

CITY OF YELLOWKNIFE HOUSING NEEDS ASSESSMENT UPDATE

October 15, 2024

URBAN
SYSTEMS

INTRODUCTION

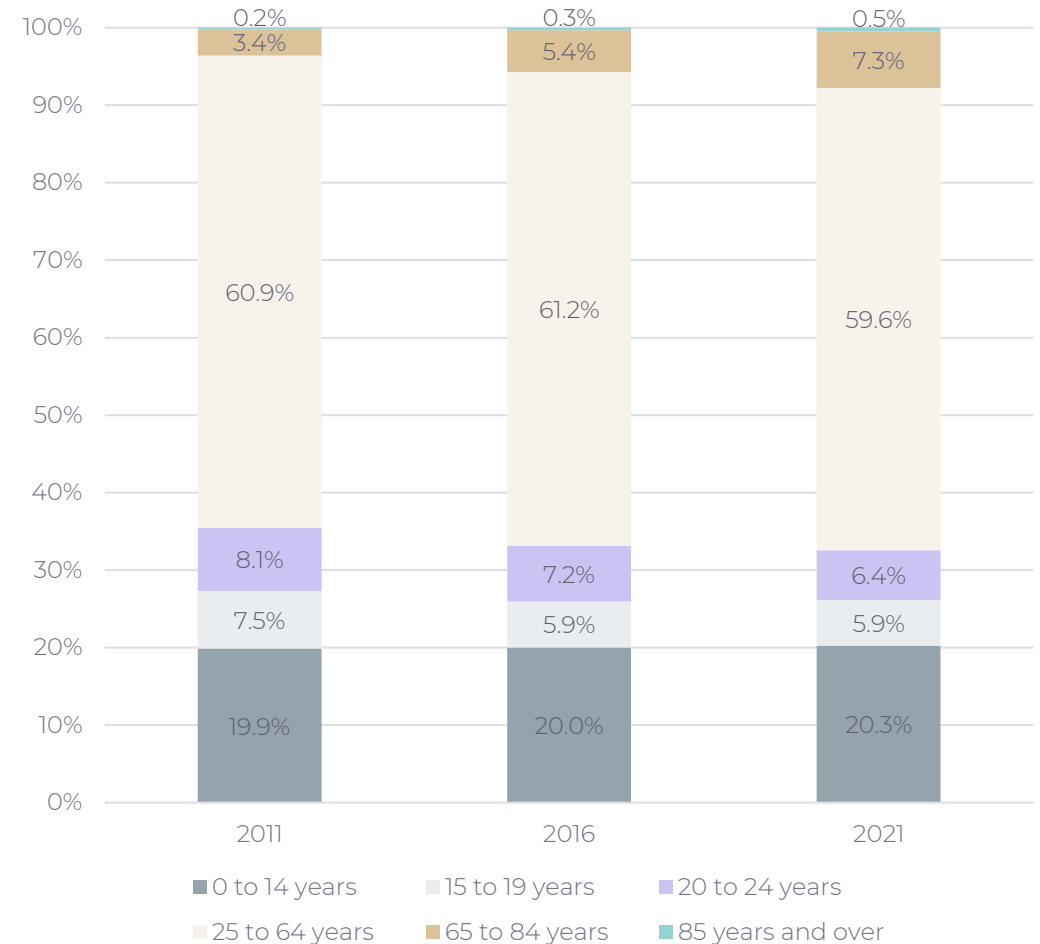
- In 2023, the City received \$8.4 million in Housing Accelerator Funding (HAF)
- One priority project is to develop a Housing Needs Assessment (HNA)

WHAT IS A HOUSING NEEDS ASSESSMENT?

- Quantitative and qualitative analysis of current housing needs in Yellowknife and projection of need into the future
- Answers questions like:
 - How many units are needed?
 - Who is in greatest need of housing?
 - How do we address affordability?
 - What are the future growth implications?

COMMUNITY PROFILE

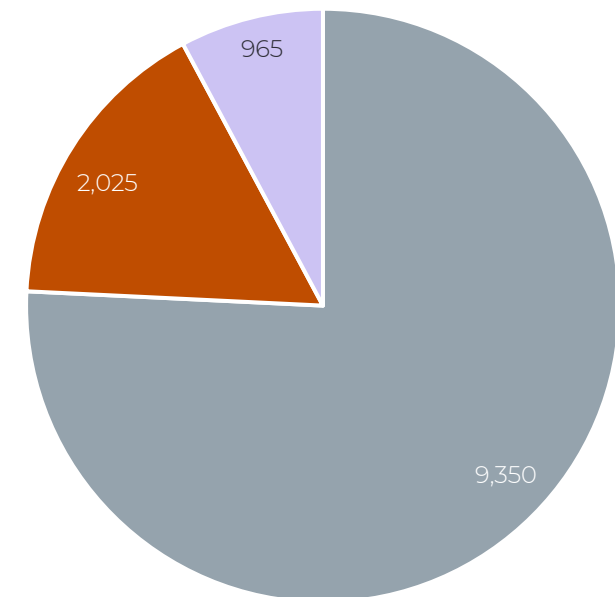
- 2016-2021: Population grew by 3.9%
- 24% identify as Indigenous
- 16% are Immigrants
 - 19% arriving between 2016-2021
- Over 7% were aged 65+ 2021
 - More than double than in 2011!



ECONOMY

- High median household incomes
 - \$147,000 (2020)
 - One-parent households, one person households, individuals on fixed incomes, etc. have much lower incomes
- High cost of living
 - Utilities, food, transportation, fuel, etc.
- Largest employment sectors:
 - Public administration (29%)
 - Health care (10%)
 - Retail trade (9%)
- Mining has declined from 9% (2011) to 5% (2021)

