

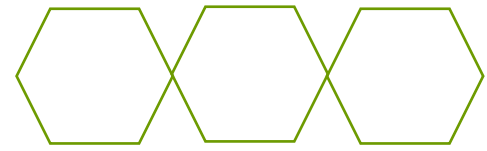


# HAINES JUNCTION

## Housing Needs Assessment

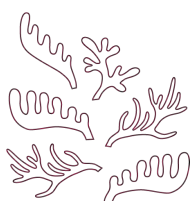


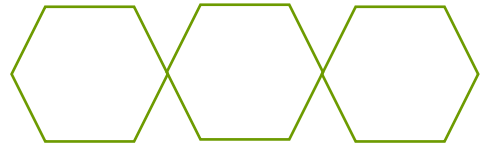
December 2024



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## Executive Summary

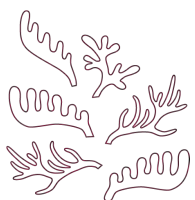
This 2024 Housing Needs Report provides an understanding of current and anticipated housing needs in Village of Haines Junction.

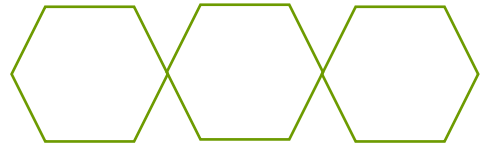
### Key Trends

- Yukon Bureau of Statistics estimates the Haines Junction region's population will reach 1,240-residents by 2031. In 2021, the median age in Haines Junction was 41.2-years; the population is aging, with those aged 65 and older increasing from 13% of the total population in 2011 to 18% by 2021.
- In 2021, most Haines Junction households (72%) comprised 1- and 2-persons, while most housing units in Haines Junction are 2- and 3-bedroom units. Many aging residents are unable to secure smaller dwellings in which they want to downsize, leading to a growing proportion of over-housed residents or households looking to other communities for housing that suits their needs.
- Housing in Haines Junction comprises both private market as well as non-market housing offered by Champagne and Aishihik First Nations (CAFN) and Yukon government. The community is currently lacking enough senior and Elders' housing as well as supportive and emergency housing options. Many residents who would prefer to stay in Haines Junction are faced with tough decisions to leave the community when they cannot secure appropriate housing.
- Staff housing in Haines Junction is provided by CAFN, Yukon government, and private employers. There is no shared inventory of staff housing units. Residents and employers have expressed a need for more staff housing to attract and retain workers.
- Construction and material costs are a barrier for development. The Village is taking proactive steps by working on zoning changes and other initiatives to support housing development.

### Estimated Housing Need

- To accommodate current and projected need, **100 housing units are required by 2031**. Of this estimated need, 51% is for 1-person households and 34% for 2-person households.





Out of all income groups, low-income households (\$20,000 to \$44,999) are in greatest need and represent 36% of local housing demand.

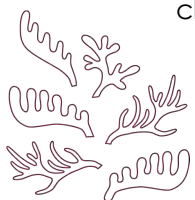
- Approximately half of the estimated housing need through 2031 is due to core housing need for low-, moderate-, and average-income groups. Given the housing need across income groups, lack of income (Affordability) is not the only driver of core need for households. Other significant factors include housing condition (Adequacy) and whether it provides sufficient space (Suitability). The need for repairs (Adequacy) is the most prevalent housing challenge faced by residents.<sup>1</sup> Repairs is defined as major repairs, such as running water, electrical, and structural repairs. It does not include regular maintenance.

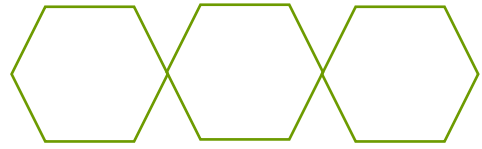
## High-level Recommendations

- Continue to explore policy and regulatory measures to encourage more affordable and diverse housing options, building on the updated Zoning Bylaw (adopted in September 2024).
- Consider adopting a standards of maintenance bylaw to address health and safety housing conditions.
- Consider partnerships on housing projects between major employers to ensure adequate staff housing for workers.
- Explore new initiatives and grants to support homeownership, such as the new dwelling construction grant program for young residents offered through the Village, as well as rent to downpayment or other innovative models.
- Explore options to address development barriers and reduce land costs, such as community land trusts, land donation partnerships, or infill on existing lots.
- Encourage more programming and supports for those with low-income and those experiencing homelessness, as well as options for developing emergency and supportive housing in the community.

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1. Note: Repairs is most prevalent when compared with Affordability and Suitability. Other challenges such as lack of housing options are not part of the core housing need standard.





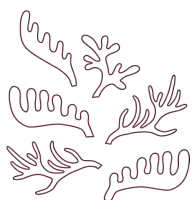
## Introduction

### Methodology

CitySpaces Consulting was retained by Yukon Housing Corporation to develop a housing needs assessment (HNA) for the Village of Haines Junction. The purpose of an HNA is to better understand current and future housing needs by identifying existing and projected housing needs, as well as populations in greatest need. An HNA can outline development opportunities and policy considerations. Completing an HNA is an essential first step prior to developing a housing action plan or strategy and can be used as evidence of housing need to secure funding for new housing projects.

The **Village of Haines Junction Housing Needs Assessment** provides an overview of Haines Junction's current and projected housing needs as identified through quantitative data analysis and qualitative community engagement. The Needs Assessment provides a summary of quantitative data related to demographics, economics, and housing (both market and non-market) using several data sources (i.e., Statistics Canada, Yukon Housing Corporation, and Yukon Bureau of Statistics). Community Engagement was conducted in-person from April 16-19, 2024.

A *What We Heard Engagement Report* highlights feedback received from each engagement activity. The engagement process involved meetings with staff, seniors and Elders, businesses, builders, youth, community organizations and social agencies, and the wider community, with 104-participants (see **Appendix A**).



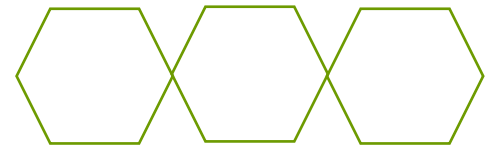
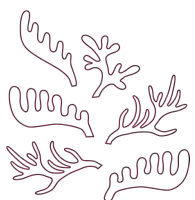
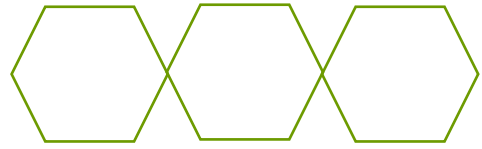


Figure 1: Engagement at-a Glance



A follow-up online survey was created and circulated among residents and CAFN citizens from August 7-20, 2024. The purpose of the survey was to reach a wider audience, including people living far away geographically, with mobility issues, and/or unable to attend in-person events. The survey was open to the public and included a section of specific questions for Champagne and Aishihik First Nations (CAFN) citizens, including those living outside the community.





## Community Context

Village of Haines Junction is located in southwest Yukon at the junction of the Alaska Highway (Highway 1) and Haines Highway (Highway 3). The Village has an area measuring 34.3-kilometers<sup>2</sup> and is located approximately 130-kilometres west of City of Whitehorse.

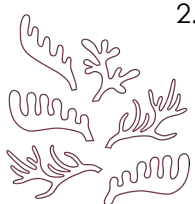
The community is within the traditional territory of Southern Tutchone speaking peoples of Champagne and Aishihik First Nations (CAFN) who have cared for these lands since time immemorial. Haines Junction was established as a construction camp in 1942 during World War II and is not a traditional community. The Southern Tutchone name for the area is Dakwäkäda, which means 'high cache place', referring to the structure built in this location to store provisions including food and fur.<sup>2</sup>

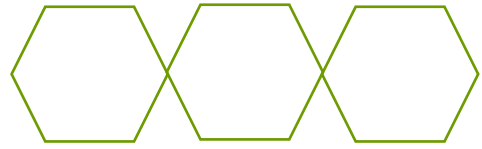
Haines Junction now incorporates the headquarters of Champagne and Aishihik First Nations Government, Da Kų Culture Centre, the Village office, residential dwellings, local stores and businesses, motels, places of worship, and a convention centre. Haines Junction is a gateway to Kluane National Park, known for its high mountain peaks, valley glaciers, boreal forests, and alpine lakes.



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2. Champagne and Aishihik First Nations, Dakwäkäda (Haines Junction), webpage.





## GOVERNANCE

Champagne and Aishihik First Nations have Final and Self-Government Agreements signed with Yukon and Canada. The CAFN Constitution was developed in accordance with the Self-Government Agreement and establishes four branches of government: General Assembly, First Nations Council, Elders Council, and Youth Council. The Traditional Territory of CAFN is in southwestern Yukon, Dakwäkäda (Haines Junction) is one of many settlements.<sup>3</sup>

Village of Haines Junction is governed through the Yukon Municipal Act. The Village leadership includes Mayor and Council setting the direction, policies, and bylaws for the community. A Chief Administrative Officer (CAO) oversees the administrative and financial functions of the municipality and implementation of Council direction, policies, and bylaws. In 2018, CAFN and the Village signed an Agreement in Principle (AIP) with high-level goals and guidelines for collaboration and the establishment of an Inter-Governmental Working Group.<sup>4</sup> The AIP may create a more collaborative planning and development approach for land use planning, infrastructure and housing projects.<sup>5</sup>

Figure 2 depicts the CAFN traditional territory, settlement lands, and current communities. Settlement land is owned and managed by CAFN and identified in the Nation's Final Agreement. Settlement land has two main categories:<sup>6</sup>

**Category A:** First Nation ownership includes both the surface and sub-surface, including mines and minerals.

**Category B:** First Nation ownership includes the surface area only. Mines and minerals, or sub-surface rights, are under the administration of Yukon Government.

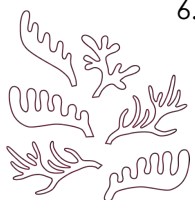
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3. Yukon Government, First Nation Community Profiles, CAFN – Community of Haines Junction.

