



A Home For Everyone:

A Housing Action Plan For Whitehorse

Appendices



Yukon Anti-Poverty
COALITION
anti-pauvreté du Yukon

February 2011

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We need your Help...

The Yukon Anti-Poverty Coalition (YAPC) is a group of citizens who work to eliminate hunger, poverty and homelessness in our community. YAPC's Housing Task Force is looking at ways to increase the availability of safe, affordable housing in Whitehorse. To help us better understand the need that exists, please take a few minutes to fill out the information below. **All answers are confidential.**

So that the results are more accurate, **please complete the survey only once.**

- 1) What is/was your housing situation during the week of January 26 – February 1, 2009?
 - a) I know where I will be sleeping yes ☐ no ☐
 - b) I feel safe where I am sleeping yes ☐ no ☐
 - c) I have a place to cook yes ☐ no ☐
 - d) I have a place to bathe yes ☐ no ☐
 - e) I like my housing situation yes ☐ no ☐
 - f) I can afford my housing situation yes ☐ no ☐
 - g) I have a place I call mine yes ☐ no ☐
- 2) Would you describe your housing situation as stable? yes ☐ no ☐
- 3) Where do you stay? (*Check all that apply.*)
 - a) house ☐ b) apartment ☐ c) cabin ☐ d) with family ☐ e) with friends ☐
 - f) hotel or motel ☐ g) shelter ☐ h) tent ☐ i) in a vehicle ☐ j) I couch surf ☐
 - other ☐ (*please describe*) _____

The following questions will help us organize the survey results.

- A) Are you: male? ☐ female? ☐
- B) Which age group are you in?
 - i) under 18 ☐ ii) 19 – 25 ☐ iii) 26 -35 ☐ iv) 36- 50 ☐ v) 51 - 65 ☐ vi) 66 plus ☐
- C) Who do you live with?
 - i) by myself ☐ ii) with partner ☐ iii) with children ☐ (*how many? _____*)
 - iv) with roommate(s) ☐ (*how many? _____*) v) with family ☐ (*how many? _____*)
- D) How long have you lived in Whitehorse? _____
- E) Before moving here, did you live?
 - i) in another Yukon community ☐ ii) in another territory ☐ iii) in a province ☐
 - iv) in another country ☐



**For immediate release
April 1, 2009**

Results of Housing Survey Raise Concerns

Whitehorse - The Yukon Anti-Poverty Housing Task Force released its findings today from a housing survey carried out during the week of January 26 to February 1, 2009.

YAPC asked Whitehorse-based non-governmental organizations and other agencies to distribute the survey as a means of capturing a snapshot of a particular moment in time. Although not a scientific survey, the results do reflect a reality that YAPC believes needs to be shared with all Yukoners.

"We wanted to get a better picture of what people are facing with regards to safe, affordable and decent accommodation," says Housing Task Force chair Bill Thomas. "It takes a lot of courage and resilience to live without a proper home."

Here are some of the more telling patterns:

- over ½ of respondents indicated they did not have a place they could call their own (132 of 246)
- ½ of respondents indicated they did not feel their housing situation was stable (123 of 247)
- ¼ of those who responded said they did not feel safe where they were sleeping (61 of 252)
- ¼ of respondents said they did not have a place to cook (61 of 250)
- 4 out of every 10 respondents said they couldn't afford their current accommodation (101 of 247)
- Seventy one people reported that their housing is inadequate: they couch surf, stay with friends or in a hotel, live in vehicles or tents or rely on the shelter for a warm place to sleep.

"These results confirm the impressions and stories we have heard that the housing currently available for low income people in Whitehorse is inadequate," concludes Ross Findlater, YAPC co-chair. "Our next step is to share our findings and methodology with the Department of Health and Social Services, the Yukon Bureau of Statistics and Yukon Housing. We hope this information will be a catalyst for the development of a comprehensive housing strategy that meets a broad range of needs in the community," says Findlater.

YAPC is grateful to the 257 people who participated in the housing survey, and the agencies who distributed it.

- 30 -

For more information:

Bill Thomas 633-3739
Ross Findlater 667-7563

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Housing Survey backgrounder – April 2009

The Yukon Anti-Poverty Housing Task Force is looking at ways to increase the availability of safe, affordable and adequate housing in Whitehorse. To help better understand the need, the YAPC asked Whitehorse based ngo's and organizations to distribute a housing survey which would serve as a snapshot of one given period of time. We are grateful for the participation of the agencies below and the 257 people who participated by answering the following closed questions:

- 1) What is/was your housing situation during the week of January 26th to February 1, 2009? (list of sub questions was provided)
- 2) Would you describe your housing situation as stable?
- 3) Where do you stay? (list of options was provided)

Although not a scientific survey, the results do reflect a reality that YAPC believes needs to be shared with all Yukoners.

Here are some of the more telling patterns:

- over ½ of respondents indicated they did not have a place they could call their own (132 of 246)
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- Seventy one people reported that their housing is inadequate: they couch surf, stay with friends or in a hotel, live in vehicles or tents or rely on the shelter for a warm place to sleep.

Other:

- over half of the respondents were male
- over one third of respondents said they lived alone

The participating agencies include: FASSY, SOS, Blood Ties Four Directions, Salvation Army, L'AFY, Yukon Learn, Yukon Council on Disability, Victoria Faulkner Women's Centre, Many Rivers, Skookum Jim's Friendship Centre, Yukon College Student Services, Sundog Carving Program, Youth of Today Society, Boys and Girls Club, Ta'an Kwachan, weekend Soup Kitchen, Salvation Army Thrift Shop and the Yukon Council on Aging.

For more information or if you have questions or comments, please call Kristina Craig at 334 9317.

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Appendix B

Overview of Types of Housing Options

December 2009

- **Sleeping Rough:** It means living on the street or in alleys, or in any other place not meant for permanent human habitation. In Whitehorse this is most commonly seen as camping outdoors (by the clay cliffs or river) and couch surfing. It is usually a last resort for homeless people. City bylaws may enable or restrict locations. There is usually minimal cost involved, such as buying a tent or paying in kind for your couch.
- **Hostels and Shelters with staff:**
 - Shelters provide emergency services, usually free, that help people meet their immediate survival and shelter needs. Shelters may be open to anyone or limit their clientele by gender or age. Some shelters expect clients to stay elsewhere during the day, returning only to sleep, or, if the shelter also provides meals, to eat.
 - Hostels are a type of inexpensive supervised lodging. Hostels provide budget oriented, sociable accommodation where guests can rent a bed, sometimes a bunk bed, in a dormitory and share a bathroom, lounge and sometimes a kitchen. Rooms can be mixed or single-sex, although private rooms may also be available. Hostels are generally cheaper for both the operator and the occupants; some hostels have long-term residents whom they employ as desk clerks or house keeping staff in exchange for free accommodation. Some hostels limit the stay of their clients.
- **Group homes with staff:** A group home is a private residence designed or converted to serve as a home for unrelated persons who share a common characteristic. People who live in a group home may be addicts, developmentally disabled, on parole, abused or neglected youths or youths with behavioural or emotional problems. These homes are designed for those in need of supervision and assistance with daily living. Group homes can be privately or government run but usually some sort of government funding is provided.
- **Boarding Houses (shared facilities):** A boarding house is a house (often a family home) in which lodgers rent one or more rooms for one or more nights, often for extended periods of time - weeks, months or years. The common parts of the house are maintained and shared, and some services, such as laundry, meals and cleaning, may be supplied.
- **Self-Contained Rooms (hotels and houses):** An establishment that provides paid lodging on a short-term basis. Many hotels in Whitehorse provide month long rentals, few offer kitchenettes or access to kitchen facilities. Others offer shared facilities.
- **Supported Independent Living:** Supported living is a wide range of services designed to help citizens retain their independence in their local community either in their own home or as a tenant. Every person has an individual support plan devised jointly with their support worker. The support can include a variety of assistance such as cooking, shopping, budgeting, using local transit, staying safe etc.
- **Social housing:** Social housing is an umbrella term referring to rental housing which may be owned and managed by government, by not-for-profit organizations, the private sector or a combination of the three, usually with the aim of providing affordable housing to low income people. Social housing is for individuals, families and seniors who cannot secure affordable, adequate and suitable housing on the private housing market. Social housing units are normally rented for 25-30 % of total household income before deductions.