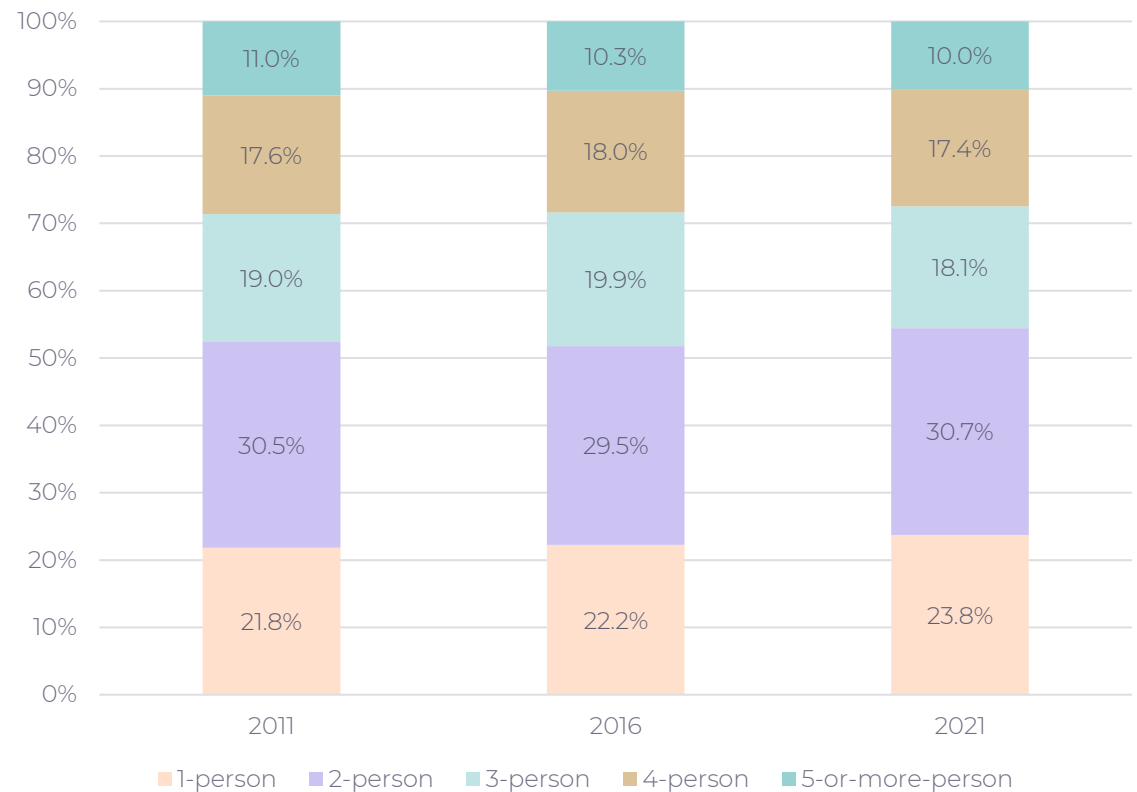
Workers in Yellowknife, 2021



■ Permanent position (Number) ■ Temporary position (Number)
■ Self-employed (Number)

HOUSEHOLDS

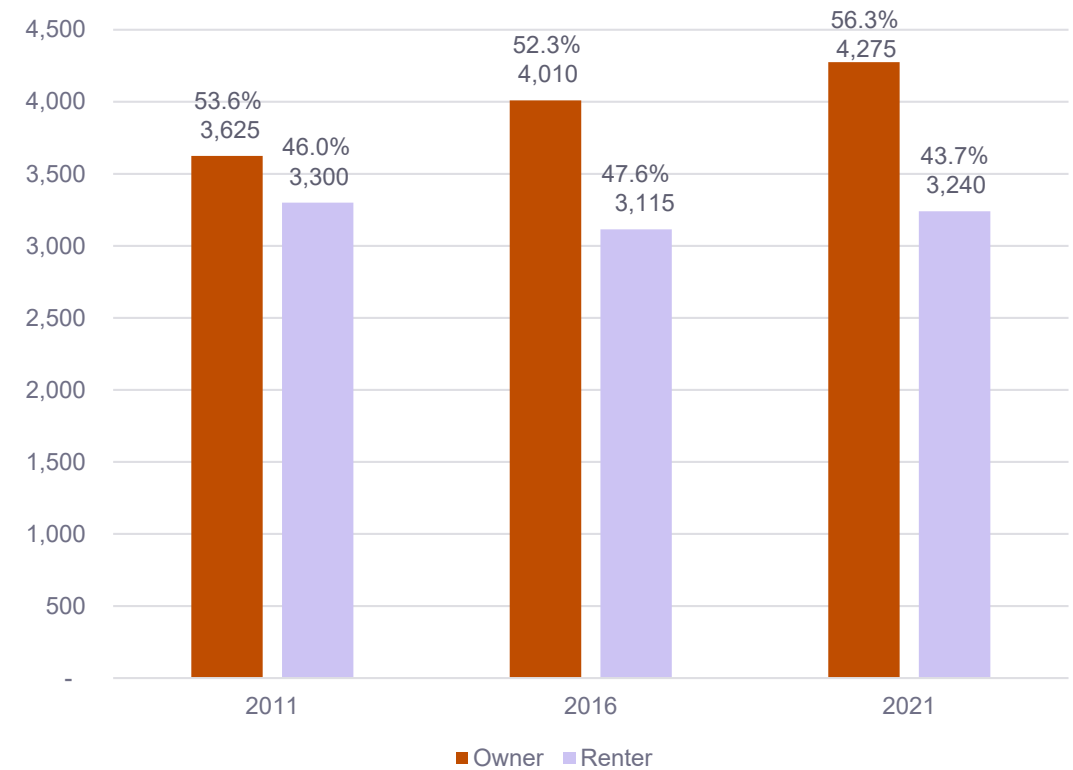
- 7,520 households (2021)
- One- and two-person households becoming more prominent
- Avg. 2.7 people per household
- Most common household types:
 - Couples with children (30%)
 - One-person households (24%)
 - Couples without children (21%)