4. Village of Haines Junction Official Community Plan.

5. Champagne and Aishihik First Nations, Fall, 2018, NŁÄSHEDÀL (People Gathering Together) General Assembly 2018.

6. Government of Canada, September 15, 2010, Settlement Land.





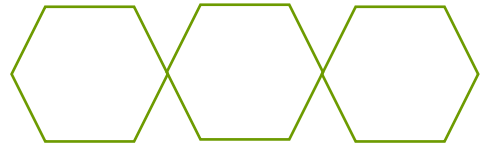
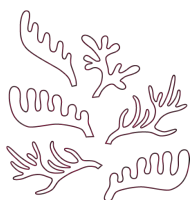
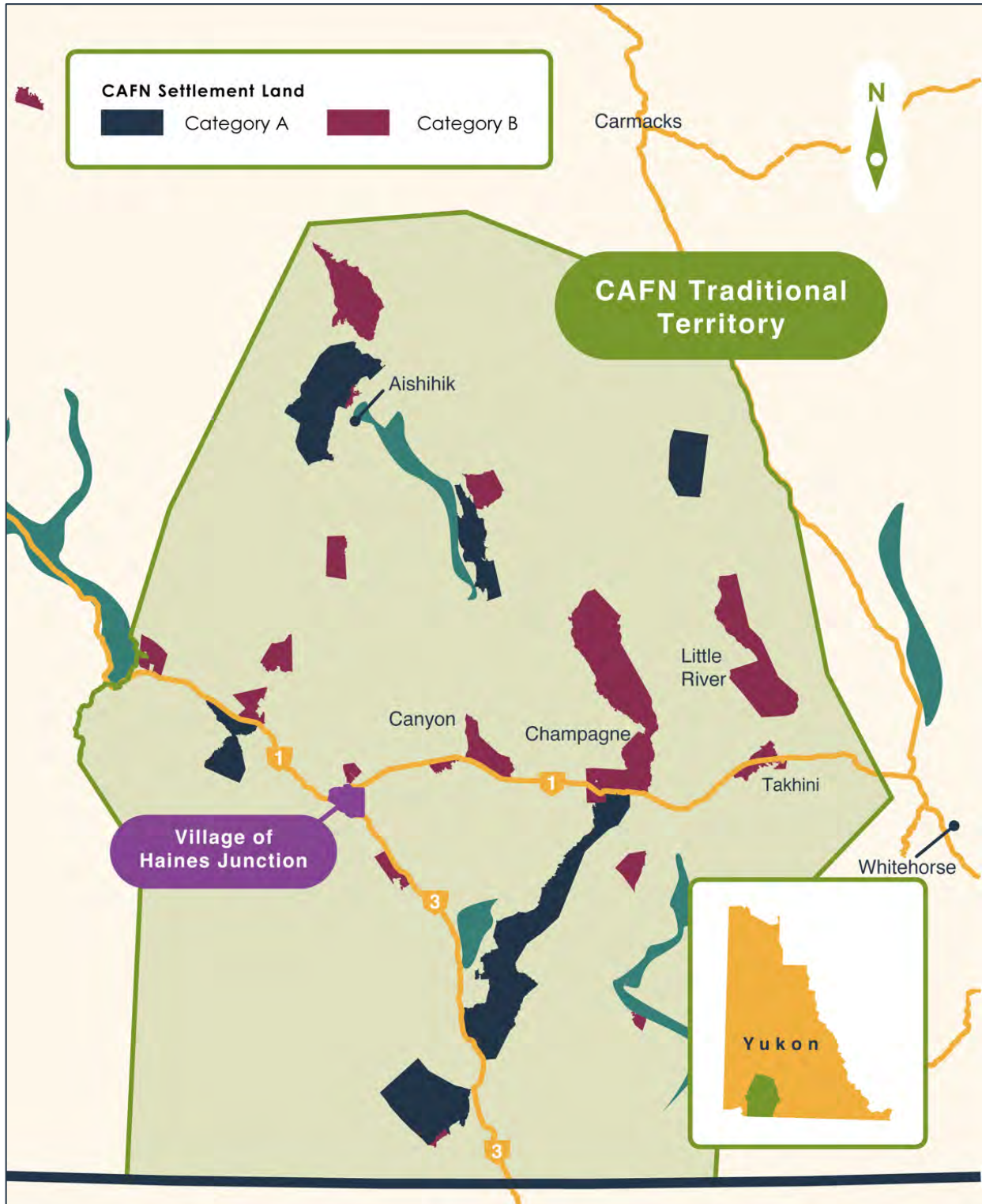
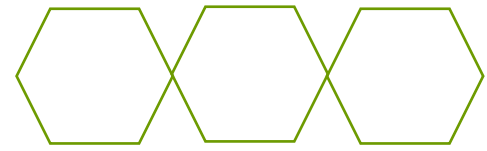


Figure 2: Map of Champagne and Aishihik Traditional Territory

Source: Modified Map, Council of Yukon First Nations



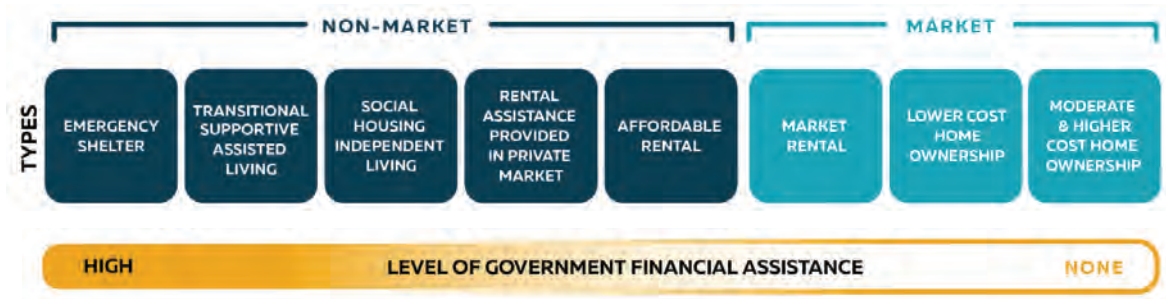


## Housing System

The housing system is a diagram that depicts a range of housing types and tenures that may be present in a community. The system's purpose is to highlight the different housing options that allow community members to find and secure housing that is affordable and meets their needs. When a community has a robust housing system, a household should be able to access appropriate housing for their needs and find alternative options as their circumstances change.

Housing systems are generally broken into market (rental + ownership) and non-market housing options, including emergency accommodation, transitional housing, supportive housing, and subsidized housing. When gaps exist in one segment of the network, other areas are impacted.

Figure 3: Housing System



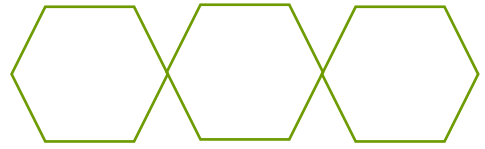
## Demographics and Households

The following section provides high-level snapshots of key demographic and socio-economic indicators, informing the housing affordability analysis and estimates of housing needs. A comprehensive summary of demographic and economic profile is provided in [Appendix B](#).

## Demographic Trends

Over the last few decades, the population of Village of Haines Junction has been steadily increasing from 589-residents in 2006 to 688-residents in 2021, an annual average growth

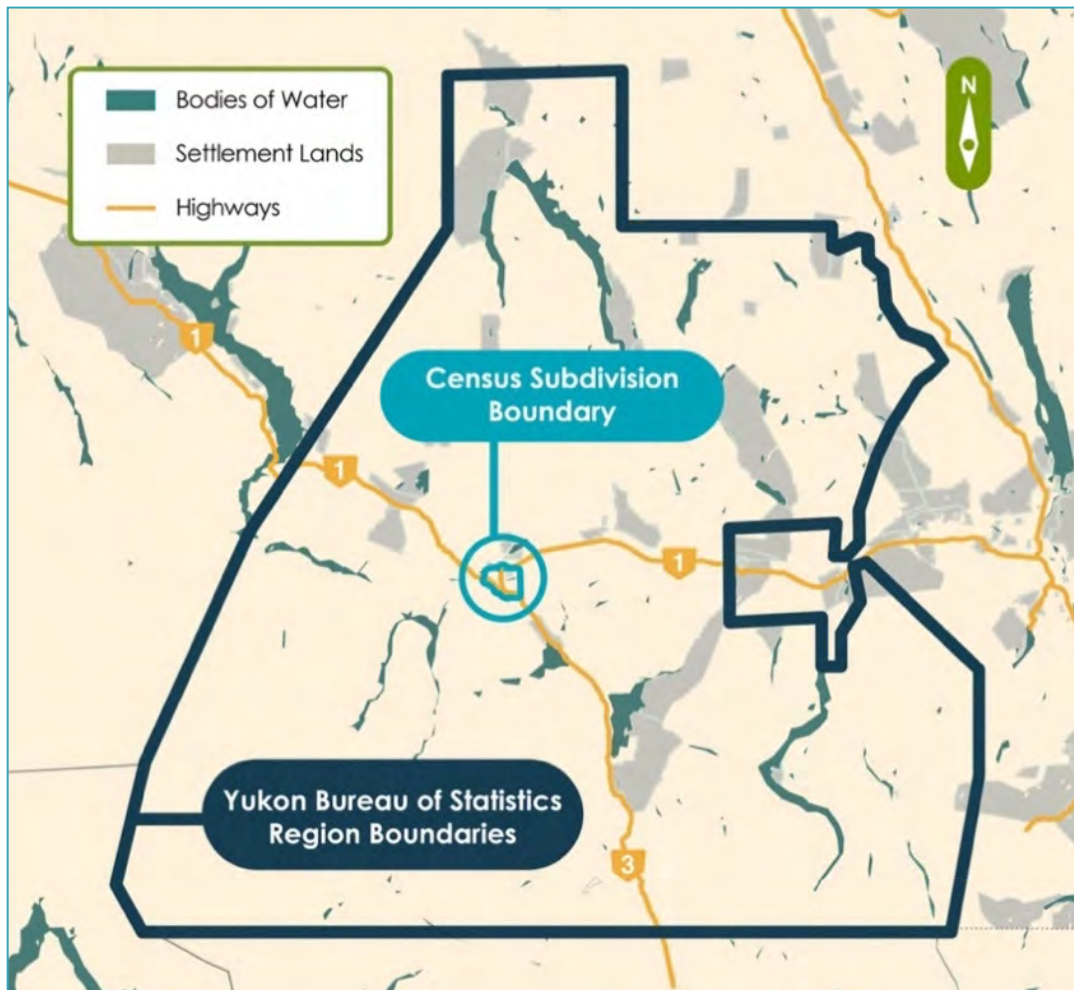




rate of 1.0%.<sup>7</sup> Haines Junction has grown at a similar pace to the rest of Canada but slower than the Yukon. Yukon Bureau of Statistics reported 1,056-residents in Haines Junction in 2024; the higher population data is due to community-level estimates including the surrounding area up to halfway to the next municipal boundary along the highway. Feedback received during consultation suggests the Yukon Bureau of Statistics data is a more accurate representation of the population as it includes the number of people accessing services in the community.

