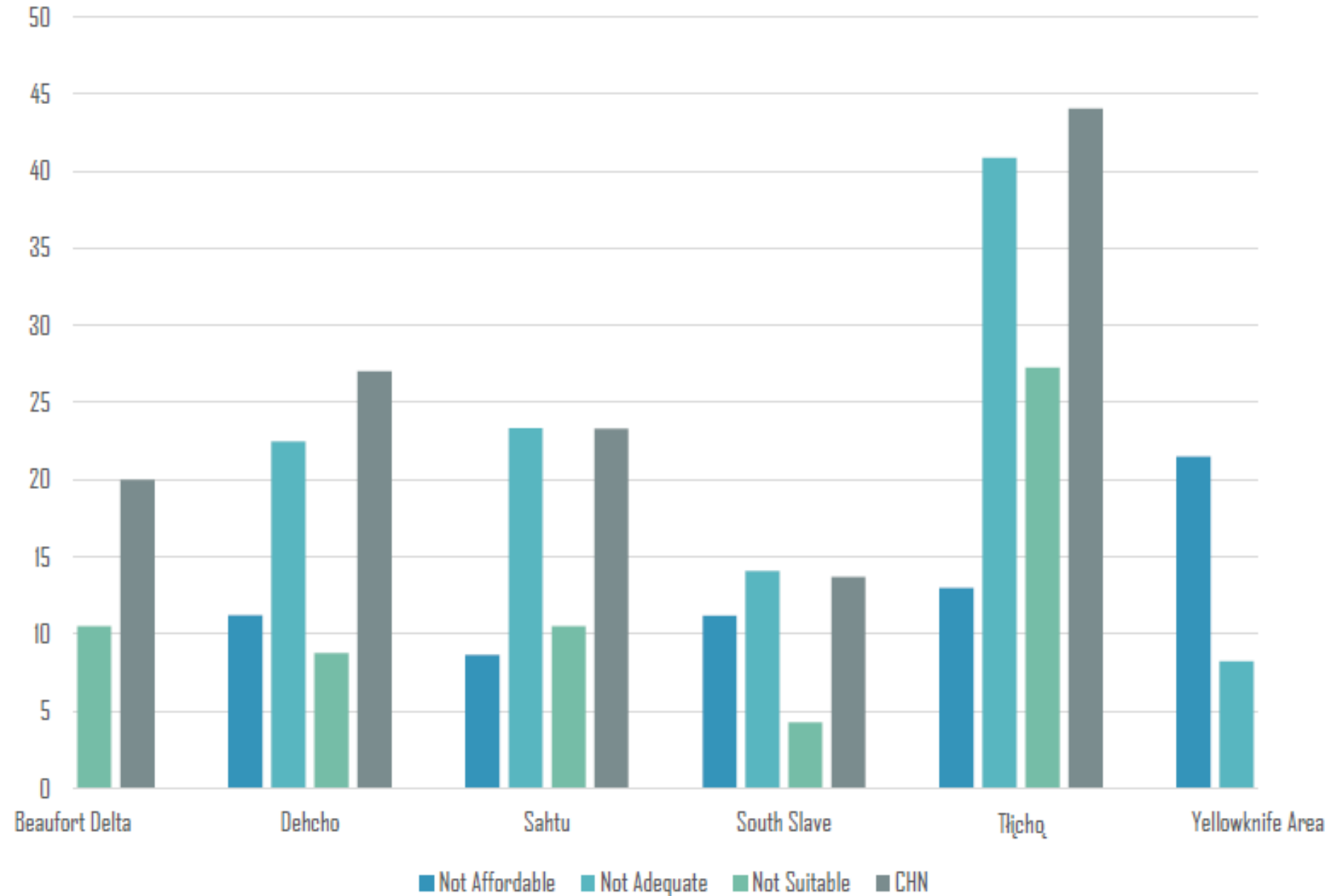


# Core Housing Needs

- Housing adequacy (housing in need of major repairs) and suitability (overcrowding) are notably higher in smaller communities compared to Yellowknife.
- Yellowknife certainly faces these challenges as well, but overall, **affordability** is the greatest factor in its Core Housing Need.



Figure 3 Percent of Households in Core Housing Need (CHN) in NWT Regions <sup>25</sup>