Change in household composition, 2011 - 2021

TENURE

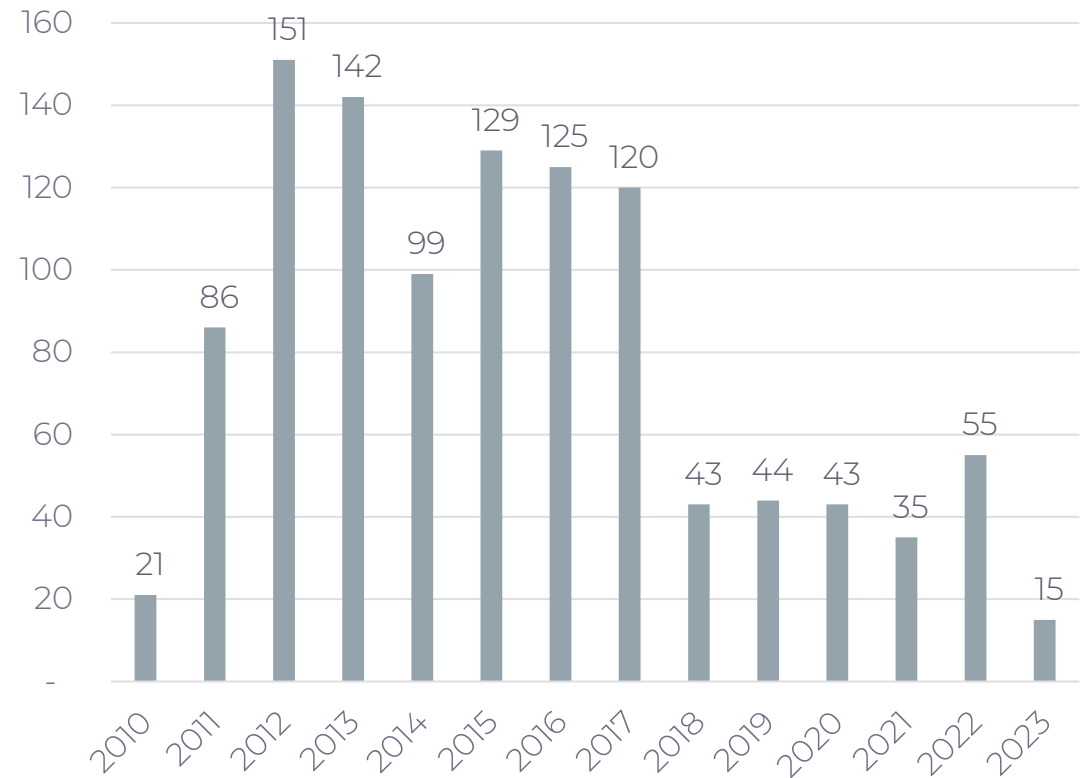
- Home ownership increased to 56.3%
- Approx. 44% rent housing
- Median household incomes of renters is \$77,000 less than owners
- 10% of owners and 24% of renters are spending more than 30% on shelter costs



Change in tenure, 2011 - 2021

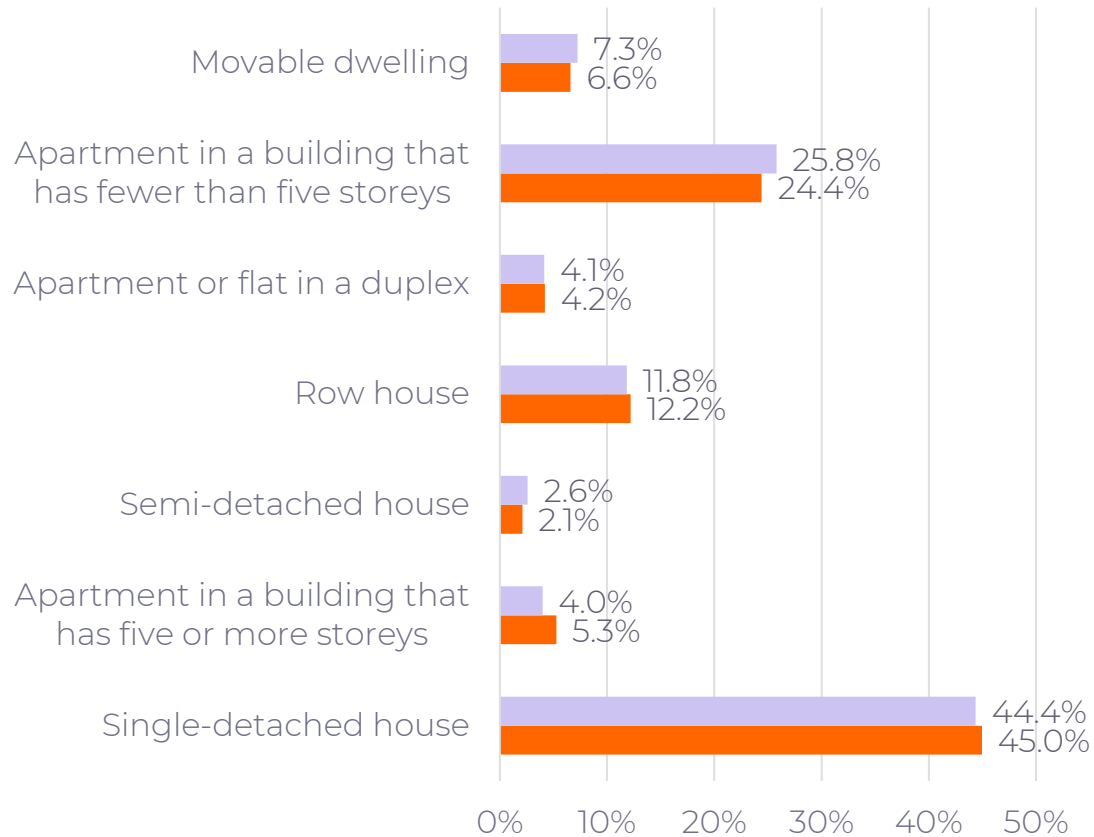
HOUSING UNITS COMPLETED

- 2010-2023: The City constructed a **total of 1,108 units**
- 2018-2023: Between 15-55 completions annually
 - Decrease from 2012-2017, when completions ranged from 99-151 annually.