Figure 4: Population Boundaries

Source: Yukon Bureau of Statistics, Statistics Canada



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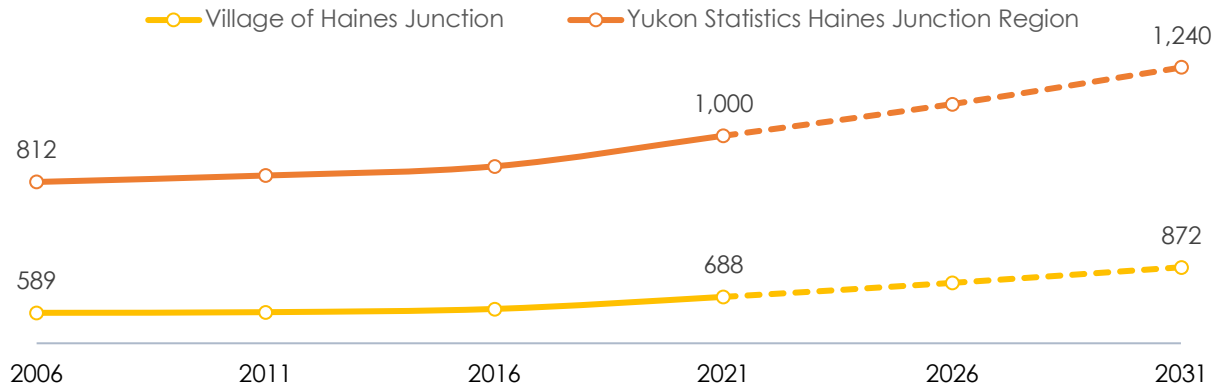
7. Statistics Canada, Census Profile: Haines Junction.





**Figure 5: Population Projection, Village of Haines Junction, 2006-2031**

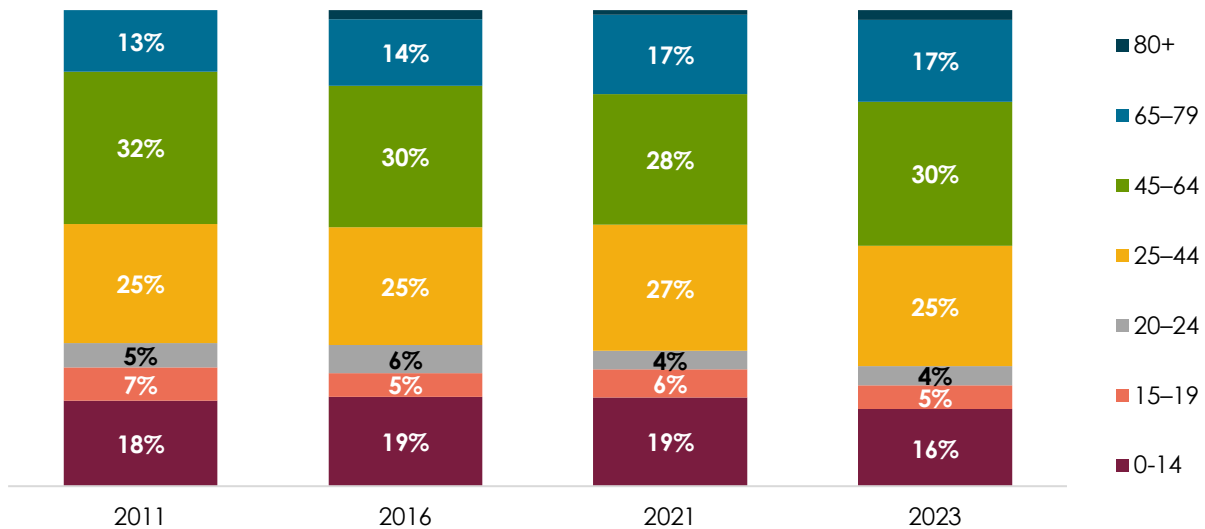
Source: Statistics Canada, 2021, 2016, 2011 Census of Population; Yukon Bureau of Statistics, Population Projections 2024-2025, CitySpaces Consulting



Yukon Bureau of Statistics estimates the population of the Haines Junction region will reach 1,240-residents by 2031. Applying the regional population projection locally, it is estimated the Village population may reach 872-residents by 2031.<sup>8</sup> In 2021, the median age in Haines Junction was 41.2 years. The population in Haines Junction is aging with an increasing population over the age of 65 (from 13% in 2011 to 18% in 2021).

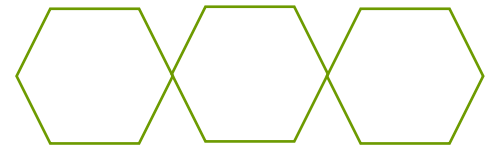
**Figure 6: Age Groups – Village of Haines Junction, 2011-2023**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population; Yukon Bureau of Statistics, Population Report Q1 2023



8. Yukon Bureau of Statistics population projection is for a larger area than Village of Haines Junction. To estimate population growth for the Village, the regional growth has been proportionally assigned to the Village based on the 2021 Census population distribution.

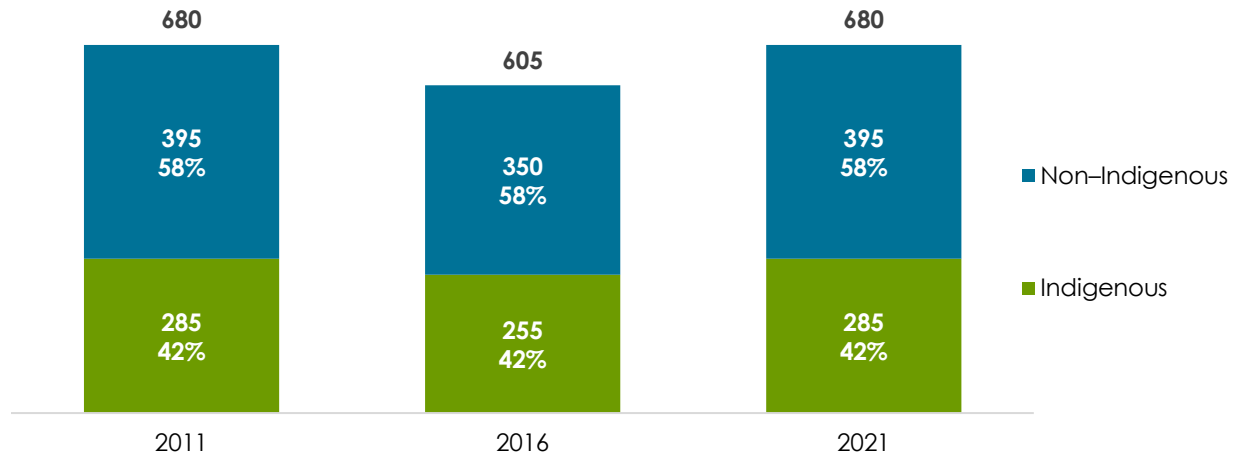




According to Statistics Canada, the Indigenous population has remained at the same proportion since 2011, unaffected by population fluctuations.

Figure 7: Households – Indigenous Identity, Village of Haines Junction (2011–2021)

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

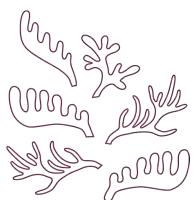
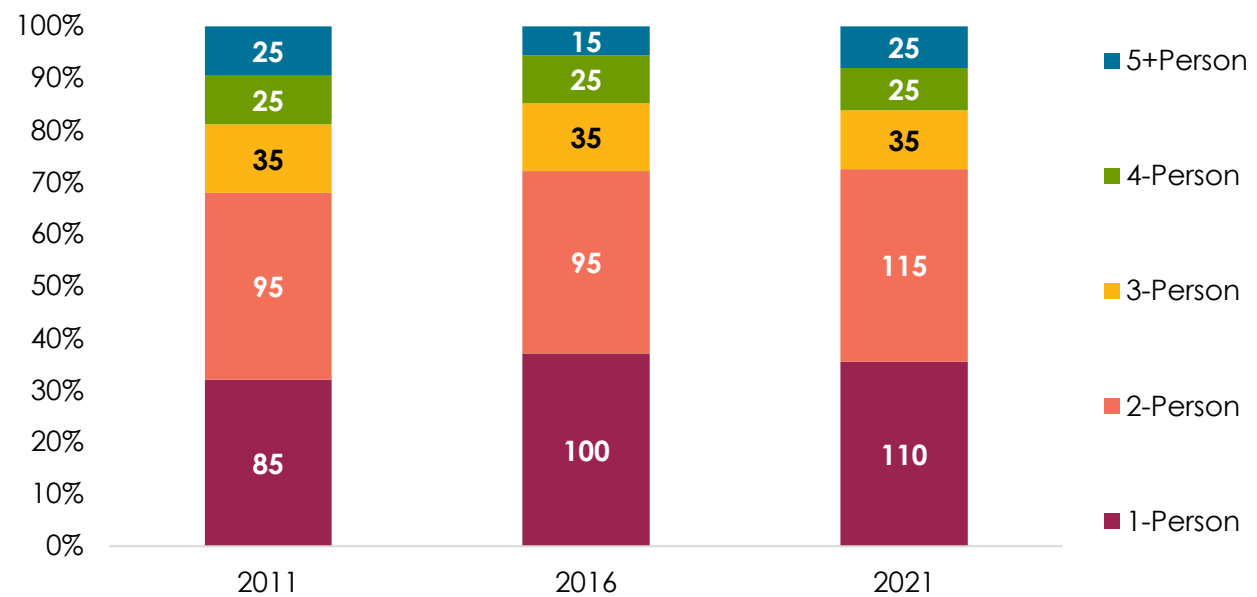


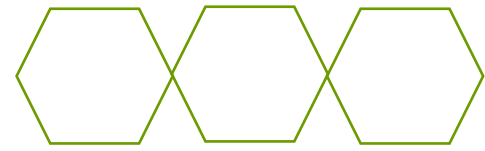
## Household Data

In 2021, most Haines Junction households (72%) comprised 1- and 2-persons, up from 68% in 2011; this demographic shift is likely influenced by the aging population and increasing number of households seeking smaller dwellings. This pattern was reflected in feedback received during engagement.