- **Independent Apartments:** Independent apartments owned by the private sector and rented to the general public. Some apartment complexes may be for specific groups (e.g. seniors, single parent families). Rent may be subsidized through government programs.
- **Independent houses, Rented:** Independent homes owned by the private sector and rented to the general public or owned by a First Nation and rented to their members. Rent may be subsidized through government programs.
- **Independent houses, Owned:** Independent homes are owned by the occupant.
 - Rent-to-own is a real estate term relating to a real estate agreement which is composed of a rental lease and a purchase agreement where the tenant has the option to purchase the property at a fixed price at a specified point of time in the future.
 - Habitat for Humanity: Homes are built using volunteer labour and are sold at no profit. The mandate of Habitat is to provide simple, decent, affordable housing to those who would not qualify or be able to afford a conventional mortgage. Homeowner families are chosen according to their need; their ability to repay the no-profit, affordable mortgage; and their willingness to work in partnership with Habitat.
 - Cooperative housing is owned by members of the cooperative

Appendix C

Housing Action Plan workshop notes - morning Thursday, December 3, 2009 PSAC Training Room

Attendees: see attached list. Kristina Craig facilitated the workshop and will provide documentation of its results.

Ross Findlater opened with a review of why the Housing Task Force of the Yukon Anti-Poverty Coalition was hosting this workshop. This is the first step in developing a Housing Action Plan for Whitehorse. The assumption is that some actions/responses will have positive impact on communities and residents outside of Whitehorse. Laurie MacFeeters then reviewed the Continuum of Housing (see attached) and walked the group through the current situation, what is in the works and the gaps by type of housing. Following is a summary:

Sleeping Rough

- Lots of options in summer – fewer in winter
- City By-law discourages
- Costs are high for those sleeping rough (food is expensive, sex for bed, victimization)
- Myth that many people choose this rather than having no other choice
- Probably more sleeping rough than we think

Shelters and Hostels (with staff):

Have: Salvation Army 10 beds
Kaushees
Skookum Jim's (4 beds for youth)
Agencies pay for room (Blood Ties, Ta'an, Salvation Army)
Detox
Jail cell
Whitehorse General Hospital
Beez Knees (tourists only)

Issues/gaps:

- hard to save money to move up continuum when buying meals
- restrictions for addicts
- very short term
- safety
- available options do not cover all populations (women and kids who are not in abusive situations) which leads to people doing unsafe things for a bed (ie. Drink and go to detox)
- funding (Angel's Nest)
- emergency shelter available for youth between 17 and 20 only

Groups Homes with staff (including ARC):

Have: Adult Residence Centre (men connected to Justice system)
Aspen (men with mental health, cognitive issues, at risk)
Balsam (men with mental health, cognitive issues, at risk)
YTG care (youth and children - foster care, Klondike Road)
Mountain Ridge (4 male youth, cognitive, at risk)
Teegatha OhZeh (3 house, cognitive and physical adults)
MacCauley
Copper Ridge
Gadzoosdaa Residence (students from communities)
Legion ??

Issues/gaps:

- women in justice system (pilot in place with Teegatha Oh'Zeh)
- women with cognitive limitations
- halfway houses with private space and support
- post addiction
- mental health and support workers
- youth not in care of government needing life skills and resources
- youth transitioning out of child welfare
- managed alcohol centres for those addicted or currently abusing
- seniors – need more with fewer restrictions
- serious non-ambulatory disabled kids – only Evergreen currently

Boarding Houses (shared facilities):

Have: private sector, small scale
Rural kids for school
Abbeyfield coming for seniors
VFWC offers accommodation for women coming to Whitehorse to have babies

Issues/gaps

- has potential to meet needs
- implies little supervision so if supports are required, they would be external resources
- must guard against warehousing
-

Self-Contained rooms (hotels and houses):

Have: Chilkoot
Stratford
Yukon Inn
Family Hotel
Riverview
Roadhouse
Casa Loma
Some private homes
Barracks
Takhini Bluffs

Issues/gaps:

- Hotels not available in summer
- High cost but flexible term
- Eviction easy/blacklisting occurs
- Safety
- Quality (maintenance, health)
- Limited protections for resident or landlord (Landlord and Tenant Act, Health and Safety)
- Lack of options beyond self contained hotel rooms
- Use of this option by YG has institutionalized this option
- Youth
- SA rules seem to restrict ability to move to apartment

Supported Independent Living Built in to facility

Have: Options for Independence
Kaushee's Second Stage
Teegatha Oh Zeh
Approved homes
Cook Street
Kaushee's Second Stage (pending)
Abbeyfield for seniors (pending)
Cooperative/supported housing project (Laird's)

Challenge (?)

Issues/gaps:

- Need more
- Time limits (2nd Stage)
- Need skilled workers
- Continuum of level of support not available
- Transitional supported housing needed
- FASD clients
- Women and children
- Those with mental health issues
- Need to allow for addictions
- Need to accommodate mix of needs (ie. FASD and addictions)
- Need to watch for stigma/ghettoization
- Huge need in communities

Supported Independent Living with external support

Have: Supported Independent Living workers (SILs)

FASSY

Home Care

Family Support

FN programs

Skookum Jim's

Issues/gaps:

- Need more
- Need more time
- Need broader, more flexible roles
- Need more mental health support workers
- Little available in communities

Social Housing:

Issues/gaps:

- Because there is limited affordable housing stock, need for social housing increases
- Criteria and application process is restrictive and onerous (references needed, income tax complete, complex, may need advocate, references)
- Not enough available – wait list is long
- Option of working toward home ownership not developed or accessible
- Practices of Whitehorse Housing/YHC not empowering
- Needs to be seen as a bridge, not an end
-

Independent Apartments/houses to rent or own:

Issues/gaps:

- Limited stock at affordable prices
- Limited stock of basic housing
- Limited financing options (ex. rent to own, lenders – Habitat)
- Standards for what is suitable (Landlord and Tenant Act and public health regs)
- Location issues related to transit
- Need support for innovative designs

Overall tenets/themes

- Avoid silos
- Housing first
- Fit slots to people rather than people into slots
- Involve users in the solutions
- Can't have separate systems/structures for each need
- Preventative and basic services vs. crisis
- Policy changes need to be made to have kids use services (under 17)
- Chronological age is a barrier
- Intoxication is a barrier
- Some people need lots of support
- Housing while using/drinking is non existent – need to look at harm reduction
- Volume too limited on independent options
- Crisis services need to respond to crises immediately
- Youth
- SA policies and rates and differences for different types of housing and need
- Need clearing house – knowing what is available, who can help (even advocates don't know)
- Also need to know what the requirements are re: various housing options so advocates can actually help the client
- Need structures to respond earlier to issues, rather than later
- Users and funders need to be on the same page – how do we get on the same page?
- How can ngo's advocate best?
- Gaps for teen parents – how bring issues to table
- Need flexible structures and flexible programs
- Need to remove barriers early (substance use/abuse/mental health)??
- More and more easily accessible services for mental health

**NGO Housing Action Plan Workshop Attendees
December 3, 2009
PSAC Training Room**

Cindy Chiasson – Kaushee's
Chris Nash – Skookum Jim's
Cassandra Ivany – Yukon Learn
Brooke Alsbury – FASSY
Leslie Robert – Second Opinion Society
Victorie Faulkner Women's Centre – Nyingje Norgang
Yukon Status of Women Council – Charlotte Hrenchuk
Jackie Bizett – Whitehorse Aboriginal Women's Circle and Grey Mountain Housing
Patricia Bacon – Blood Ties Four Directions
Amy Martey – Yukon Council on Disability
Frank Bachmeir – Yukon Council on Aging
Kate Mechan – Many Rivers/Outreach Van
Colleen Wirth – Yukon College Student Services
Andrew Finton – Sundog
Chris Vainio – Boys and Girls Club
Roberta Austin – Ta'an Kwach'an
Vicki Wilson - Yukon Association of Community Living
Laird Herbert – Food Not Bombs
Jean Dacko – PSAC Women's Committee
Michael Purves – Habitat for Humanity
Laura Morrison – Teegatha Oh'Zeh
Jim Vautour – Building Design
Kristina Craig – YAPC
Ross Findlater – YAPC
Laurie MacFeeters – YAPC