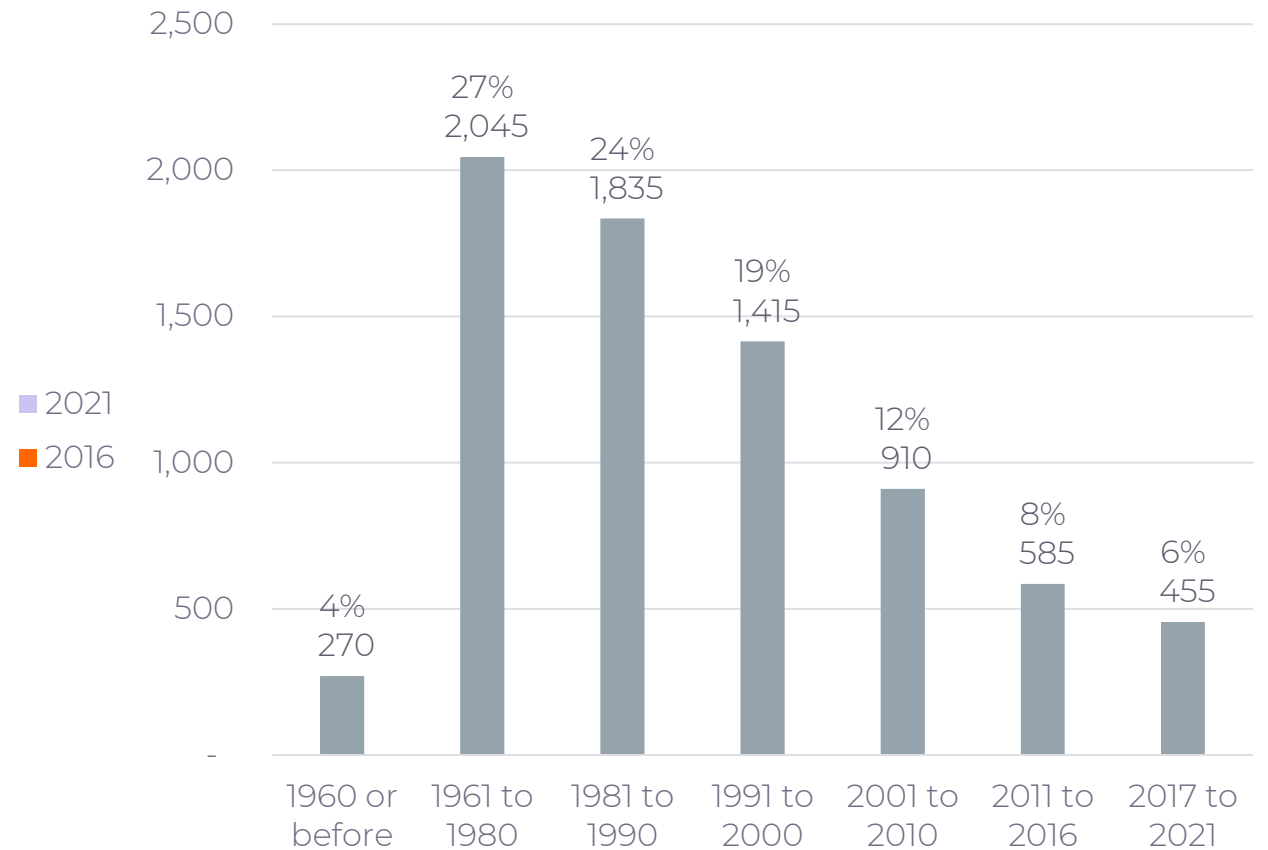


Housing Completions, 2010 - 2023

CHANGES IN HOUSING STOCK

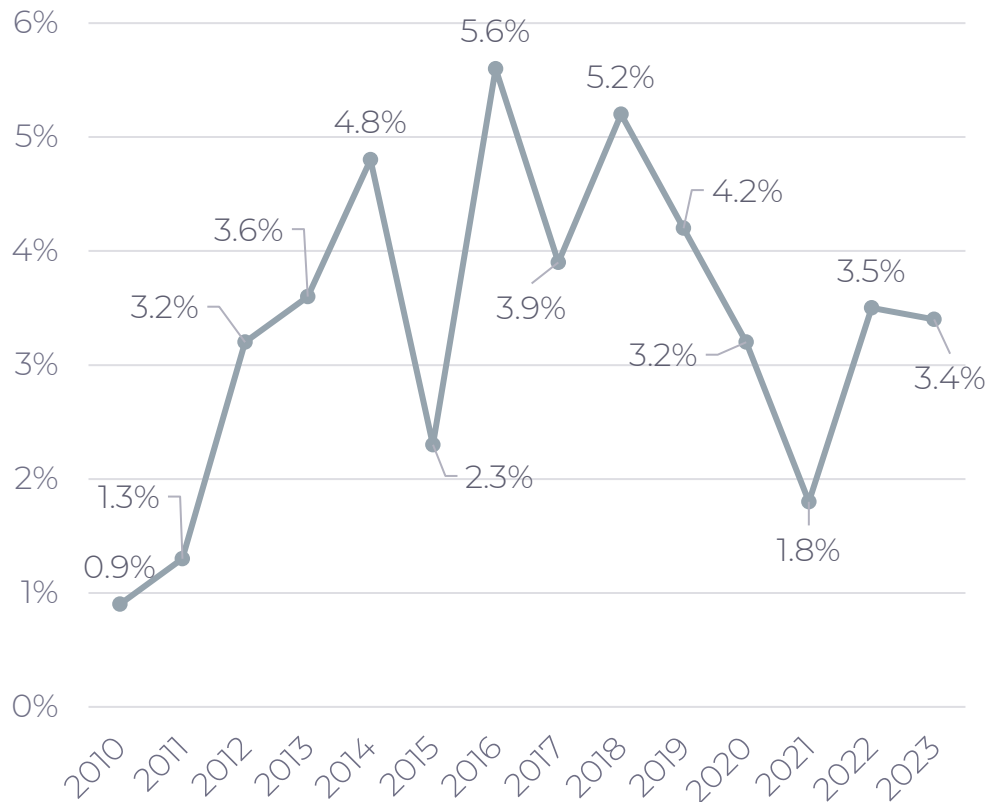


Housing Units by Structure Type, 2016 to 2021

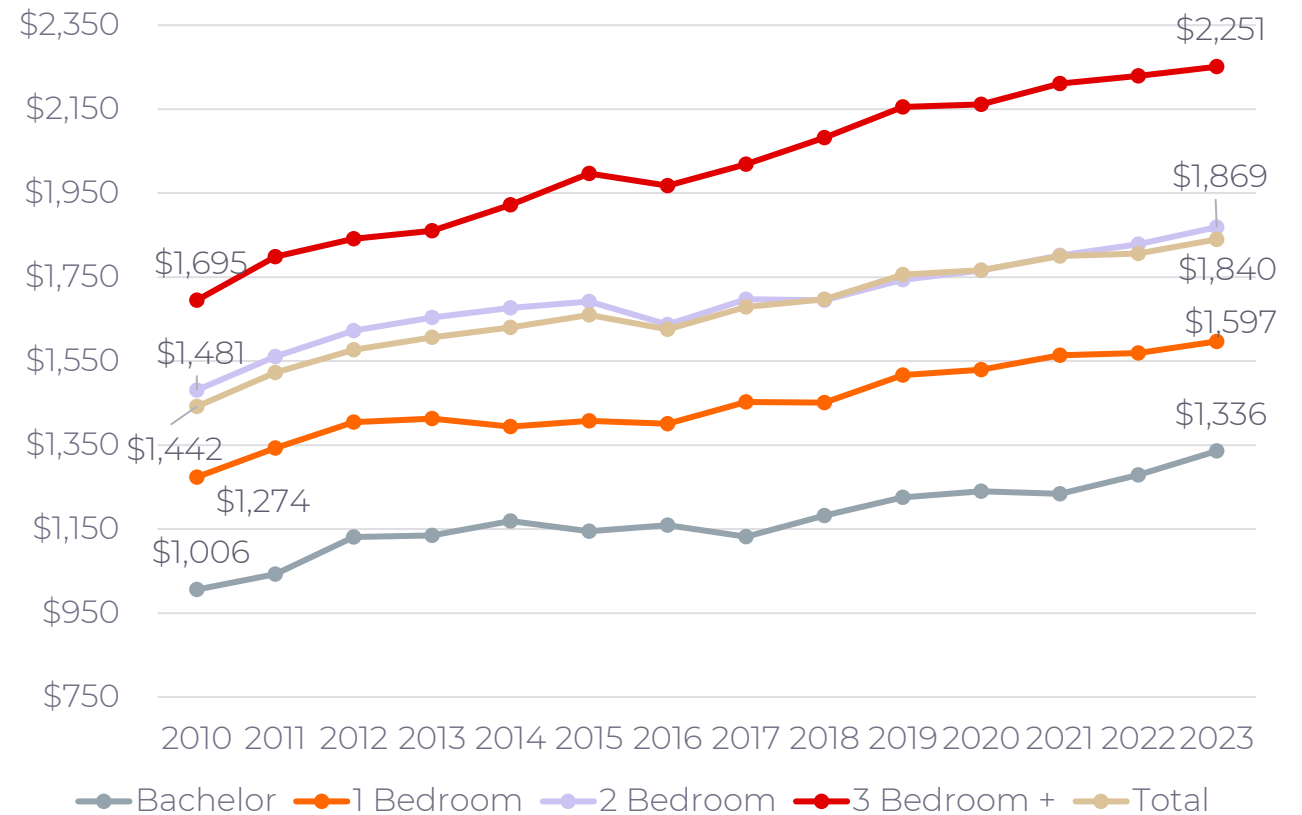


Total Housing Stock by Period of Construction, 2021

RENTAL VACANCY RATE + AVERAGE RENTS



Vacancy Rate of Purpose-Built Rentals, 2010 - 2023

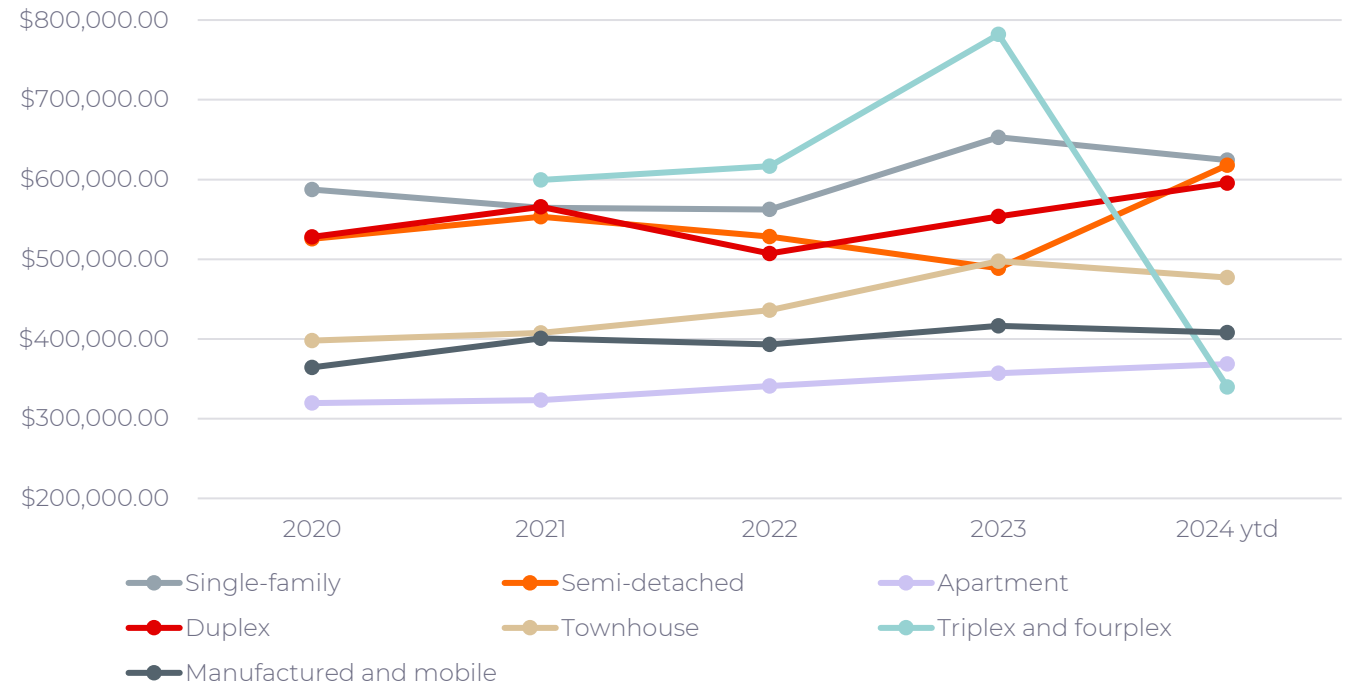