Figure 8: Breakdown of Households by Size, Village of Haines Junction (2011–2021)

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

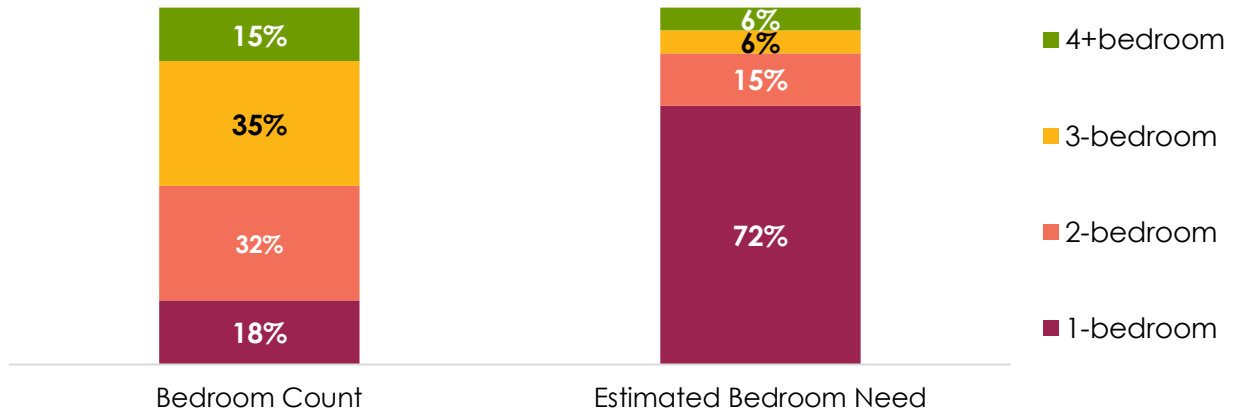




Most housing in Haines Junction comprises 2- and 3-bedroom units, causing a mismatch in household size and the housing available.

Figure 9: Bedroom Count Distribution and Estimated Minimum Bedrooms Required, Village of Haines Junction, 2021<sup>9</sup>

Source: Statistics Canada, 2021 Census of Population



Statistics Canada identifies 15% (45-units) of housing provided by the local government, First Nation, or Indian Band. It is assumed these numbers represent CAFN-provided housing since the Village does not currently provide housing. The number recorded by Statistics Canada does not appear to reflect the reality in the community; however, it is the most recent available data.

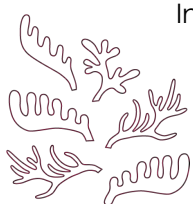
Table 1: Total Private Households by Tenure (2011–2021), Village of Haines Junction

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

HOUSING TENURE	2011		2016		2021	
	#	%	#	%	#	%
Owner	170	65%	155	56%	200	65%
Renter	65	25%	110	40%	65	21%
Dwelling provided by the local government or First Nation Government <sup>10</sup>	25	10%	15	5%	45	15%
<b>Total</b>	<b>260</b>	<b>100%</b>	<b>275</b>	<b>100%</b>	<b>310</b>	<b>100%</b>

9. The estimates assume meeting the basic needs of households as per the National Occupancy Standard, but it should be recognized many households would prefer an extra bedroom for guests, an office, storage, or other uses, if they can afford a larger dwelling.

10. Statistics Canada definition states 'Dwelling provided by the local government, First Nation, or Indian Band'.





## CHAMPAGNE AND AISHIHIK FIRST NATION HOUSING

Haines Junction is the largest community of on-settlement residents. CAFN operates housing in multiple settlement communities and maintains a waitlist separately from Yukon Housing Corporation. Some individuals may be listed on both.

CAFN Property Services manages CAFN rental units and CMHC housing units, as well as new construction and renovation projects (including in Haines Junction). It also offers housing programs to members, such as the CMHC Emergency Repair Program (ERP) and First Nation Youth Internship for Indigenous Youth (HIYY) program.<sup>11</sup>

## YUKON HOUSING CORPORATION HOUSING

Yukon Housing Corporation (YHC) provides community housing and programs in Haines Junction and across the Yukon. YHC currently operates social housing, seniors housing, and staff units in Haines Junction, with a total portfolio of 28-units.

Table 2: Yukon Housing Corporation Units by Type (2024)

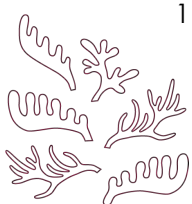
Source: Yukon Housing Corporation

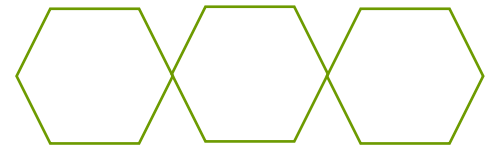
UNIT TYPE	NUMBER OF UNITS
Social Housing	13
Seniors	9
Staff Housing	6
<b>Total</b>	<b>28</b>

YHC maintains an active waitlist for its units, with a total of nine-households on the waitlist (as of April 2024), predominantly seeking housing for one-person households.

Housing programs available to Yukoners include rent subsidies through the Canada-Yukon Housing Rental Benefit program, Canada-Yukon Housing Benefit Gender-Based Violence subsidy, home repairs through the Home Repair Program including four-streams (emergency repair grant, accessibility grant, air quality grant, and repair your home loan), Yukon Home Ownership Loan Program (currently under review) to buy or build a home, energy efficiency rebates, senior specific grants, and housing disaster recovery funding.

11. Champagne and Aishihik First Nations, Annual Report 2022-23





Programs targeted at new development include the Housing Initiatives Fund providing capital grants for new affordable housing across Yukon (rental or ownership); the municipal rental construction fund offering a one-time capital grant to increase rental housing; and the Developer Build Loan Program providing low-interest loans for short-term construction financing.

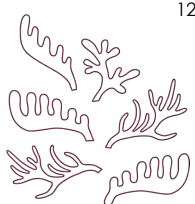
## STAFF HOUSING

Staff housing in Haines Junction is provided by governments and privately. YHC offers direct leases and sub-leases for staff units. CAFN offers staff housing for employees on settlement lands. Parks Canada and RCMP also have staff units. Some private employers also provide staff housing, such as Top Spot (a local business) and the Village Bakery. While there is no joint inventory of staff units in the community, residents discussed the benefit of coordinating between employers to develop a staff housing complex. An anecdotal list of existing staff units was developed as part of this study.

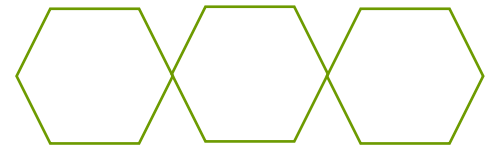
Table 3: Staff Housing List (anecdotal, 2024)

PROVIDER	HOUSING	NUMBER OF UNITS
Yukon Housing Corporation	4 single-detached houses, 1-duplex	6
RCMP	4 single-detached homes	4
Parks Canada	2 mobile homes, 1 single-detached home	3
Alcan Hotel	1-mobile home	1
Top Spot Gas	3-units	3
Village Bakery	1-mobile home, 1-cabin	2
	<b>Total</b>	<b>19<sup>12</sup></b>

<sup>12</sup> CAFN also has staff housing, number unknown.







# Current and Future Housing Need

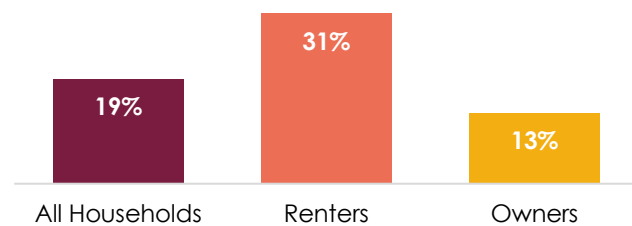
## Housing Standards

In Haines Junction, 50 households (19%) are experiencing core housing need. This is higher than both the territorial average at 13% and the national average at 10%. In Haines Junction, 31% of renters were in core housing need, compared to owners at 13% (2021).