Whitehorse Housing¹ Spectrum 2010

SLEEPING ROUGH – involves living on the street or in alleys, or in any other place not meant for permanent human habitation. In Whitehorse this includes camping outdoors, sleeping in vehicles and couch surfing. It is usually a last resort for homeless people. There is usually minimal cost involved, such as buying a tent or paying in-kind for your couch.		
INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS
Camping / Couch Surfing / Vehicle sleeping – locations vary but camping is often by the clay cliffs or river in the summer.	Numbers vary with seasons, particularly for sleeping outside. Unknown numbers regarding camping, couch surfing or vehicle sleeping	City Bylaws prohibits on camping on city property. There is no bylaw for sleeping in your car and bylaw officials note that it has never been an issue.
Robert Service Campground	Rents by the month – approx \$400 - May – September only	Not a good option for individuals with mobility issues – long walk to town, sleeping on ground for those with arthritis etc.
		<ul style="list-style-type: none"> • TEMPORARY – Not a long term housing option. Camping is seasonal only. • SAFETY – couch surfing may involve sex for bed and potential victimization, sleeping outdoors risks health and safety (freezing, sunburn, dehydration) • INADEQUATE HOUSING– cook by open fire (campsite) or no cooking facilities, no refrigeration, exposure to elements, sleeping on ground. • ILLEGAL – if caught sleeping on City property, individuals are referred to other campsites etc. by bylaw officers. Property may be seized if individuals do not clean up and leave. There is no bylaw in place for people sleeping on city property.

EMERGENCY SHELTERS – provide services, usually free, that help people meet their immediate survival and shelter needs. Shelters may be open to anyone or limit their clientele by gender or age. Some shelters expect clients to stay elsewhere during the day, returning only to sleep, or, if the shelter also provides meals, to eat.			
CAPACITY & CLIENTELE	CURRENT SITUATION	TERMS & RESTRICTIONS	ISSUES
Salvation Army - 10 beds – 7 - 10 men and up to 3 women (on a first come first served basis)	Full - with an additional 10 – 15 people sleeping in chairs or on mats on floor (up to 30 at times) – 90% of clientele is First Nation's men. Salvation Army is not funded to support those in chairs or on mats – they are often addicts Day Lounge Pilot Project - Dec 24, 2009 - March 31, 2010 – provided a place for clients to come when	<ul style="list-style-type: none"> • Provides 3 meals per day weekdays, breakfast and lunch only on weekends • Restricted hours for use of beds – evenings only. • Does not cater to youth – referred to Skookum Jim's 	<ul style="list-style-type: none"> • TEMPORARY - Not a long term housing option. Shelter (ie beds) unavailable during the day • SAFETY - Women may feel unsafe here and avoid it. • INSTITUTIONALIZATION – seven men are permanent residents • CONTINUUM OF SUPPORT not available – during days, clients use Tim Horton's or Library to stay warm in winter – few other places to go off streets. • GAP – many of these clients are the hardest to house – persons with addictions, mental health issues, concurrent disorders, chronically
			CONTACT Shannon or Jeff Howard, Judy Lightening – Manager - 333-9928

¹ For the purposes of this chart, housing is defined as any shelter, lodging, or dwelling place that people live in.

	shelter normally closed. Extended to April 30, 2010.			homeless. Some have homes that are substandard or have no transportation.		
EMERGENCY SHELTERS: CAPACITY & CLIENTELE	CURRENT SITUATION	TERMS & RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT	CONTACT	
Kaushee's Transition Home- 9 beds for women with or without children in abusive situations only	Full. 104 – 108% overcapacity most nights	<ul style="list-style-type: none"> • Women and children in abusive situations only • Alcohol and drug free facility • No cost • 30 day stay only • 24 hour crisis line and drop in and outreach services 	<ul style="list-style-type: none"> • TEMPORARY HOUSING – Not a long term housing option. • CONTINUUM OF SUPPORT not available – Insufficient second stage housing to move women from crisis to stability. See Supported Independent Living below for second stage status • GAP – not for women in crisis that does not involve abuse, not for women using alcohol or drugs. 		Barbara McInerney – Executive Director Box 31392, Whitehorse Yukon, Y1A 6K8 (867) 633-7722	
Skookum Jim's – refers youth aged 17 – 20 only to YG Detox (Sarah Steele building) where 4 beds for youth are available separate from the adult detox. Also refers to 1-2 beds at Kaushee's. For both young women and men	This programme finds emergency shelter and provides counseling for youth. It provides support to find housing or reconnect with family. Skookum also offers kits to youth with toothpaste, etc.	<ul style="list-style-type: none"> • 9pm – 9am programme – must be out of facility by 9 am • Refers youth to Angel's Nest for meals during day. 	<ul style="list-style-type: none"> • TEMPORARY HOUSING– Not a long term housing option. Youth can stay here for as long as they need, however. • LOCATION – is not ideal, but facility is safe and has privacy for the youth – fridge, laundry, tv etc. • GAP – Can't provide services to those under 16 by law. • TEMPORARY PROGRAMME – Skookum Jim's programme is in effect until March 31, 2011 and will be subject to review after that. 		Chris Nash, Outreach worker – 633-7680	
Detox / Jail cell / Whitehorse General Hospital			<ul style="list-style-type: none"> • TEMPORARY HOUSING – Not a viable housing option. • PERVERSE INCENTIVES - Drink and go to detox to sleep / Commit a crime to be housed in the jail/ Become ill/injured to be housed. 			
Angel's Nest - currently offers no overnight accommodation for youth but provides meals and counseling.					FUTURE DEVELOPMENT - The Youth of Today Society (YOTS) that runs Angel's Nest tried unsuccessfully in 2008 to have an emergency shelter facility in the space funded by YG. Currently, YOTS would like to rent the	

				facility in the evening to an organization to run an emergency shelter or housing service for youth, potentially 15 – 24 year olds. Discussions are underway in April 2010 with KDFN.
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HOSTELS & BOARDING HOUSES - Are often family homes in which lodgers rent one or more rooms for one or more nights, often for extended periods of time - weeks, months or years. The common parts of the house are maintained and shared, and some services, such as laundry, meals and cleaning, may be supplied. Hostels provide budget oriented, sociable accommodation where guests can rent a bed, sometimes a bunk bed, in a dormitory and share a bathroom, lounge and sometimes a kitchen. Rooms can be mixed or single-sex, although private rooms may also be available. Some hostels have long-term residents whom they employ as desk clerks or housekeeping staff in exchange for free accommodation. Some hostels limit the stay of their clients.				
INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES	
Beez Knees – hostel with 12 beds	Full with constant requests for accommodation for longer terms, most notably from those seeking seasonal employment in the territory.	Short term housing only – largely for tourists	<ul style="list-style-type: none"> NO AFFORDABLE HOUSING FOR SHORT TERM/SEASONAL WORKERS – seasonal workers are facing difficulties finding housing in Whitehorse. As a result, the Westmark is putting workers up at the College for the summer. This has negative implications for economic development in the territory. Beez Knees staff noted that this problem is now year round and recommends that prospective employees put the onus on employers to find them housing. 	
Boarding Houses – none in Whitehorse				