# Core Housing Needs

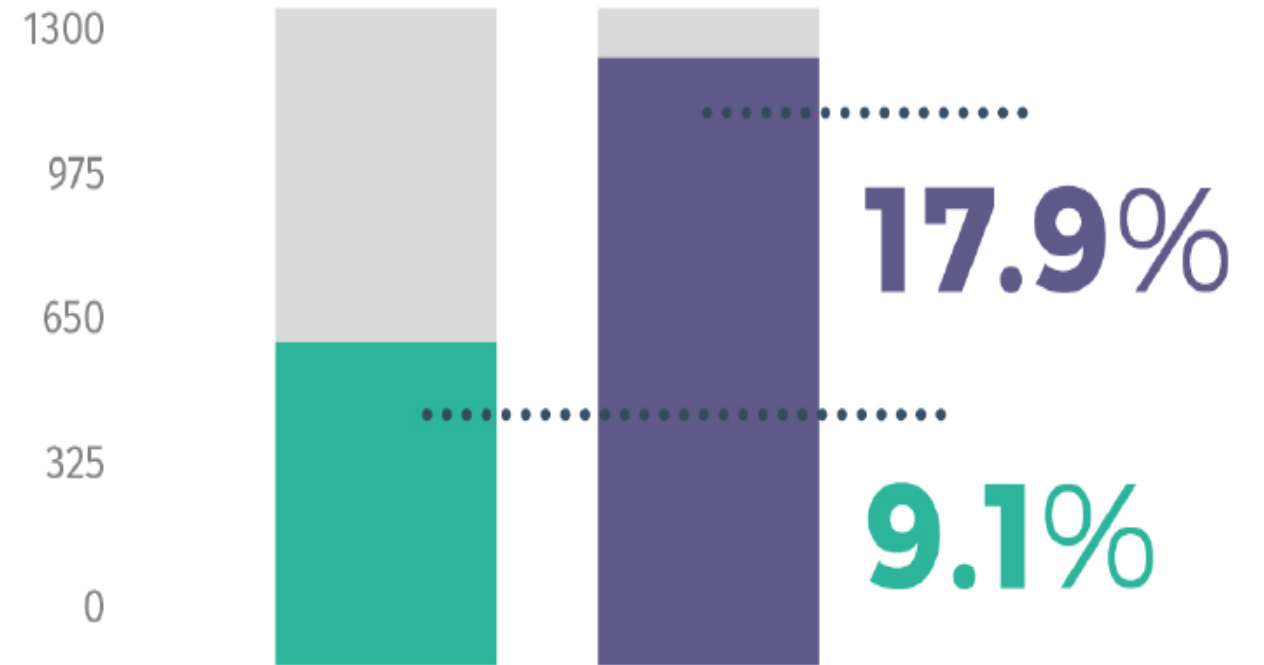
Core Housing Need has improved in rural areas, but doubled in Yellowknife due to affordability issues.

From 2009 to 2014 progress was made in housing conditions in smaller non-market and market communities, and Core Housing Need dropped from 42% to 32%, and from 16% to 13% respectively.

However, these improvements were countered by a doubling in Core Housing Need in Yellowknife from 9% to 18% between 2009 and 2014.

## NWT BUREAU OF STATISTICS 2009 & 2014 HOUSING NEEDS SURVEY

*Households in Core Housing Need*

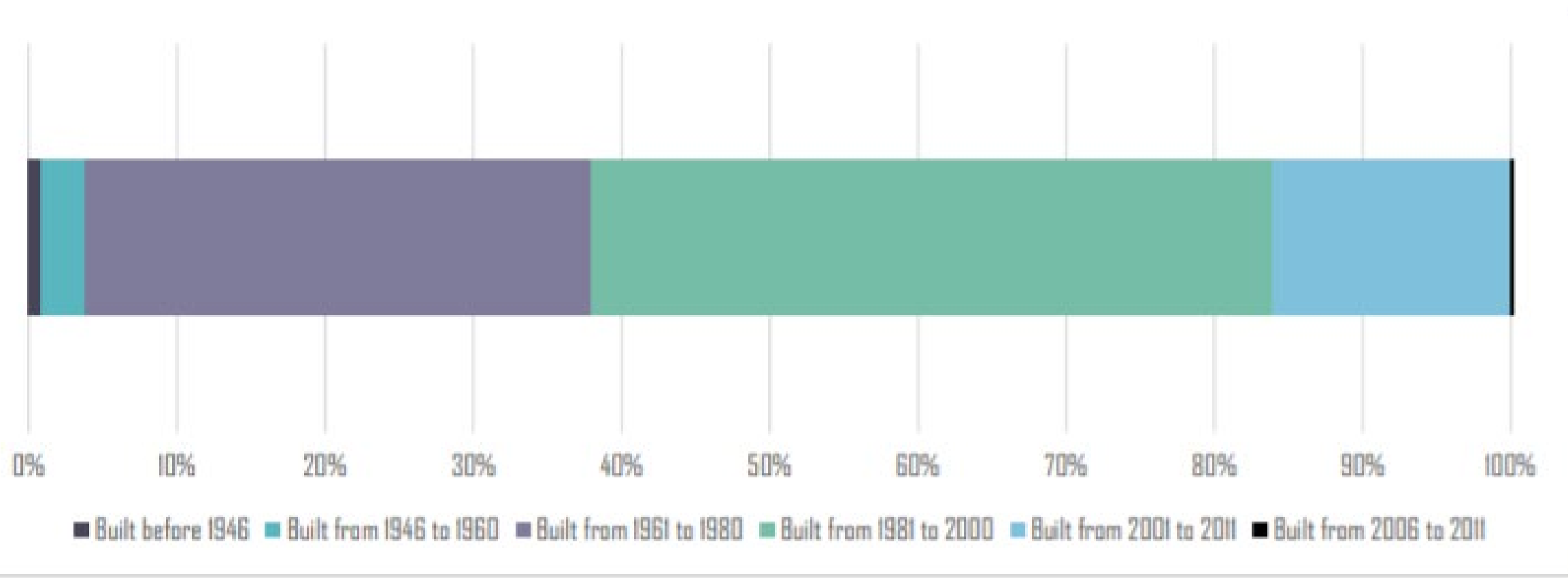




## Yellowknife's housing stock is aging and in need of repair.

Nearly 35% of the entire housing stock was built prior to 1980, and another 45% was added in during the 1980s and 1990s. Many houses are therefore reaching the age where major structural components will need to be replaced, often at a high cost in order to bring the dwellings up to current codes.

Figure 13 Percent of Private Dwellings in Yellowknife by Year of Construction<sup>43</sup>



## Yellowknife's housing stock is not diversified; rental construction is declining.



# Access to Land

Transfer vacant Commissioner's Land within municipal boundaries

- Purple = Vacant GNWT Land
- Yellow = Land that's been transferred to the City so far
- Grey includes Akaitcho Interim Land Withdrawal, Mines, Airport, etc.