Table 4: Households in Core Housing Need

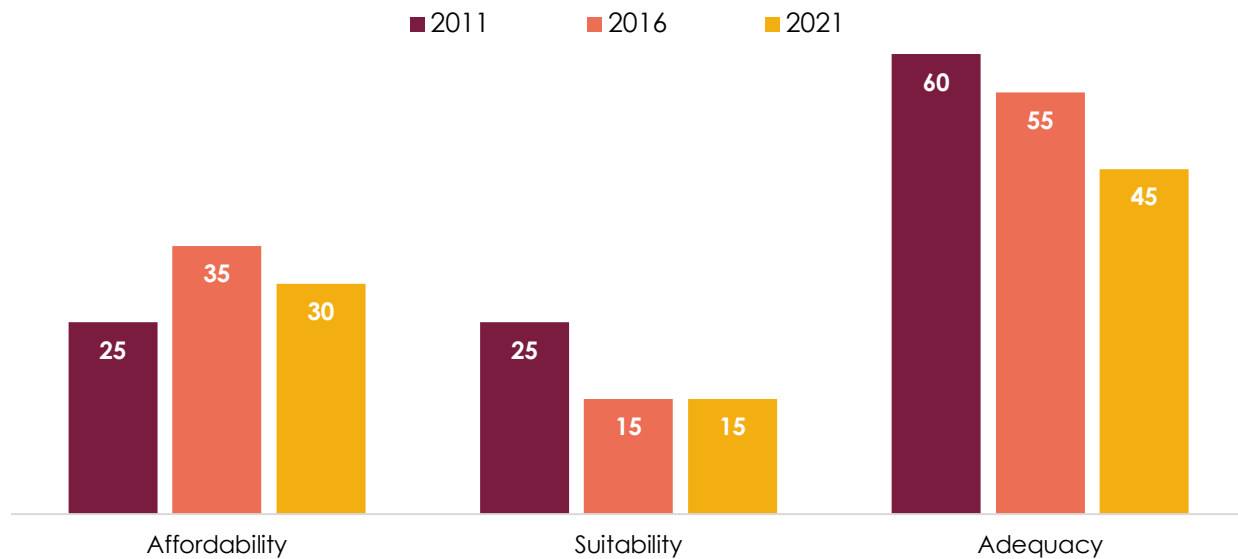
CORE HOUSING NEED	2021
Haines Junction	19%
Yukon Territory	13%
<b>Canada</b>	<b>10%</b>

Figure 10: Core Housing Need by Household Tenure, Village of Haines Junction (2021)

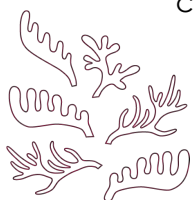


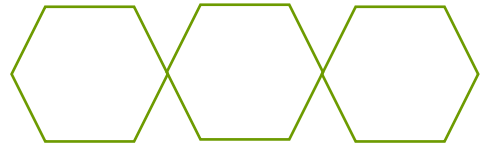
Source: Statistics Canada, 2021 Census of Population

Figure 11: Housing Standards (Affordability, Suitability, and Adequacy), Village of Haines Junction (2011-2021)



The need for repairs (adequacy) is the most common housing challenge for Haines Junction residents. However, the number of households experiencing repair issues has decreased since 2011 (from 60-households to 45-households). Poor housing conditions and repairs ranked in the top five issues reported on the online survey administered as part of community engagement.





## Affordability Analysis

### AFFORDABILITY PROFILES

To supplement the quantitative data, affordability snapshots have been completed for three different household types. These snapshots bring in feedback from community engagement to help outline the different experiences people face when trying to access affordable, safe, and adequate housing.

#### Affordability Profile #1 – June & Terry, Senior Couple

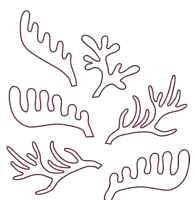
June and Terry are a retired couple living in Haines Junction. They have lived in a detached 3-bedroom home for the past 30-years. Their kids are grown and no longer live at home. Over the past few years, both June and Terry have started experiencing mobility issues and find it difficult to maintain their home. They would like to downsize to a more affordable one-bedroom unit in the community. The couple is also worried about the future and eventually needing to move into assisted living, which could mean leaving Haines Junction.



Yukon Housing Corporation operates a senior's complex in the community; however, it only has 9-units and is targeted for low-income earners. June and Terry have a moderate-income based on their pension and are not confident they would qualify.

Alternative options include 1- or 2-bedroom units in the private market. The couple is apprehensive about moving into another single-detached home as it would be challenging to maintain. There are limited apartments in the community (5% of the housing stock) and no vacancies.

June and Terry are not looking to rent; they would like to own their place as an investment for the next generation.





**Table 5: Total Number of Occupied Private Dwellings by Structural Type of Dwelling (# and %), Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

STRUCTURE TYPE	2021	
	#	%
Single-detached house	260	85%
Semi-detached house	10	3%
Row house	0	0%
Apartment or flat in duplex	0	0%
Apartment in a building that has fewer than five storeys	15	5%
Apartment in a building that has five or more storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	20	7%
<b>Total</b>	<b>305</b>	<b>100%</b>

**Table 6: Number of Vacant units, Village of Haines Junction (2018-2023)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2023

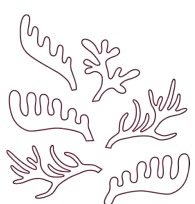
YEAR	2018	2019	2020	2021	2022	2023
Vacant Units	0	1	0	0	0	0

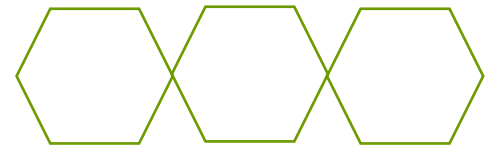
As an alternative option, the couple could move to Whitehorse to seek a smaller unit with more vacancies on the market or investigate waitlists for seniors housing or assisted living. Leaving Haines Junction is the last resort for June and Terry; Haines Junction is their home.

**Table 7 Number of Vacant Units, By Bedroom Count, Whitehorse (2023)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2023

BEDROOM COUNT	1-BED	2-BED	3+4-BED	5+BED
Vacant Units	11	11	20	0





## Affordability Profile #2 – Angie, Single Professional

Angie is a nurse, working at the Haines Junction health centre. She moved to Haines Junction three years ago and has been living in staff housing. She would like to rent a one- or two-bedroom unit while saving up enough money for a downpayment on a home.

### What is available?

In April 2023, median rent was \$1,075 and there were no vacant units available. There may be secondary suites available, but they are usually rented by word of mouth. In 2022, the average sale price for a house was \$487,608.

Table 8: Median Rent, Village of Haines Junction (2018-2023)

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2022

YEAR	2018	2019	2020	2021	2022	2023
Median Rent	\$900	\$800	\$690	\$1,000	\$1,190	\$1,075

Table 9: Average Sales Price, Village of Haines Junction (2018-2022)

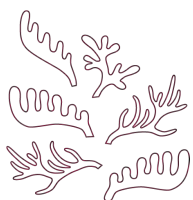
Source: Custom Data Request from Yukon Property Assessment and Taxation

HOUSING TYPE	2018	2019	2020	2021	2022
Single Dwelling*	\$262,500	\$235,635	\$312,254	\$283,067	\$402,583
Mobile Home	\$55,000	\$85,034	\$168,750	\$197,500	N/A
Country Residential	\$202,500	\$486,500	\$352,625	\$400,000	\$686,000
<b>Average Total</b>	<b>\$197,000</b>	<b>\$210,394</b>	<b>\$310,015</b>	<b>\$279,196</b>	<b>\$487,608</b>

\*Average Sales Price data for single dwellings excludes sales with prices lower than \$100,000.

### What can they afford?

Angie's annual salary is \$89,000 (median pre-tax income in Haines Junction) and she can afford the median rent of \$1,075 per month. The challenge will be finding a unit to rent.



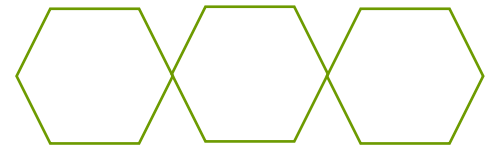


Table 10: Rental Affordability Analysis, Median Income

ANNUAL INCOME	MONTHLY INCOME	RENT AT 30% OF INCOME	RENT AT 50% OF INCOME	AVERAGE RENT
\$89,000 <sup>13</sup>	\$7,416	\$2,225	\$3,708	\$1,075

When Angie is ready to purchase a home. She would like to put down a 20% downpayment. The following assumptions were used in this scenario:

- 5 Year Fixed Rate (Annual): 4.8%
- Amortization Period: 25 years
- Average House Sale Price: \$487,608
- Heating Bi-Weekly: \$332<sup>14</sup>
- Property Tax: \$467<sup>15</sup>

Table 11: Ownership Affordability Analysis, Median Income

ANNUAL INCOME	MONTHLY INCOME	MORTGAGE LOAN	MONTHLY PAYMENT	PROPERTY TAX	HEATING	20% DOWNPAYMENT
\$89,000	\$7,416	\$390,086	\$2,224 <sup>16</sup>	\$467	\$332	\$97,521

After paying her mortgage, Angie would have \$4,393 leftover budget to cover all other costs.<sup>17</sup> The Market Basket Measure (MBM) calculates thresholds for basic living: food, clothing, transportation, shelter, other expenses for a family of two adults and two children. In 2023, the MBM for rural Yukon south, excluding shelter, was \$3,889 monthly. As a single individual, Angie has more than enough to meet her basic needs with her remaining budget.

13. Yukon 2024 income tax rate: up to 55,867 at 6.4% and 55,867 to 111,733 at 9%.

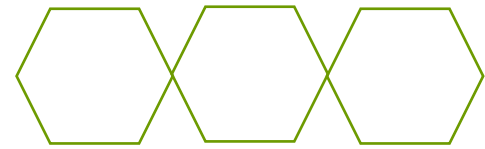
14. Based on Yukon bi-weekly average of reported residential heating fuel prices by community: Haines Junction, Furnace Oil \$166 bi-weekly.

15. Village of Haines Junction residential tax rate was 1.15% in 2024. For this analysis, we assume purchase price as assessed value, using 1.15% for a yearly tax of \$5,607 (\$467 monthly).

16. Based on CMHC Mortgage Calculator.

17. Calculation: Monthly income \$7,416 minus monthly payment \$2,224, property tax \$467, heating \$332 = \$4,393 remaining.





### Affordability Profile #3 – Thomas & Jennifer, Young Family with Children

Thomas and Jennifer are a young family living in Haines Junction. They have a two-year-old daughter and are pregnant with their second child. Thomas works in the tourism industry and things are slow in the winter, meaning his wage fluctuates. They currently rent a 2-bedroom unit in the Village but struggle to make ends meet.

The family is hoping to get into a YHC rental unit. Thomas has applied to the rent-geared-to-income program through YHC and been added to the waiting list.