SUPPORTED INDEPENDENT LIVING - A wide range of services designed to help citizens retain their independence in their local community either in their own home or as a tenant. Every person has an individual support plan devised jointly with their support worker. The support can include a variety of assistance such as cooking, shopping, budgeting, using local transit, staying safe and can range from 24/7 care to near independence. Group Homes , for example, are a private residence designed or converted to serve as a home for unrelated persons who share a common characteristic. People who live in a group home may be addicts, developmentally disabled, on parole, abused or neglected youths or youths with behavioral or emotional problems. These homes are designed for those in need of supervision and assistance with daily living. Group homes can be privately or government run but usually some sort of government funding is provided.					
INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT	CONTACT
YOUTH	Gaps in housing for youth include a lack of facilities for youth in crisis, underage youth and the transitioning of youth in government care into the adult system.				
Gadzoosdaa Residence – 38 residents - students from communities attending FH Collins, Vanier and Wood Street Schools	Leased to the Canadian military for Cadet Camp in summer.	<ul style="list-style-type: none"> Must be attending school and be from the communities 	<ul style="list-style-type: none"> TEMPORARY HOUSING – not a long term housing option 		Phone: 667-5495
Yukon College Residence – 60 single units and 33 family units	Full including summer 2010. Students and other groups (ie. Westmark Hotel) use the facility in the summer months.	<ul style="list-style-type: none"> For college students during winter and students and non students in summer 	<ul style="list-style-type: none"> TEMPORARY HOUSING – not a long term housing option 		Phone: 668-8731
YTG care - youth and children in foster care		<ul style="list-style-type: none"> to age 19 only. 	<ul style="list-style-type: none"> BRIDGING – the transition from youth to adult housing poses challenges for those with low income or requiring supports. 		
ADULTS	Gaps in housing for adults are extensive and include a lack of half way house facilities for women post incarceration, women transitioning between emergency shelters and living in the community, youth transitioning out of the child welfare system, facilities for both men and women with alcohol and/or drug addiction or concurrent disorders. There is a need for more FASD facilities.				
Adult Resource/Residence Centre (ARC) – 12 -14 residents - Halfway house for men coming out of jail		<ul style="list-style-type: none"> Men only 	<ul style="list-style-type: none"> NO FACILITIES FOR WOMEN – there are no halfway house facilities in Whitehorse and no Private Home Placement Programme. There are approximately 80 – 100 women are admitted to WCC each year. Women coming out of the corrections system outside of Yukon have difficulty returning home in the absence of supports. ACCESS TO FINANCIAL SUPPORT 		RE: ISSUE OF WOMEN: Andrea Bailey President Elizabeth Fry Society 667-3922

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					woman coming out of the justice system in a separate home. Completed in Feb 2010. TOZ will consider doing it again – the challenge is to find the appropriate home at right price and staff to meet the client's needs.	hzheh.com
<u>SUPPORTED INDEPENDENT LIVING - ADULTS: INVENTORY & CLIENTELE</u>	CURRENT SITUATION	RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT	CONTACT	
Options for Independence – 6 unit building - 5 – 2 bdrm, 1 bachelor (5 residents) for adults with FASD - Yukon Housing owned, managed by Yukon government funded non-profit. For men and women.	Full with wait list			Application in to Yukon Housing Corporation for 14 additional units	Terry Molnar director@ofiyukon.org	
Kaushee's Transition Home- 5 second-stage housing units – For women with or without children in abusive situation only	Full with waitlist – turns away at least 10 women per month	<ul style="list-style-type: none">Six month termNo additions	<ul style="list-style-type: none">TEMPORARY – Not a long term housing option.CONTINUUM OF SUPPORT is not currently available	KAUSHEE'S SECOND STAGE – Plans have been drawn up and feasibility study complete for 10 second stage units with a term for residents of 1 year to 18 months. <i>Proposal is awaiting a decision by the YG Management Board – March 24, 2010</i>		
Northern City Supported Housing Coalition			<ul style="list-style-type: none">LACK OF HOUSING FOR THE HARDEST TO HOUSE	Northern City Supported Housing Coalition seeks to build 15 – 20 self contained single apartment units of community owned affordable housing for the hardest to house. – <i>Seeking YG Yukon Housing partnership resources April 2010.</i> Laird Herbert - lherbert@riseup.net		
Challenge Community Vocational Alternatives			<ul style="list-style-type: none">LACK OF SUPPORTED INDEPENDENT LIVING HOUSING for individuals with intellectual	Challenge Community Vocational Alternatives is proposing to rebuild its 2 nd Ave		

				disabilities	facility to include a second floor to house its clients. - Seeking CMHC funding for feasibility study June 2010. Rick Goodfellow – rick.goodfellow@ccva.ca
Gaps in housing for seniors include a lack of assisted living that includes meal, cleaning and other services for moderately independent adults.					
<u>SUPPORTED</u> <u>INDEPENDENT LIVING: & CARE FACILITIES SENIORS</u> INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT	CONTACT
MacCauley Lodge – 44 permanent residents, <ul style="list-style-type: none"> • Residential care • Intermediate care • For people who need help with two or three assisted daily living skills • Community day program, Monday to Friday, 8:30 a.m. to 4:30 p.m. • Respite for caregivers is 24 hours a day, seven days a week 	Full				2 Klondike Road, Whitehorse Phone: (867) 667-5955 Email: continuing.care@gov.yk.ca Web Site: www.gov.yk.ca
Copper Ridge Place – 95 residents, <ul style="list-style-type: none"> • Extended care for younger adults and children (6 bed unit – unit is adaptable and can be expanded) • Special care (dementia) unit • Extended care for seniors 	Full – waitlist of 9 as of April 2010 – this includes MacCauley Lodge and Macdonald Lodge in Dawson	Copper Ridge provides the most extensive level of care (24 hour) of the Whitehorse senior's facilities.			60 Lazulite Drive, Whitehorse Phone: (867) 393-7500 Email: continuing.care@gov.yk.ca Web Site: www.gov.yk.ca
Yukon Housing				Abbeyfield – new senior's complex to be built near the SS Klondike – construction to start in August 2010 – 10 – 12 units of assisted living housing. To serve as a pilot project for future projects that involve housing and service provision to a targeted clientele.	

SELF CONTAINED ROOMS (HOTELS, APPTS & HOUSES) - An establishment that provides paid lodging on a short-term basis. Some provide month long rentals, few offer kitchenettes or access to kitchen facilities. Others offer shared facilities.				
INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT
Chilkoot Hotel	Does monthly rentals year round	<ul style="list-style-type: none"> Social Assistance housing rates go down in summer as utility portion drops 	<ul style="list-style-type: none"> SAFETY & QUALITY - maintenance, health concerns HUMAN RIGHTS – Not subject to Landlord Tenant Act. Hotel and Tourist Establishment Act applies and has no provisions for protection of long term tenants. Easy eviction and potential blacklisting is possible as a result. INSTITUTIONALIZATION – long term use of this option by YG has resulted in it becoming institutionalized. DEMOLITION – destruction of these declining hotels puts tenants on the street (ie. Pioneer Hotel on 2nd) SEASONAL HOUSING ONLY – many evict for summer tourist season. 	Phone: 668-4190
Casa Loma – 28 rooms total, occasional monthly rental but try to avoid			Establishment Act applies and has no provisions for protection of long term tenants.	633-2266
Family Hotel – 44 units, up to half (22) rented monthly in winter only	Some monthly but higher than Social Assistance rates	<ul style="list-style-type: none"> Winter ONLY – most evicted by May 	Easy eviction and potential blacklisting is possible as a result.	668-5558
Roadhouse – no phone	Does monthly rentals year round		No phone	No phone
Riverview – 53 units total, 5-10 rented monthly in winter only	Does NOT rent monthly in summer	<ul style="list-style-type: none"> Winter ONLY - most evicted by May 	YG has resulted in it becoming institutionalized.	667-7801
Stratford – 49 rooms total, about half (25) are rentals	Rents monthly year round		<ul style="list-style-type: none"> DEMOLITION – destruction of these declining hotels puts tenants on the street (ie. Pioneer Hotel on 2nd) SEASONAL HOUSING ONLY – many evict for summer tourist season. 	667-4243
B&Bs – Casey's B&B	Rents by month in winter only and above Social Assistance rate ceilings	<ul style="list-style-type: none"> Winter ONLY - most evicted by May 		
Barracks – old army barracks built in 1940's – approx 32 units – very small – basically bedroom only with no cooking.	Full. Very small rooms with no cooking (hot plates etc) – no phones, limited privacy, shared bathroom,	<ul style="list-style-type: none"> Hard to house not accepted 	<ul style="list-style-type: none"> SAFETY & QUALITY - maintenance, health concerns, building in decline 	