Average Monthly Rents of Purpose-Built Rentals, 2010 - 2023

OWNERSHIP PRICE TRENDS

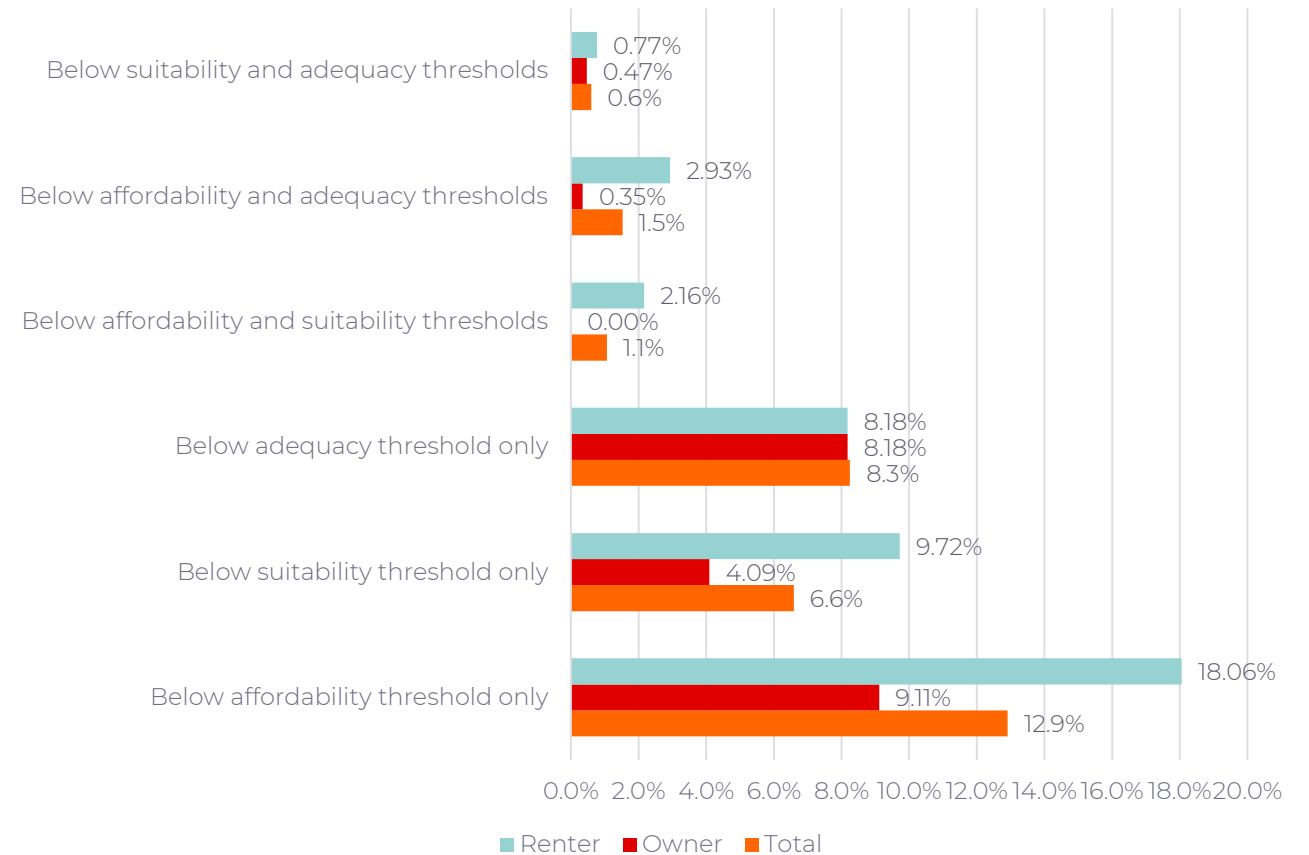
- 2020-2024: Avg. 274 sales per year
 - Sales prices for all unit types have increased since Jan 2020
- Avg. sale price single-family home was \$624k (2024), a slight decline from \$652K (2023)

Average Sales Price 2020-2024 YTD by Unit Type



CORE HOUSING NEED (CNH)

- 10.3% of households are in CNH
- Most households in CNH struggle with:
 - Affordability (80%)
 - Adequacy (24%)
 - Suitability (23%)
- More likely to be in CNH:
 - Renters
 - Immigrants
 - Indigenous
 - One-person
 - Lone-parents
 - Senior-led



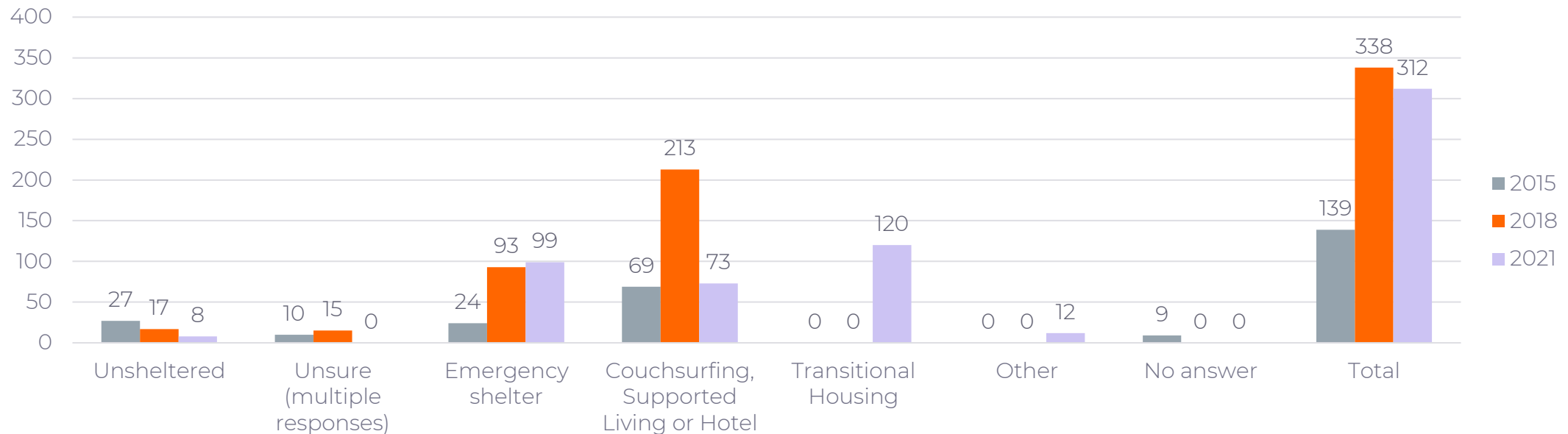
Core Housing Need by Tenure (2021)

UNHOUSED AND VULNERABLE POPULATION

June 2024 HMIS Community Count

Experienced Homelessness for at least one day	245
Experienced chronic homelessness for at least one day	89