#### What is available?

Table 12: Yukon Housing Corporation Waitlist Data, April 2024

Source: Yukon Housing Corporation, Haines Junction Local Office

WAITLIST TYPE	2022
Family (2+ People)	1
Single Person	8
<b>Total</b>	<b>9</b>

#### What can they afford?

Table 13: Rental Affordability Analysis, Low Income

ANNUAL INCOME	MONTHLY INCOME	RENT AT 30% OF INCOME	RENT AT 50% OF INCOME	AVERAGE RENT
\$44,999 <sup>18</sup>	\$3,749	\$1,124	\$1,874	\$1,075

After paying rent, the family is left with \$2,674 to cover all other costs. The Market Basket Measure (MBM) for a family of two adults and two children for rural Yukon south, excluding shelter, is \$3,889 monthly<sup>19</sup>, leaving the family in a deficit. The family is accumulating debt and may need to move into temporary accommodation (such as a local hotel) or move to another community to access more affordable housing.

18. Note Yukon 2024 income tax rate: up to 55,867 at 6.4%.

19. Calculation: Monthly income minus monthly rent payment.





## Housing Unit Estimates

The housing estimates are based on the Housing Assessment Resource Tools (HART) method, developed by the University of British Columbia Housing Research Collaborative through funding from the CMHC Supply Challenge to create a nationally applicable approach.

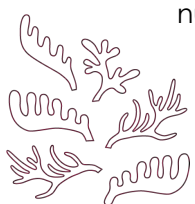
Table 14: 2021–2031 Estimated Housing Need (2021 Core Housing Need + Household Projection), Village of Haines Junction<sup>20</sup>

Source: Statistics Canada, 2023, "HART – 2021 Census"

INCOME QUINTILE	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	<20%	20–49%	50–79%	70–119%	>120%		
HOUSEHOLD INCOME	<\$20,000	\$20,000 – \$44,999	\$45,000 – \$74,999	\$75,000 – \$109,999	\$110,000+		
MONTHLY AFFORDABLE HOUSING COST	<\$500	\$500 – \$1,124	\$1,125 – \$1,874	\$1,875 – \$2,750	\$2,750+	TOTAL	%
1–Person	3	23	18	4	3	<b>51</b>	<b>51%</b>
2–Person	0	13	4	5	12	<b>34</b>	<b>34%</b>
3–Person	0	0	3	0	5	<b>8</b>	<b>8%</b>
4+Person	0	0	0	0	7	<b>7</b>	<b>7%</b>
<b>TOTAL</b>	<b>3</b>	<b>36</b>	<b>25</b>	<b>9</b>	<b>27</b>	<b>100</b>	<b>100%</b>
<b>% of New Dwellings</b>	<b>3%</b>	<b>36%</b>	<b>25%</b>	<b>9%</b>	<b>27%</b>	<b>100%</b>	
<b>Annual Units Required</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>11</b>	

20. The HART dataset uses a 25% sample from the Census to analyze certain variables, which has caused a discrepancy in the total number of households reported for 2021. This discrepancy affects the growth estimates through 2031 because the year one base value is lower in the HART dataset. Table 16 uses the growth rate (2.4%) applied by Yukon Bureau of Statistics (YBS) to project growth through 2031 applied to the HART dataset. Based on the different starting values, the difference between the two sources is 12 households by 2031 (71 from HART vs. 83 from YBS), or about 16%. This means the numbers shown above are an underestimate compared to the YBS projection. The additional need beyond 71 households in Table 16 reflects existing housing needs from 2021 and is also influenced by rounding errors in the data.

Due to small sample sizes and the impact of random rounding on low values, there are also data suppression challenges for core housing need counts resulting in a variation of up to 15 from the numbers presented in Table 16.





As shown in Table 14, most of the estimated need is for 1-person (51%) and 2-person (34%) households, which is typical of many communities. There is also a high concentration of need in the low-income group (36%), with the moderate-income (25%) and above average income (27%) groups having most of the remaining need. The average income group need is likely underestimated due to census rounding and data suppression of both the core housing need data and household counts of this group.

While the HART method used to develop the need estimates in Table 14 is being encouraged by the Federal government as a preferred approach, the methodology is challenged by the census data quality in Haines Junction (and any small communities). Due to data suppression challenges and small overall values, the numbers presented in Table 14 may underestimate the overall need and skew its distribution across the income groups. Considering the distribution of household size and income group separately may help increase the accuracy and reduce the impact of random rounding in census data.

### ALTERNATIVE HOUSEHOLD SIZE AND INCOME GROUP BREAKDOWNS

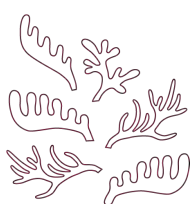
When the data is not divided into as many categories, the total estimated need through 2031 is 21%, or 21-units, higher than shown in Table 14. This also results in a different household size distribution with a lower share of the need for small households. When considering the data in this way, the need for 1- and 2-person households is 72% rather than 85%. Nonetheless, there is a high concentration of need for smaller households, but the estimated need for 3- and 4+ person households is almost double in this breakdown (28% rather than 15%).

Table 15: Estimated Unit Need by Household Size, Village of Haines Junction, (2021-2031)

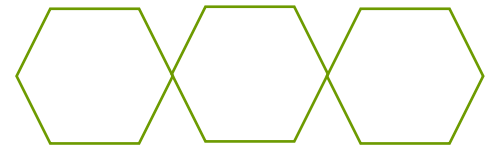
Source: Statistics Canada, 2023, "HART – 2021 Census"

HOUSEHOLD SIZE	TOTAL	%
1-person	54	45%
2-person	33	27%
3-person	16	13%
4+person	18	15%
<b>TOTAL</b>	<b>121</b>	<b>100%</b>

An alternative breakdown of the income group distribution can also be considered to have a more accurate view to the overall distribution of need by income. As shown in Table 16,







with the smaller number of categories, the average income group has a much higher need than presented in Table 14 (21% of units rather than 9%). There is also an even distribution between all income groups except the very low-income group, with each of the top four groups receiving 21%-29% of the need. The highest concentration of need is still in the low-income group, but the overall need is more evenly distributed, with the average income group likely having a more accurate estimate when considered in this way.

Table 16: Estimated Unit Need by Income Group, Village of Haines Junction, (2021-2031)

Source: Statistics Canada, 2023, "HART – 2021 Census"

VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	TOTAL
3	35	27	25	31	<b>121</b>
2%	29%	22%	21%	26%	

## Land Development

The Yukon Government Department of Community Services, Land Development Branch is the primary developer of land in the territory. The process involves working with municipal governments to respect Official Community Plans and gather community input. The Department aims to have master plans in-place in all communities to keep pace with the demand for lots.<sup>21</sup> The Department currently maintains an inventory of priority lots for development in Haines Junction. When new lots are available, they are offered through a land lottery or tender with any remaining lots offered over the counter on a first-come, first-serve basis. At the time of this Assessment, Yukon Government was working on the Willow Acres Residential Infill Project to develop over **40 new lots**, expected to complete in Summer 2025.<sup>22</sup>

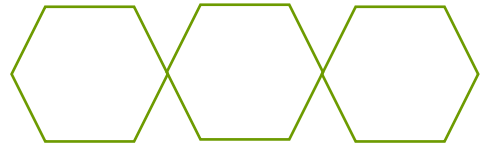
In 2023, a residential opportunity assessment was conducted in Haines Junction.<sup>23</sup> The study concluded that the demand for housing in the community is projected to grow from 2021 to 2041 and recommended three potential development opportunities:

21. Personal Communication, Laura Prentice, Director, Community Services, Land Development, Yukon Government.

22. Village of Haines Junction website.

23. Urban Systems. 2023. *Haines Junction Residential Opportunity Assessment*.





- Single-detached homes with mixes of different lot sizes;
- Increased duplex development; and
- Rental apartments (low-rise).

Community engagement highlighted the lack of housing diversity as well as lack of significant retail such as a full-service supermarket. The market demand in Haines Junction continues to be focused on single-detached lots or country residential (as defined in the Haines Junction Zoning Bylaw). Residents value space and seek more affordable price points than those in Whitehorse. Multi-unit housing demand may grow, but residents suggested the number of lots suitable for duplex dwellings could be increased. Developers may not consider Haines Junction over Whitehorse given the cost of development and the anticipated selling price. The market segment drivers for Haines Junction are reported to be:

- Young couples and families relocating from elsewhere in British Columbia, Alberta, and Ontario;
- Government employees with the ability to telecommute some or all the time; and
- Downsizers looking to remain in Village of Haines Junction.

Village of Haines Junction identified two preferred areas for urban residential development in the most recent Official Community Plan (2021). The Plan states: *“The Village is undertaking desk-top high-level geotechnical analysis, desktop heritage Assessment and Phase one environmental assessment for Areas “1” and “2”. If the analyses prove either of these two (2) sites to be feasible for residential development, the Village will notify the Yukon Government and request a subdivision to be built”* (p.21).

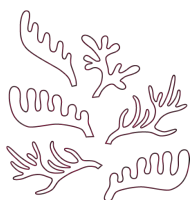
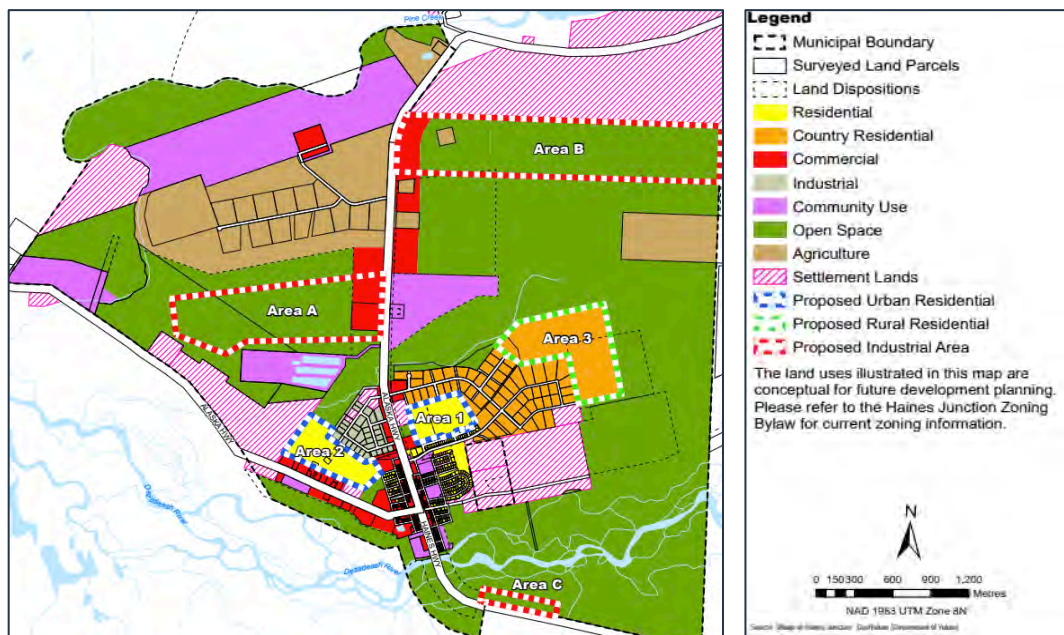




Figure 12: Potential Future Residential Areas, Village of Haines Junction

Source: Village of Haines Junction, OCP, 2021



## Data Limitations

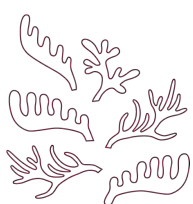
It is difficult to accurately capture data trends in Haines Junction. Current data may not reflect recent changes to employment, inflation, and new development. Various data sources and geographic areas limit the comparability of the data. This underscores a need for more streamlined and consistent data practices where possible.