SOCIAL HOUSING - An umbrella term referring to rental housing which may be owned and managed by government, by not-for-profit organizations, the private sector or a combination of the three, usually with the aim of providing affordable housing to low income people including: individuals, families and seniors. Social housing units are normally rented for 25-30 % of total household income before deductions.				
INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT
Grey Mountain Housing Society – 70 subsidized units and 4 non-subsidized units – housing is for First Nation families.	Full - waitlist of 50 families as of March 30, 2010	<ul style="list-style-type: none"> No accommodation for single individuals. Max family/ household income is \$55,000.00 	<ul style="list-style-type: none"> QUALITY - Housing is getting older and all units will be decommissioned by 2021. AFFORDABILITY - Subsidy funding agreements are ending over time - as the funding ends so does the affordability 	No immediate plans due to lack of funds and capacity. Address: Suite 5 - 4078 4th Avenue, Selwyn Building, corner of 4th and Hanson Phone: (867) 633-4880 Email: greymtn@navi.gonet.com
Yukon Housing Corporation – 330 units total of public not-for-profit housing - Yukon Housing Corporation's social housing program is for individuals, families and seniors "in need" who cannot secure affordable, adequate and suitable housing on the private housing market. Social housing unit rent is 25% of total household income before deductions. SEE SUMMARY OF INVENTORY ON NEXT PAGE	Full – Waitlist of 71 individuals - comprised of 33 seniors and 38 non-seniors as of Feb 28, 2010. Social Assistance clients represent approximately 25% or Whitehorse Housing clientele. Of a total of 329 clients, 142 or 43% are seniors (April 12, 2010) – defined as persons who are 65 or 55+ with a mobility or disability.	<ul style="list-style-type: none"> Once a household is approved as tenants, their rent fluctuates based on previous month's income (25% of which is assessed as rent). There is no 'exit strategy' for Whse Housing tenants. Once accepted, they may stay or leave at their discretion. 	<ul style="list-style-type: none"> INSUFFICIENT SUPPLY - Because there is limited affordable housing stock, the need for social housing increases. Historically low vacancy rates, interest rates and skyrocketing housing prices also drive demand. ACCESS – the criteria and application process can be restrictive and onerous for some (references needed, income tax complete, complex, may need advocate) FLOW THROUGH – MOVING TO MARKET HOUSING - with no home ownership programme or requirements to 'graduate' tenants from social/ subsidized housing to market rents once incomes increase, individuals, and most notably seniors, chose to stay in social or subsidized housing for extended periods. This prevents those in greater need from moving into social/ subsidized units. (<i>While most seniors, for example, pay approximately \$450/month for rent</i>) 	Nisutlin Drive Project - New single family complex – 32 units ready by Summer 2010. This new complex will eliminate the wait list for single parents over the short term. Will have on site supervisor. Super Green construction. Ingram Housing Project – 6 social housing units (non seniors) is under construction in April 2010. 2 - 4 bedrooms, the remainder are 3 bedrooms. Units are designed to be fully accessible as needed. Expected to be completed Fall/10. Done in partnership with KDFN. Super Green construction.

					based on government pension income, some are paying \$1000/month.)	
SOCIAL HOUSING INVENTORY & CLIENTELE – YUKON HOUSING						
1. 207 Alexander St., Seniors			<ul style="list-style-type: none"> 7 bachelor and 6 -1 bdrm - Building is to be demolished. Yukon Housing not yet certain (April 2010) as to what will happen to land at 207 Alexander. New facility to be built to replace this on a different site – 30 – 40 units. Call for proposals out March 2010. 	13 total		
2. 6095-6 th Ave. (Ryder apts)			<ul style="list-style-type: none"> 8 bachelor, 4 – 2 bdrm, 12 – 1 bdrm 	24 total		
3. 6123-6 th Ave (Steele)			<ul style="list-style-type: none"> 4 – 1 bdrm, 8 – 2 bdrm 	12 total		
4. 408 Alexander St. (Thomas Dixon)			<ul style="list-style-type: none"> 2 bach, 5 – 1 bdrm, 11 – 2 bdrm 	18 total		
5. 2101 Centennial A&B			<ul style="list-style-type: none"> 3 – 3 bdrm, 21 – 2 bdrm 	24 total		
6. 2004 Centennial St. (Morgan Court)			<ul style="list-style-type: none"> 11 – 2 bdrm 	11 total		
7. 6 Thompson (Grainger)			<ul style="list-style-type: none"> 3 – 1 bdrm, 14 – 2 bdrm 	17 total		
8. 2 Thompson (Cyr Place)			<ul style="list-style-type: none"> 4 – 3 bdrm, 6 – 2 bdrm, 4 – 1 bdrm 	14 total		
9. Hanson St., Seniors			<ul style="list-style-type: none"> 10 – 1 bdrm/with basement 	10 total		
10. 605 Wheeler St.			<ul style="list-style-type: none"> 3 – 2 bdrm, 1 – 1 bdrm 	4 total		
11. Row Housing			<ul style="list-style-type: none"> 10 – 4 bdrm, 33 – 3 bdrm 	43 total		
12. Single Family Dwellings			<ul style="list-style-type: none"> - 8 – 3 bdrm, 1 – 2 bdrm, 5 – 4 bdrm 	14 total		
13. Duplexes			<ul style="list-style-type: none"> 3 – 3 bdrm, 3 – 2 bdrm 	6 total		
14. 600 College Dr. (Athletes Village)			<ul style="list-style-type: none"> 30 – 2 bdrm, 18 – 1 bdrm 	48 total		
15. 35 Lewes Blvd.			<ul style="list-style-type: none"> 1 – 2 bdrm, 4 – 1 bdrm 	5 total		
16. 100 Lambert St. (Closeleigh Manor), Seniors			<ul style="list-style-type: none"> 18 - 1 bdrm, 10 – 2 bdrm, 2 – 2 bdrm handicap 	30 total		
17. 3090-3 rd Ave (Greenwood Place), Seniors			<ul style="list-style-type: none"> all 1 bdrm 	36 total		
				TOTAL NUMBER OF UNITS 329		
SOCIAL HOUSING: INVENTORY & CLIENTELE	CURRENT SITUATION	ISSUES	FUTURE PLANNING			
Kwanlin Dun First Nation – MacIntyre Village – houses subsidized by band	Full. Large subdivision with single family housing and apartment buildings.	<ul style="list-style-type: none"> QUALITY – some housing in decline due to poor tenant treatment/poor upkeep by landlord as well as mold. 	Ingram Housing Project – see page 9 for details.			

PRIVATE RENTAL APARTMENTS (BUILDINGS OR IN HOMES) - Are owned by the private sector and rented to the general public. Some apartment complexes may be for specific groups (e.g. seniors, single parent families). Rent may be subsidized through government programs.			
INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES
<p>Yukon Housing Corporation - 46 units in total – 6 of those are rent separate agreements with Whitehorse Housing Co-op. 40 units in total are subsidized rents in eligible private rental dwellings.</p>	<p>Full. Waitlist as of Feb 28/10 is 71, comprised of 33 seniors and 38 non-seniors. Individuals are rated by need with victims of violence considered top priority to house.</p> <p>19 of 40 in this programme in April 2010 are seniors (41%) - 10 of the remaining are adults on Social Assistance. 11 are low income.</p> <p>Whitehorse Housing is all low income families. – 2 families are on Social Assistance.</p> <p>STATISTICS:</p> <ul style="list-style-type: none"> Median² rent in Whitehorse was \$750 in December 2009, up approximately \$50 or between 7- 11% depending upon the neighborhood over 2008. (<i>Yukon Bureau of Statistics</i>) In January 2010, the preliminary seasonally adjusted average weekly earnings figure for the Yukon was \$903.46 or approx \$46,980 per year. (<i>Statistics Canada</i>) 	<ul style="list-style-type: none"> The vacancy rate³ on private rental apartments was 2.6% as of December 2009. This means that of 838 apartments surveyed, only 22 were available. (<i>Yukon Bureau of Statistics</i>) Vacancy rates in Whitehorse have declined steadily over the last decade. Subsidy provided by YHC is to make up rent from the 25% charged the client to the current median rent for Whitehorse. 	<ul style="list-style-type: none"> AFFORDABILITY - Limited stock at affordable prices. NO STOCK - No new private rental accommodation has been built in Whitehorse in the last 15 years (only 1 built in the 1980's) due to issues of economic viability. (<i>Yukon Housing</i>). Legal suites in private homes are often rented at higher than median rents to tenants that can afford market rent, particularly in times of scarcity of supply. QUALITY AND SAFETY - Rental apartments in Whitehorse are in decline – they were built in 70's and are in need of overhaul. BUDGET RESTRICTIONS – there is a ceiling on government housing resources allocated for rental subsidies and it is currently at its maximum. <p>To April 2010, insulation has been added to some units, 16 older furnaces have been replaced with new, more efficient models, 3 boiler systems have been upgraded, and 12 Heat Recovery Ventilation systems have been installed. As well, 42 steel fuel tanks have been replaced with dual containment fiberglass tanks, and there have been upgrades to lighting and air sealing. Two housing corporation apartment buildings in Whitehorse are also set to receive major exterior retrofits that include super-insulating the buildings. (<i>Whitehorse Star – April 12, 2010</i>)</p>

² 'Median rent' refers to the rental value at which one half of the rents are higher and one-half of the rents are lower. Yukon Bureau of Statistics. December 2009.