Homelessness Management Information System Count – June 2024

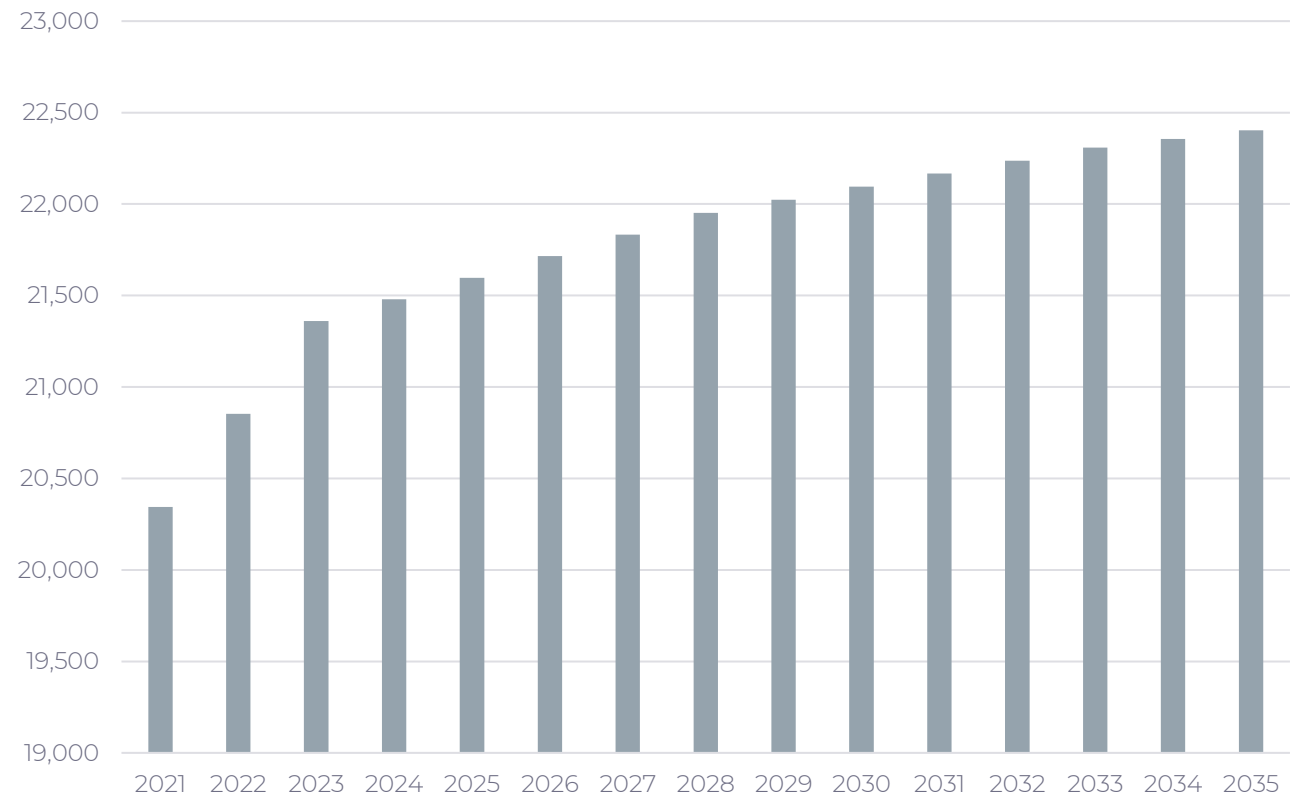


Yellowknife Point in Time Count – 2015, 2018, and 2021

POPULATION GROWTH PROJECTION

Yellowknife's population is projected to grow to 22,403 by 2035 (9.6%)