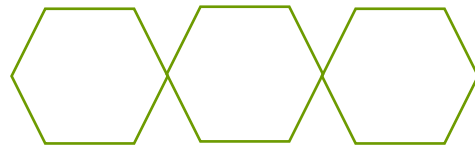
## MULTIPLE SOURCES AND METHODS

Yukon Bureau of Statistics' population data follows a larger boundary than the Census, meaning estimates will be higher given the larger geographic area; this also makes comparing these two datasets challenging. Beyond the Census and Yukon Bureau Statistics, local datasets exist in various places such as YHC records, Yukon Government departments, the Village, and other organizations. Availability and access are inconsistent or not possible. Further, methods of data collection vary across organizations and reports adding further challenges in comparability.

## HART-SPECIFIC DATA CHALLENGES

When conducting the HART analysis for smaller jurisdictions, the following limitations are noted:





- **Data Suppression.** Due to the number of sub-variables vital to this analysis (five income ranges and five household sizes), data is partially or completely suppressed in some communities.
- **Data Rounding.** Values in Census data are randomly rounded up or down to a multiple of 5 or 10. The amount this skews the results increases in smaller communities, especially when the values are in the range of 1 to 50. Values below 20 can be significantly compromised by this rounding (for example, rounding 16 to 20 increased the value by 25% from the measured number).

The HART dataset is based on the 25% Census sample to allow for cross tabulation of variables collected through the long-form and short form survey. This can lead to discrepancies because it relies on a sample rather than data from all households. For example, using the 25% population sample instead of the full Census data can affect the reported number of households for 2021, which in turn impacts future growth estimates. This reduced accuracy will impact all statistics used in HART. Additionally, the impact is more significant in smaller jurisdictions because small inaccuracies result in a larger discrepancy.

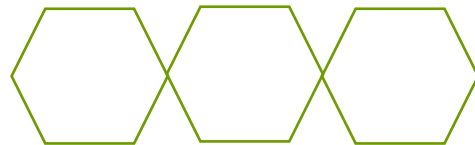
The impacts of these factors are significant for undertaking this analysis for Haines Junction.

## NAVIGATING DATA CHALLENGES

While data analysis is a vital and valuable component of any investigation, even the highest quality data can only provide an estimation of a measurable reality. A key challenge is not being able to know if a phenomenon has been adequately captured, or the scale of potential undercounting if it hasn't; the results of data collection may be accurate, but it is generally difficult to be certain.

It is important to implement engagement processes, direct investigation, or other approaches to ground truth the data outcomes against reality. In the context of housing needs assessments, data can provide a roadmap to an effective and targeted engagement process. Data analysis will provide hints and clues to what might be happening in the community, but there is much more depth to be found in peoples' stories and experiences. While data can provide an assessment about what **might be** happening, speaking to people helps verify what **is** happening from their perspective and experience.





## Key Areas of Local Need

The following summary statements outline the current and anticipated housing needs, based on data analysis and feedback from community engagement.

### Priority Groups



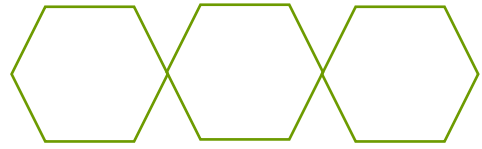
**Seniors and Elders** have been identified as a key priority in Haines Junction. Many seniors currently live in larger homes with 3- or 4-bedrooms, which can be challenging to maintain and may not fully accommodate mobility needs. There is a strong community focus on enhancing support for aging in-place, recognizing the need for more suitable and accessible housing options. The demand for 1- and 2-bedroom units is high, as they offer a chance for downsizing and provide flexible support options. While there is a building available for low-income seniors, additional options are needed for middle-income seniors who wish to remain in the community. The community is enthusiastic about developing more accessible, adaptable housing that supports various levels of care, allowing seniors and Elders to stay in Haines Junction and continue to be active and engaged members of the community.



**Youth** is a target population for Haines Junction. This group expressed dissatisfaction with housing options and services in the community. Many would choose to stay in the community if the right housing was available. Other reasons drawing them away are: friends and family in Whitehorse and more amenities. Given the strong desire to stay in the community, improved housing options could make a big difference in retaining youth. With an aging population and declining youth population, finding ways to support youth to stay in Haines Junction is increasingly important.

Challenges for the younger generation are an issue across the country. According to a solutions lab “When Baby Boomers came of age as young adults around 1976, it took the typical young person five years of full-time work to save a 20% downpayment on an average home in Canada. Now,





it takes 14 years."<sup>24</sup> There are growing inequities between older and younger generations, as well as owner and renter households.



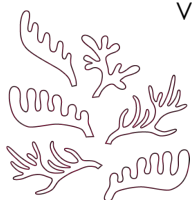
**Permanent and seasonal staff** have been identified as a key group in need of housing in Haines Junction. The availability of housing plays a crucial role in the recruitment and retention of workers, and many local employers – including the school, CAFN, Village, university, and local stores – are facing challenges in finding staff due to limited housing options. Affordable housing solutions are particularly needed for low- and moderate-income households. With tourism a major driver of the local economy, accommodating seasonal staff during peak times can be challenging. In response, companies have explored various solutions such as work camps, local house rentals, hotels, and temporary trailers. There is a strong call for more affordable rental options for temporary workers to support the vibrant tourism industry and ensure a stable workforce throughout the year, especially in peak summer months when there is high competition for both short- and long-term accommodation. In the online survey, 76% of respondents indicated more staff housing in general is needed.

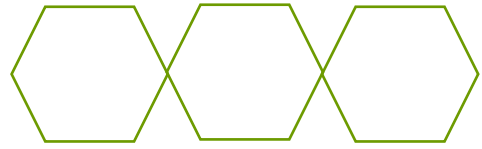


**One-person households** are also experiencing housing need in Haines Junction. There is a mismatch between the housing stock (mainly 3- and 4-bedroom dwellings) and population (mainly 1- and 2-person households). The rising cost of living adds further financial pressure, particularly on single-income or one-person households. The increasing participation in the Haines Junction food hamper program, with many recipients being single-person households, underscores this need. Additionally, younger generations are finding it challenging to afford housing. There is an opportunity to develop more affordable, smaller-sized housing units that cater specifically to the needs of one-person households, enhancing accessibility and affordability for all members of the community.

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24. Kershaw, Paul. 2021. "Wealth and the Problem of Housing Inequity across Generations: A Solutions Lab." Vancouver, BC: Generation Squeeze Lab. P.19





**Low-income households at-risk of homelessness** are a priority group in Haines Junction. Hidden homelessness is a concern Haines Junction with people couch surfing, living in overcrowded accommodation, or living long-term in hotels. These unstable housing options can lead to poor living standards with inadequate cooking facilities. By creating supportive housing facilities, the community can work towards providing more stable living environments and ensure those living in precarious housing conditions have access to secure and supportive housing options.



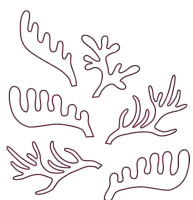
**Families** in Haines Junction are seeking opportunities to become homeowners. Developing assistance programs can help families realize their homeownership goals. Low-income families and single-person households face challenges in finding affordable housing, highlighting the need for a wider variety of housing types and sizes. By introducing more diverse housing options and enhancing assistance programs, the community can create lasting solutions that support families in establishing a stable, long-term presence in Haines Junction.

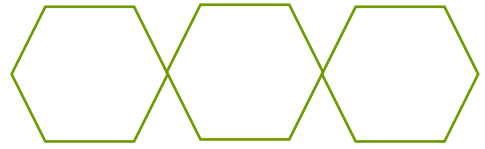
## Housing Barriers + Gaps

Six major themes were identified throughout engagement: housing and land development; diverse and affordable housing; government programs and support; community planning and sustainability; seniors and Elders housing; and support for low-income and vulnerable populations.

### HOUSING DEVELOPMENT + LAND

While construction, materials, and land costs can be high, innovative solutions are being explored to provide more affordable housing. Participants are enthusiastic about exploring subsidies and zoning bylaw adjustments to enable a wider range of housing options and densities. The Village has been taking proactive steps by updating its Zoning Bylaw (adopted September 2024) and other initiatives to support housing development. One promising approach to explore is the land trust model, which could help make housing more affordable in the long term.