³ The percentage of all units or space that is unoccupied or not rented. Low vacancy rates, such as these, tend to drive rental prices upward pushing renters out of the market.

PRIVATE RENTAL APPTS: INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT
Takhini Bluffs – 8 units (perhaps more) – small single apartments			<ul style="list-style-type: none"> • SAFETY & QUALITY - maintenance, health concerns, building in decline • GENTRIFICATION – new condos are going up a few metres from front door. Rumours that it will be demolished for more condos have been circulating 	
115 Galena Road – 9 units – old armory building from 40's			<ul style="list-style-type: none"> • SAFETY & QUALITY - maintenance, health concerns, building in decline – very old and foundation sagging 	Owner of this is elderly and unclear what will happen when he passes. Land is in prime industrial area.
Lobird – old army building - self contained apts – unsure of number			<ul style="list-style-type: none"> • SAFETY & QUALITY - maintenance, health concerns, building in decline 	
Squatter's Row – 30 (minimum) old trailers and shacks.	Squatter's Row existed before the City of Whitehorse, so is largely unregulated by City bylaws.	<ul style="list-style-type: none"> • No heat (wood for some), no electricity (shared with cords across the road), no water 	<ul style="list-style-type: none"> • SAFETY & QUALITY - maintenance, health concerns, buildings in decline, lack of heat, water, & electricity 	
Old Village – KDFN land in industrial park – a number of trailers, sheds, small old cabins (10 – 15)		<ul style="list-style-type: none"> • No heat (wood for some), no electricity, no water 	<ul style="list-style-type: none"> • SAFETY & QUALITY - maintenance, health concerns, buildings in serious decline, some may be unsafe. 	New industrial park going in beside Old Village. Future of the Village uncertain.
Legal or "Granny Suites" – are self contained suites in private homes. City of Whitehorse does not know of the number of suites registered in the city – new software will be in place by end 2010 and will allow accurate counts. Each suite is registered separately so individual residences can be tracked – no summary numbers though.	City receives 1 – 2 applications per month for legal suites.	2 kinds of legal suites: 1. LIVING – home suite must meet code (fire doors, separate entrance etc) and not cover more than 35% of total area of home. 2. GARDEN – can be in separate detached building (garage) but must be for dependent family member (senior or person with disability) only. <ul style="list-style-type: none"> • To become a legal suite landlord, one must have a legal suite (City approved) and a 	<ul style="list-style-type: none"> • COST - \$1500 development fee to be paid to City prior to commencement of construction – at permitting stage. Meeting code for these suites often requires renovations. 	2010 OCP proposes to allow living suites in duplexes and detached structures (garages) as part of an infill strategy. Likely in place by 2011 if approved by Council in Fall 2010. CONTACT: Alex Kondor at City – 668-8334

		business license and not be related to the tenant.			
Trailer Courts – A number of them throughout city					<ul style="list-style-type: none"> • AFFORDABILITY – trailers could once be bought for \$10,000, but now are \$25 - \$40,000. Pad fees are on the rise and no protection against rent increases.

INDEPENDENT HOUSING (OWNED) - Independent homes are owned by the occupant. Cooperative housing is owned by members of the cooperative.					
INVENTORY & CLIENTELE	CURRENT SITUATION	RESTRICTIONS	ISSUES	FUTURE DEVELOPMENT	
<p>2006 Canada Census indicated that Whitehorse had 8,275 occupied dwelling units of which 5,580 were single family units and 2,695 were rental units.</p> <p>Apartments and duplexes constitute only 19.7% of total occupied private dwellings.</p>	<p>HOUSING PRICES – Between 2005 and the end of 2008, Whitehorse housing prices increased 62% from approx \$200,000 to \$322,000. Historically low interest rates, in part, contributed to that increase. (2010 City of Whitehorse Official Community Plan (OCP))</p> <p><i>The average price of a house sold in Whitehorse in the third quarter of 2009 ranged from \$293,900 downtown to \$360, 200 for country residential.</i>(Yukon Bureau of Statistics)</p>	<p>HOUSING AFFORDABILITY – based on the fourth quarter 2008 price of a home, the annual income required to purchase a dwelling is approximately \$81,000 (2010 OCP based on CMHC mortgage calculator)</p>	<ul style="list-style-type: none"> • NO/LIMITED STOCK AT AFFORDABLE PRICES • INCREASING PRICES forcing many, including single person, out of the home ownership market. • LIMITED FINANCE OPTIONS - for prospective owners (ie. rent to own, new mortgage requirements increasingly stringent) 	<p>HOUSING DEMAND: The population of Whitehorse grew 7.4% between the 2001 and 2006 (Canada Census figures). Based on a range of considerations, the City of Whitehorse, in its 2010 OCP (Feb 10, 2010) estimates the population to grow between .5 – 3.5% annually over the next 20 years. Based on those rates and the number of housing units, the City estimates that between 50 and 450 NEW HOMES per year are required to meet estimated demand. (2010 OCP)</p> <p>Whistle Bend lots to go on sale in 2011 with estimated infrastructure development to start in 2012 and building construction to commence in 2013. 3033 units in total.</p>	
Habitat for Humanity				<p>“Phoenix Rising” triplex is due for occupancy in November 2010. The project is a partnership between Habitat for Humanity, Yukon Housing Corporation and Yukon College. Super Green construction.</p>	

Appendix E

Selected List of Structural Barriers to Adequate and Affordable Housing in Whitehorse in 2010

What follows is a short selected list of current structural barriers to adequate and affordable housing in Whitehorse as identified by the Yukon Anti Poverty Coalition members and others in during the drafting of the Whitehorse Housing Spectrum 2010 document. Both selected quantitative and qualitative barriers are itemized below. They are in no particular order and are not to be viewed as a comprehensive list of barriers.

1. Legislation – Government of Yukon

a. Landlord and Tenant Act

The Landlord and Tenant Act is currently under review and the Yukon Anti-Poverty Coalition is calling for a number of changes, which are briefly summarized here. Issues of concern for tenants, and particularly low income individuals, include housing standards, eviction and retaliation as well as access to services including the Rentals Office and the courts during disputes.

A survey of local accommodation suggests that a number of Whitehorse residents live in substandard housing. While the Act obliges the landlord to provide and maintain the premises in good, safe, healthy and tenable state of repair (s76(1)), these provisions are not adequately enforced. The Act, and regulations and policies associated with it, require strengthening to ensure that all evictions are substantively based, legal and adequately notified and do not violate the human rights of the tenant. A prohibition on retaliation and harassment is necessary to support tenants who assert their rights.

While the Act provides for mediation by the Rentals Office in disputes between landlords and tenants, additional provisions are necessary to ensure ease of access, use of plain language, and financial support for accessing the court system if required in disputes.

b. Public Health and Safety Act

The Public Health and Safety Act contains provisions for the maintenance of public health and safety as it relates to buildings including their construction, ventilation, lighting, heating, equipment, water supply, drainage, toilet and ablution facilities, plumbing, garbage disposal, protection against rodents and vermin, cleansing, disinfection and disinfestation etc., yet the condition of a number of sites where Whitehorse residents live suggests that enforcement is inadequate. Health Inspectors have the right to inspect, rectify, seize and detain those in violation of the Act, yet the Act contains a clause that can exempt any person or thing from the Act, as the Commissioner in Executive Council sees fit.

c. Hotels and Tourist Establishments Act

This Act offers little protection for long term hotel “guests” that effectively become year round or seasonal tenants in some Whitehorse hotels due to housing shortages. The act implores owners to keep their establishment in good repair and in clean and sanitary conditions, but may not be adequately enforced. The Act allows owners to seize and detain guest’s goods for non payment of fees and guarantees no notice to “guests” should the operation shut down. Subject to the Human Rights Act, operators may “remove” any “undesirable” person after having given

them reasonable opportunity to vacate on their own. Violators of the Act may be fined to \$500 only.

d. Child and Family Services Act

This Act comes into effect April 30, 2010 and has therefore not been tested in practice. The Act is aimed at providing for the protection and care of Yukon children. A child is defined as a person under 19 years of age. The Act contains provisions including voluntary agreements for support services for youth between the ages of 16 and 19 who cannot live at home and where the issues can not be resolved with their parents. Transitional support services for youth between 19 and 24 years of age who have been in the care of a Director and are making the transition to independent living. These new provisions may help respond to concerns that “youth are falling through the cracks” regarding service provision, particularly for those youth transitioning between the child and adult systems (see **Service Provision to Individuals in Special Circumstances** below). The new Act also contains definitions of the rights of a child and the creation of a Child Advocate. In the previous act there were no rights for children – the “best interests of the child” is the only consideration.