Could mean an additional 1,059 households call Yellowknife home by 2035

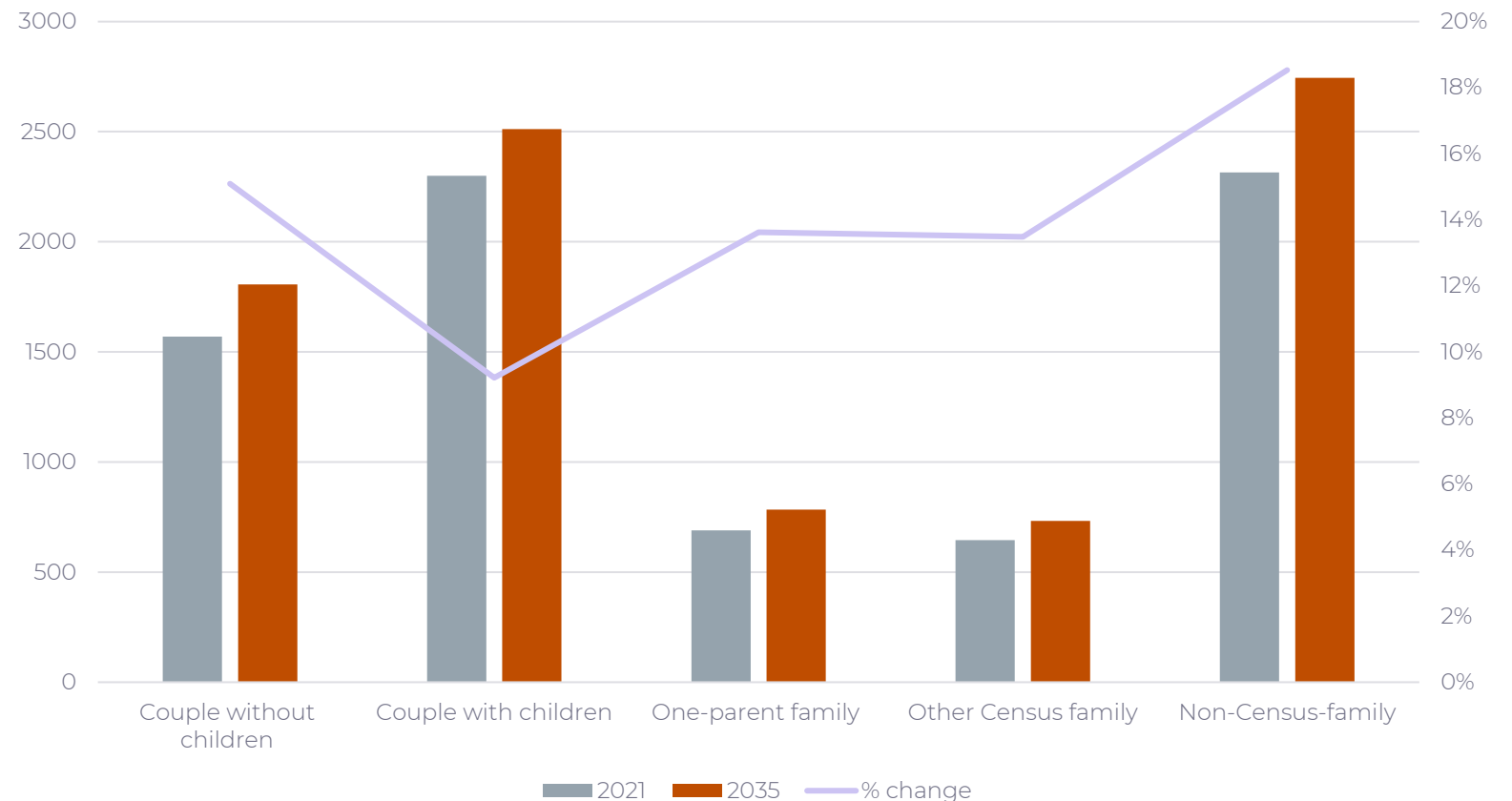


Yellowknife population projection, 2021 - 2035

PROJECTION BY HOUSEHOLD TYPE

Expected to make up a larger proportion of households in 2035:

- Couples without children
- One-parent families
- Non-census families (e.g., living alone or with roommates)

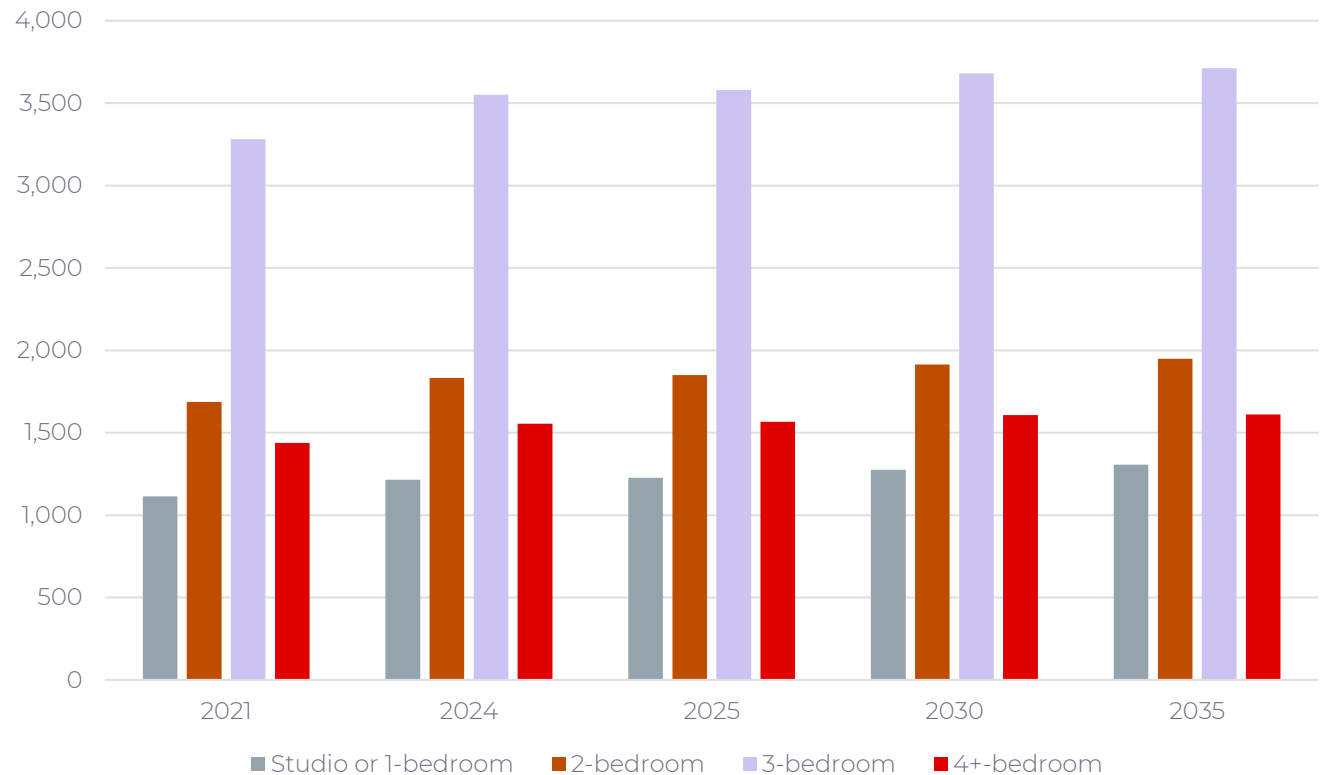


Yellowknife households by household type, 2021 - 2035

UNIT PROJECTION BY BEDROOM COUNT

To accommodate projected growth by 2035, Yellowknife will require an additional:

- 193 studio or one-bedroom units
- 263 two-bedroom units
- 431 three-bedroom units
- 173 four-or-more bedroom units



Yellowknife units by bedroom count, 2021 - 2035

ENGAGEMENT OVERVIEW

- Eight focus group discussions with targeted stakeholders were held in the third week of September and first week of October
 - 5 in-person sessions (Sept)
 - 3 virtual sessions (Oct)
- Initial group list developed in partnership with City staff included a wide range of perspectives:
 - Builders and developers
 - Business associations
 - Community organizations
- Met with **28** representatives from **23** organizations
- Unfortunately, unable to connect with Indigenous groups or representatives, despite several attempts

ENGAGEMENT KEY FINDINGS

- More affordable housing units needed at all points along housing continuum
- Lack of available, developable land
- High cost of living
- Hard to attract skilled labour
- Work camps are still an important issue
- Concentrated ownership in the rental market, poor condition of rental stock
- Concerns about accessibility and aging in place
- Perceptions of community safety have declined
- Concerns for and regarding Yellowknife's unhoused and at-risk populations
- Participants are excited about Yellowknife's future but are also uneasy about what the path forward looks like
- Many opportunities and solutions to housing challenges in Yellowknife were discussed, including:
 - Office building conversions
 - Bulk building materials purchasing
 - First-time homebuyer supports
 - Unique housing types (e.g. tiny homes)
 - Improving transit
 - Increasing housing education
 - Greater collaboration
 - Greenfield development

NEXT STEPS

- Continue to develop the HNA Report
- Explore further public engagement – survey being considered
- Project will be completed by end-of-2024, leaving the City positioned to start exploring housing solutions and potentially develop a Housing Strategy



THANK YOU

QUESTIONS?