



# YUKON REGION

OCTOBER 30, 2018

REGIONAL UPDATE

AFN NATIONAL HOUSING & INFRASTRUCTURE FORUM



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# Background - Northern Housing



- Housing costs in the North are significantly higher than anywhere else in the country
  - Key considerations: heating and energy, materials needed for cold climate/climate change adaptation, shipping expenses, etc.
- In 2014, the Canadian Housing and Renewal Association (CHRA) reported that the percentage of housing units requiring major repairs is higher in the North than the rest of Canada
  - **15% in the Yukon**, 17% in NWT, and 23% in Nunavut, compared to 7.5% for the rest of the country
- CHRA also found that the market value for housing in the North is only 30 to 60% of construction costs

Source: Canadian Housing and Renewal Association, "[Affordable Housing Challenges & Innovation in the North: A CHRA Congress Session Summary](#)," January 2014.



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# Yukon Context, Key Facts

- At 63.6%, Yukon's homeownership rate is the fourth-lowest in the country (ahead of Quebec, NWT, and Nunavut)
- The **core housing need in the Yukon is 15.2%**, higher than the national average of 12.7%
- Approximately 25% of the Yukon's population is First Nation. CHRA estimates that **First Nation tenants make up 30-40% of Yukon Housing Corporation's social housing tenants**
- The 11 Yukon First Nations with modern treaties have settlement lands in and around communities, but have faced barriers on registering title on those lands for lease

Sources: Canadian Housing and Renewal Association, "[Affordable Housing Challenges & Innovation in the North: A CHRA Congress Session Summary](#)," January 2014  
Government of Yukon, Yukon Bureau of Statistics, "[Housing Census 2016](#)," 2016  
Government of Yukon, Yukon Housing Corporation, "[Housing action Plan for Yukon 2015-2015](#)," 2015



# Key Considerations

During 2017 housing engagements with Crown-Indigenous Relations, the Council of Yukon First Nations presented several key recommendations to the federal government that highlighted the need for:

- Housing programs that support First Nations control over design and delivery of services
- Developing housing models that account for First Nation and regional approaches
- Capacity development support

Recommendations were made to address **capacity, funding, governance, and program delivery** concerns, including a suggested 3-year investment of \$100 M to be used on lands under the *Indian Act*, lands set aside, and those with Aboriginal Title.

Source: Government of Canada, Crown-Indigenous Relations, [What we heard about housing 2017-2018](#), 2018



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# Key Considerations

## Skills and Capacity

- There is limited capacity at a community level to deliver and implement effective housing models
- Stakeholders and government lack understanding about northern realities and unique needs of Yukon First Nations
- Commitments needed to assist First Nations in designing their own systems (respond to community needs and align with traditional practices and values)
- Regional approach to housing would allow for partnerships to facilitate purchasing power, share best practices, technical and human resources

## Funding

- Program eligibility needs to be inclusive of nations with self-government agreements and the unique needs of northern nations
- Provide block or multi-year funding (targeted funding is restrictive) and allow carryover into the next fiscal year
- Regional funding models should be simplified and account for population, location, health and safety factors.
  - Ex: 50% of regional budget divided equally amongst all nations; 50% of the budget divided based on population per capita (30%) and remoteness (20%)

Source: Government of Canada, Crown-Indigenous Relations, [What we heard about housing 2017-2018](#), 2018



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# Key Considerations

## **Governance**

- Eliminate red tape, high operating costs, and duplicate services
- Indigenous Services Canada should facilitate funding delivery and monitoring
- CMHC should play a technical advisory role, if any, for engineering and planning support
- Federal operating costs should be redirected to improve community living conditions
- Explore creation of a FN treasury board

## **Program Delivery**

- Streamline funding process and reporting
  - Reporting can be complete through audits and final inspection reports
- Due to high unemployment rates, mortgage arrangements for social or market housing programs are ineffective
- Programming needs to be outcome-focussed

Source: Government of Canada, Crown-Indigenous Relations, [What we heard about housing 2017-2018](#), 2018



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# Community-Led Solutions Champagne and Aishihik First Nations



Mike Rudyk/CBC News

- On October 12, Champagne and Aishihik First Nations (CAFN) began a project to build 10 tiny homes in their community by 2020
- Homes will be built by CAFN citizens in their Dän Ts'anānān, training to employment program
- As noted by Chief Steve Smith, the project will provide affordable housing, employment, and training

Sources: Mike Rudyk, CBC News, "[Doing it our way](#)': Yukon First Nation takes fresh approach to job training," October 16, 2018

Julien Gignac, Yukon News, "[Tiny homes to help the precariously housed in Champagne and Aishihik First Nations](#)," October 23, 2018



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# Community-Led Solutions Ta'an Kwäch'än Council



Da Daghay Development Corporation

- To address the affordable housing crisis, Ta'an Kwäch'än Council (TKC) built three housing complexes with 42 units in Whitehorse
- The units provide affordable housing to TKC's citizens and Whitehorse residents
- Through the construction of the complexes, this project has also given job and training opportunities to TKC's citizens

Source: Da Daghay Development Corporation, [River Bend Project](#), 2018