2. Land Development Regulations and Policy – City of Whitehorse

a. Minimum Suite Size

City bylaws currently require a minimum living space size in residential dwellings that could be reduced to decrease cost per unit ratios and increase density per lot, potentially reducing costs for owners/tenants. “Pocket housing” in other jurisdictions allows for reduced suite sizes in the range of 350 – 400 square feet per unit. The City currently requires that bachelors = 400 sq. feet, 1 bedrooms = 500 sq. feet, 2 bedrooms = 650 sq. feet and 3 bedrooms = 860 sq. feet. There are no plans at the City at this time to reduce suite size, although the 2010 OCP provides policy direction to increase density.

b. Dwellings per Lot

Removing restrictions on the number of buildings per lot could increase density and reduce costs per unit. Proposals in the 2010 OCP include allowing increased height of buildings downtown (25 from 20 metres), subdivision of country residential lots and the addition of legal suites in duplexes and detached accessory buildings (garages).

c. Development Fees/Levies

Assorted fees and levies charged by the City for property development include the following:

- ❖ **Lot sales** are valued at market rates with prices ranging from \$25,000 per lot on average in Arkell to \$90,000 per lot in Takhini. The City asserts that subsidized or reduced cost lot prices would not lead to lower cost housing as prices would be absorbed by developers and not passed on to home owners. Land lotteries attempt to direct sell to home owners to reduce speculation, but developers invariably end up with some of these lots as well. The highest fixed cost for development is the lot cost.
- ❖ The fee to construct a **legal suite** in an existing home is \$1500, plus required renovations to meet the building code - restrictions include that suite may not be larger than 35% of the house. Currently, suites are allowed in single family homes only and not in duplexes or detached garages. Proposals in the 2010 OCP include allowing suites in duplexes and garages. No changes in permitting fees and zoning requirements are envisioned by the City, which notes the \$1500 fee is low by comparison to other small cities in southern jurisdictions. (Salmon Arm is \$6,000).

- ❖ The **development fees** for single family homes is \$2,500 and duplexes is \$4,000. Each unit in a multifamily unit is \$2,000.
- ❖ **Building permit fees** – there are a range of fees to create or modify a building that range from \$10 to \$100 per square foot. For example, fees associated with the construction of an 1800 square foot residence on a full basement with a 120 square foot deck would be \$1,260. Plumbing fees would be additional and include a base fee of \$55 and a charge of \$5.50 per fixture.
- ❖ **Resource costs** – are the costs associated with the provision of infrastructure to lots including roads, water, sewer systems etc. and have skyrocketing in recent years, driving lot prices higher. It is for this reason, that the City suggests that in-fill housing could provide opportunities for lower cost housing development as the infrastructure is largely already in place. An in-fill lot in Riverdale is estimated to cost approximately \$40,000, however, it is still very high (about \$90,000) in Takhini North.

d. Barriers to Social Housing

The draft 2010 OCP proposes to promote the development of government funded or operated housing in all residential designations, subject to zoning. This would include group homes, social and seniors housing and assisted living. The current bylaw does not allow group home properties to be owned by the Yukon government – homes must be privately owned. Policy direction in the new OCP seeks to change this.

e. Financial and Regulatory Incentives

At this time, the City does not offer financial or regulatory incentives to encourage new affordable single/multiple family unit construction by the private sector of either rental units or privately owned units. Thus, attempts by the City, for example, to reduce market sales prices on lots or other fees would have no effect without requirements that reduced costs are passed on to the final consumer. There are no plans for such incentives to be implemented by the City in the near future.

3. Other Fees for Development

a. Tipping Fees at the Dump

Tipping fees at the dump can add costs to construction for those lots that housing will be demolished prior to construction. It can cost thousands to demolish a house. The fee is \$250 per ton.

4. Public Perceptions

a. NIMBY

The so called, “Not in my Backyard” or NIMBY syndrome is both a social and an economic response to perceived threats about the social character or the potential impact from new development and is widespread in Whitehorse. As a result, the construction of in-fill housing and the development of new housing areas, for example, has become a highly contentious and politicized process. The NIMBY syndrome was a critical factor in the political decisions to shelve the Porter Creek “D” and Riverdale infill and development plans in recent years, and as a result, has contributed to the current scarcity of available lots within city limits.

NIMBY opposition arguments cluster around three specific concerns: threat to property values, personal security, and the potential decline of neighbourhood quality. NIMBY most often occurs in a clearly defined residential area – it is strongest within two blocks of any proposed new development and is virtually nonexistent within 6 blocks of the site. Some “neighbors” are more welcome than others - some differences are easily tolerated (physical disabilities, elderly), others are somewhat accepted (mental illness), while others are not well accepted (ex-offenders, people with alcohol and drug abuse histories, AIDS patients etc.).

Education and awareness of community housing requirements based on affordability, demand and choice can help prevent intolerant, reactionary NIMBYism.

5. Service Provision to Individuals in Special Circumstances

a. Access to Resources through Social Assistance for some First Nations

Receipt of Social Assistance post incarceration can be delayed for citizens of First Nations ancestry as INAC practices may not allow a seamless transfer from incarceration to the community. Concerns include application processes that cannot be completed from jail. This often means that recently released offenders are on the street without resources at a time of high risk and may fall back into a pattern of alcohol/drug abuse, homelessness and offending behaviors. There is a need for better coordination and collaboration between government departments and First Nations to eliminate this potential barrier.

b. Qualified Service Provider Shortage

Whitehorse NGOs, in particular, indicate that the lack of qualified individuals necessary to provide services to clients that require some degree of assistance impedes service delivery and potentially, service quality.

In addition, service provision wages in the private sector are generally lower than the Yukon government and as a result, many individuals, once trained and qualified, are drawn away to higher paying positions. Finally, local training is not consistently available for those who may wish it. Yukon College, for example, is not offering its “Community Support Workers” training in 2010.

c. Drug and Alcohol Support and Treatment

Alcohol and drug addictions can create significant housing barriers particularly for those that need support and treatment that is not available in Whitehorse. Alcohol and Drug Services provides a detox facility in Whitehorse but longer term support and counseling to sustain sobriety is required beyond the detox phase for many. It has been suggested in a 2002 Whitehorse study of housing for FASD and previously incarcerated individuals¹ that for some, Aboriginal-based spiritual and cultural counseling would help with addictions and with reducing recidivism.

¹ *Structural Barriers to Independent Living for Adults with Fetal Alcohol Syndrome and Reducing Homelessness after Incarceration*. Up North Training Services, June 2002.

d. Inter Agency/ Governmental Cooperation

Individuals in need of housing that require supports are often served by multiple agencies, often with insufficient interaction and information sharing among them. Improved interagency and intergovernmental cooperation and coordination could lead to the provision of more effective services and more effective use of resources to help individuals in need of supports find housing and maintain healthy lifestyles. Larger scale cooperation between governments could assist with resource procurement and cost reduction for affordable housing.

Appendix F



Housing Action Workshop Report and next steps June 15th, 2010

The goal of the workshop was to identify barriers and solutions to increasing housing options for Whitehorse residents in the areas of: 1) multi-rental accommodations, 2) housing with built in supports and 3) affordable housing for families. These three categories reflected priorities as found in the Housing Spectrum developed in April 2010, as well as work done by NGO's in December 2009.

Over forty people attended the workshop. Representatives from the NGO community, the building community, Yukon Housing Corporation, Health and Social Services, City of Whitehorse planners, Kwanlin Dun, planners, one banker and a representative from the real estate association participated. A complete list of attendees is attached. Thanks go to Laurie MacFeeters, Debbie Thomas and Brooke Alsbury for facilitating the sessions.

Attached is a brief outline of the findings from each workshop, for your information. Common themes across all workshops are:

- 1) Lack of land to build new stock of any type
- 2) Nimbysism is barrier
- 3) Need to identify true cost of having people without housing
- 4) Need to identify what housing options people actually want – stop making assumptions
- 5) Need to find ways to get government, developers, financiers, and renters to work *creatively* on building new models that will work for Whitehorse
- 6) Need for political leadership
- 7) Need for changes in City Bylaws to encourage development throughout the housing spectrum
- 8) Need for creative responses with those needing supported housing and those providing it

Twenty two evaluation forms were received. Most suggested further work is required and that the diverse group of people in the room made for good information sharing. It is evident that “action items” are hard to pin down, and that smaller groups with specific players at the table might more readily reach consensus on action to be taken.

Next steps for YAPC:

- Distribute notes from the workshop to those attending as soon as able
- discuss next steps in the development of a Housing Action Plan at next YAPC Housing Task Force meeting
- Discuss immediate needs of people this summer at next YAPC Housing Task Force meeting

Other input:

- Work to ensure that Yukon Housing Corporation collect relevant information on housing needs and play a broader, more concrete role in providing the kind of housing that is needed in the community
- support bylaws and policies that increase density like garden suites and removing restrictions on minimum square footage during final consultations on the Official Community Plan – next meeting is June 28th

Affordable Housing for Families

Rental:

Barrier	Action	Who Responsible?
Quality of units available	<ul style="list-style-type: none"> - use Public Health and Safety Act where possible - learn what Public Health and Safety Act says - learn what Landlord and Tenant Act says - advocate for mechanism for tenants so basic safety laws are met without fear of eviction 	
Limited stock	<ul style="list-style-type: none"> - provide incentives for building new or for people to downsize 	
Difficult to make \$ as landlord renting semi/detached houses		
Expensive	<ul style="list-style-type: none"> - Develop alternative financing structures like co-op housing or rent to own - increase stock so demand decreases - look 	Banking community, CMHC, Yukon Housing Corporation
NIMBYism	<ul style="list-style-type: none"> - find a champion - raise public awareness by challenging values, explaining needs, watching for the tyranny of the minority, putting a face on the issue - public education/discussion 	
Lack of political will	<ul style="list-style-type: none"> - support positive changes wherever possible - challenge leaders to hear residents - become the political will - support politicians who push through opposition - 	
Available stock often too small for families	<ul style="list-style-type: none"> - 	
Restrictions on who able to rent (pets, smoking, kids, source of income etc)	<ul style="list-style-type: none"> - 	
Landlords wary of tenants' behavior and upkeep of rental units	<ul style="list-style-type: none"> - changes to Landlord and Tenant Act to make rights and responsibilities clear - advocate for mechanism for landlords so for recourse if damage occurs or tenant skips out 	

Affordable housing for families

Ownership:

Barrier	Action	Who Responsible?
Limited supply of land on which to build	<ul style="list-style-type: none"> - work with First Nations - combat Nimbyism - add density to downtown - suggest City sell lots below market value rather than at market value - work on YG (City is maximized) - allow splits of larger residential lots 	
Costs of building increase due to City bylaw which proscribes appearance and size of home	- reconsider City bylaw prescribing appearance and size of home which increases cost of building	
Complexities in designing/building process		
Expensive to build new	- Provide incentives to builders if tearing down old structures and building new/affordable housing (ie. Waive tipping fees)	City of Whitehorse
Limited stock	- promote downsizing and get people to move out of larger family homes or rent rooms out	
Land sits undeveloped	<ul style="list-style-type: none"> - establish rules to discourage land speculation - increase taxes on unused land or land with derelict/empty buildings 	

Rental Accomodations for singles and couples

Barrier	Action	Who Responsible?
Financing/cost of new multi-unit construction	<ul style="list-style-type: none"> - reduce tipping fees - graduated taxes - encourage development of co-ops 	City of Whitehorse
Zoning limitations	<ul style="list-style-type: none"> - expedite development approval process - allow for higher density - provide density bonuses - encourage greater flexibility in where suites are allowed and size thereof 	City of Whitehorse
No land to build on	<ul style="list-style-type: none"> - long term leases of FN land - lot consolidation by COW 	
Insufficient supply of homes for purchase		
Lack of simple options	<ul style="list-style-type: none"> - create a way to match renters with other renters and with available accommodation options 	
Renter lifestyle	<ul style="list-style-type: none"> - provide life skills training to those in rental situations (particularly for hardest to house) 	
Balance between need for government intervention vs. resistance to government intervention	<ul style="list-style-type: none"> - make lower income housing a public sector responsibility - rationalize social housing 	
Expensive	<ul style="list-style-type: none"> - rental supplement program 	YG
Landlords don't want to rent to those on SA	<ul style="list-style-type: none"> - provide incentives to SA clients who are "good" tenants - have SA guarantee the coverage of rental property damages 	YG
Hard to live anywhere but downtown	<ul style="list-style-type: none"> - increase transit options - distribute services across the City to reduce need for transit 	City of Whitehorse

Supported Housing (out of WCC, mental health, addictions, chronic diseases, physical or intellectual disabilities, concurrent disorders requiring a wide range of support)

Barrier	Action	Who Responsible?
Low quality – may not be safe	- investigate Room and Board rates (SA) - combat Nimbyism	- YG
Cost	- do a cost analysis of housing people in hotels vs. long term supported housing	
Lack of facilities in Whitehorse		
Possible models range from pocket to multi-unit	- study what need really is and what model(s) work best for whom - think outside the box - use other jurisdictions experiences (Yellowknife) - Housing First	
Restrictive mandates for current facilities		
Clients may have been “black listed”	- provide more supported, qualified housing options - amend Yukon Housing debt policy	
Capacity and staff training		
No acknowledgement of life time supported housing and cost		
Lack of “accordion” type support	- investigate ACT	
Private sector not engaged	- provide incentives for involvement in construction - turn competition with YHC into partnership - long term profit vs. short-term	
No one knows the cost of not housing someone	- do a poverty/homelessness cost analysis	
No community buy-in	- educate public using social cost analysis - put a face to people needing supported housing - demonstrate benefit of housing all - ask hard questions about accountability – families, first nations, community members - do focus groups to better understand public’s perceptions/fears	
Clients use variety of services	- investigate ACT as model	
Nimbyism	- public education campaign - postcard campaign for housing	
Rules confusing for users for services	- facilitate meeting of all SA funders to ensure rules are consistent and clear across jurisdictions	
Not connecting with people who do need housing		
Private homeowners do not see role they can play	- educate - provide support/training (ongoing)	
Current crisis as people moved out of hotels	- talk to bylaw/rcmp about riverbank in summer	



**Housing Action Workshop Attendees
June 15th, 2010**

Laurie MacFeeters – YAPC
Bill Thomas – YAPC
Kristina Craig – YAPC
Debbie Thomas – YAPC
Brooke Alsbury - FASSY
Patricia Bacon – Blood Ties Four Directions
Dorothy Drummond – Yukon Council on Aging
Skip Bease – Northern City Supportive Housing Coalition
Laura Hureau – Yukon Housing Corporation
Dale Kozmen – Yukon Housing Corporation
Mike McCann – Health and Social Services
John MacDougall – Community Services
Christina Sim – Kwanlin Dun
Jim Wilson – RBC
Mike Racz – Real Estate Association
Dirk Rentmeister – Builder
Marilyn Wolovic – Many Rivers
Kate Mechan – Many Rivers
Ian Robertson – Inukshuk Planning
Amy Martey – Yukon Council on Disability
Kinden Kosick – City of Whitehorse
Adam Humphrey – City of Whitehorse
Leslie Robert – Second Opinion Society
Frank Bachmeir – Yukon Council on Aging
Mark Browning – City of Whitehorse
Erica Beasley -
Anna Vogt – Whitehorse Aboriginal Women's Circle
Katherine Alexander – Elizabeth Fry Society
Michelle Kolla – Skookum Jim Friendship Centre
Brittany Graham – Blood Ties Four Directions
Janet Spinks – Empress Homes
Chrissy Spinks – Empress Homes
Gail Shuttleworth – CMHC
Doug Gilday – Narrow Gauge Construction