## DIVERSE, AFFORDABLE HOUSING

The community of Haines Junction has a growing need for smaller housing options, including 1- and 2-bedroom apartments, tiny homes, duplexes, triplexes, and garden suites, to cater to low- and moderate-income earners. Most housing in Haines Junction has 2- and 3-bedrooms whereas most households are 1- to 2-person, meaning many households are 'over housed'.<sup>25</sup> In the online survey, 34 respondents noted their housing did not have enough bedrooms, and 29 respondents noted there was not enough space. Creation of smaller units could free up larger units for families. Policy changes can facilitate more flexible housing options as well as protect current stock, such as regulating short-term rentals. Also, options for quick-build rapid housing solutions can be explored, such as prefabricated homes. Participants highlighted the importance of providing housing options that span the entire housing lifecycle, from youth to seniors, and stressed the necessity of affordable housing for young families, singles, and seasonal workers.

### In Their Own Words

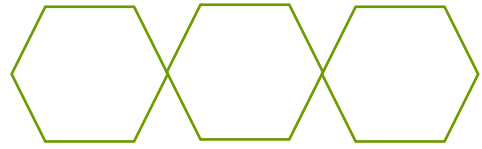
"Once our lease is up, if it's not renewed, we would be scrambling to find housing in a community with very limited options. We have already had the landlord move back in unexpectedly in a previous rental in Haines Junction, and scrambled to find something that suited our needs, situation, and budget."

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25. Statistics Canada, 2021. Census of Population.







## GOVERNMENT PROGRAMS + SUPPORT

The unique housing issues in Haines Junction necessitate locally driven solutions supported by external funding. The Village, CAFN, and Yukon Government each play an important role in addressing housing needs. By providing regulations, planning tools, initiatives, grants, social housing, and land for development, governments can significantly impact the housing sector. Residents suggested financial assistance programs to facilitate homeownership, especially for young families. The Village recently announced a grant called New Dwelling Construction Grant Program that will assist residents under 35 years old offset costs of building a new primary dwelling. While there are some concerns about staff housing practices (such as rent amounts and length of stays) affecting community investment and competing with private industry, there is a strong recognition of its necessity. The community envisions a future with diverse housing options, sustainable policies, and supportive government incentives aimed at ensuring affordable housing for all residents.

### In Their Own Words

“A housing program that gives the ability to rent to own could help quite a bit of people.”

## COMMUNITY PLANNING AND SUSTAINABILITY

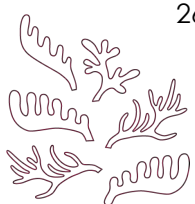
Haines Junction has both private vacant lots for infill as well as newly developed lots by Yukon Government. The community recognizes the importance of offering diverse lot options to cater to various needs and preferences. Residents value houses with yard space, even for smaller homes, and emphasize the preservation of trees and scenic views. There is a strong push towards sustainability, particularly in energy sources, with an emphasis on leveraging solar and electricity. In the online survey, participants noted that some housing is too far from work or school. Proximity to basic needs and amenities can be considered with new residential development, as well as siting new services.

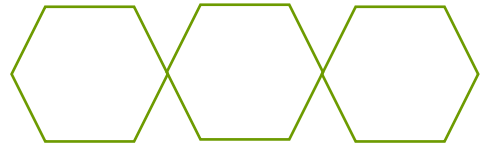
## SENIOR / ELDER HOUSING (AFFORDABILITY + ACCESSIBILITY)

The population in Haines Junction is aging: in 2021, 18% of the population was over the age of 65-years.<sup>26</sup> Ensuring seniors and Elders have sufficient housing options is a community

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26. Statistics Canada, 2021. Census of Population





priority. Many seniors find themselves living in larger homes than necessary, highlighting the opportunity to develop more downsizing options. With limited options locally, seniors often relocate to Whitehorse for assisted living, causing isolation from friends and family.

Participants emphasize the importance of aging in-place but note that additional supports, such as homecare workers, are needed to make this possible. There is a desire for greater alignment between governments to create more affordable housing solutions for seniors and Elders. Residents advocate for a range of options, including assisted living facilities, accessible housing, and enhanced home support services. Additionally, increasing awareness and accessibility of financial assistance programs can help seniors maintain their homes and independence.

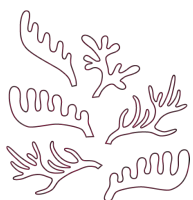
### **SUPPORT FOR LOW-INCOME AND VULNERABLE POPULATIONS**

Residents of Haines Junction are navigating the challenges of a high cost of living. Utility expenses, particularly for heating can be significant. The cost of local groceries or gas to travel to access more affordable food options in Whitehorse adds to the financial burden.

#### **In Their Own Words**

*"Very few houses become available in Haines Junction and those that do are outside of my budget."*

Programs such as the food hampers have become a valuable resource for many. Some residents face financial challenges with limited affordable housing options, leading some to live in substandard conditions. There is a strong community spirit and a desire to improve conditions. Though visible homelessness is rare due to the harsh climate, some individuals experience couch surfing and overcrowding. Supportive housing is recognized to help prevent homelessness and support residents in achieving long-term stability.





## Addressing Housing Gaps + Barriers

### Roles + Responsibilities

The housing sector requires many players to ensure a robust housing network. Each player has a unique role to play to ensure access to appropriate housing for all residents.

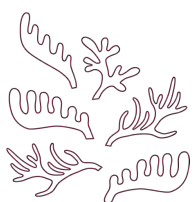
#### TERRITORIAL GOVERNMENT (YUKON GOVERNMENT)

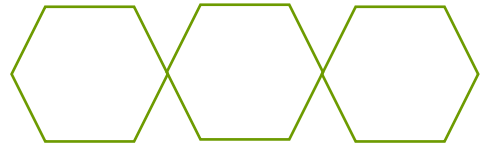
- The Yukon Housing Corporation (YHC) operates social housing, seniors housing, and staff housing in Haines Junction. YHC also provides housing programs.
- The Yukon Government Department of Community Services, Land Development Branch is the primary developer of land in the territory, such as the Willow Acres Residential Infill Project in Haines Junction which will provide over 40 new lots.

#### MUNICIPAL GOVERNMENT (VILLAGE OF HAINES JUNCTION)

The territory has the primary responsibility for Housing, which is especially key in communities with a small tax base and limited capacity and resources. Further, many initiatives rely on local organizations to partner with the local government. Finding a local organization with the capacity and experience to operate housing can be a challenge.

- The municipal government has a role in policy and regulatory measures, such as the Official Community Plan (OCP) and associated zoning bylaw. Municipalities can also introduce policies to intervene in the market, such as short-term rental regulation.
- Financial measures are another tool to support the housing sector. Municipal resources can be used for capital development and operation of affordable housing. Land contributions can be donated, and development fees can be reduced or waived.
- Partnerships with business, non-profit, community organizations, Indigenous governments and organizations, or territorial partners can support housing.
- Municipal governments can improve community awareness and understanding through education on affordable housing, as well as advocate to senior government for funding and program support helps to facilitate affordable housing at the local level.





## INDIGENOUS GOVERNMENT (CAFN)

- CAFN maintains significant housing assets on settlement lands, providing affordable rental housing for its citizens.
- CAFN also provides housing programs and initiatives such as transitional housing and energy retrofits.

## PRIVATE SECTOR

- The private sector can provide a range of housing choices. Landowners, developers, builders, investors, and landlords are responsible for the development, construction, and management of housing, both ownership and rental.

## NON-PROFIT SECTOR

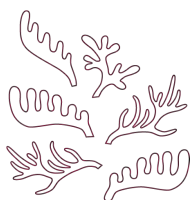
- The non-profit housing sector can provide affordable rental housing to households with low- to moderate-incomes. The sector is typically made up of community-based organizations that secure government funding and leverage existing assets to provide housing units at lower rents, often in partnership with municipal and other levels of government.

## Next Steps

### POLICY CONSIDERATIONS

#### Existing Policies

The Haines Junction Official Community Plan (OCP) was last updated in 2021. The OCP is a key document that informs land use planning and long-range policy that supports residential development. The Village recently updated its Zoning Bylaw to align with the new OCP. The Village has additional policies and initiatives that influence housing such as the Haines Junction Integrated Community Sustainability Plan completed in 2007.



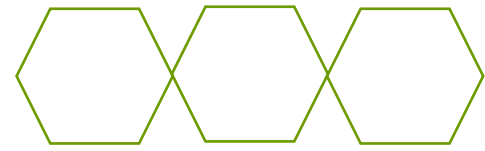
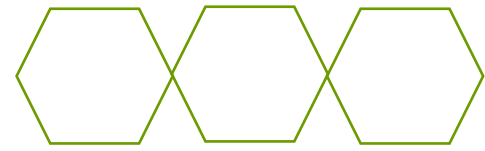


Table 17: Municipal Policy and Initiatives

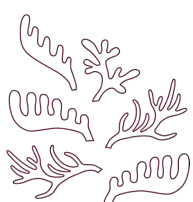
POLICY/REGULATION	RELEVANT COMPONENTS
<p><b>Housing Accelerator Fund (HAF)</b></p>	<p>Under this initiative, the Village is seeking to:</p> <ul style="list-style-type: none"> <li>• review its zoning bylaw to remove barriers to missing middle housing and promote higher density residential development;</li> <li>• improve permitting and approvals processes;</li> <li>• new dwelling construction grant program for young residents;</li> <li>• recreation and community services review to support long-term residency; and</li> <li>• promote high density residential development and commercial mixed-use opportunities.<sup>27</sup></li> </ul> <p>Outside of HAF, the Village is developing an Affordable Housing Construction Grant which provides an opportunity for local developers to come forward with innovative ideas for funding and support.</p>
<p><b>Zoning Bylaw 411-24 (2024)</b></p>	<p><b>Secondary Suites</b></p> <p>3.3.1 A secondary suite, where permitted, shall be treated as an accessory use in the zone in which it is located.</p> <p><b>Short Term Rental Accommodations</b></p> <p>3.5.1 Short Term Rental Accommodation, when permitted in a residential zone, shall be subject to the following regulations:</p> <p><i>The Short Term Rental shall not change the principal residential character or external appearance of the property involved.</i></p>
<p><b>Official Community Plan Bylaw 382-21 (2021)</b></p>	<p><b>LAND DEVELOPMENT AND PLANNING</b></p> <p><b>Residential Policies:</b> a) The Municipality will work with Yukon Government Community Services to explore new residential development opportunities in the Village. b) The Municipality may</p>

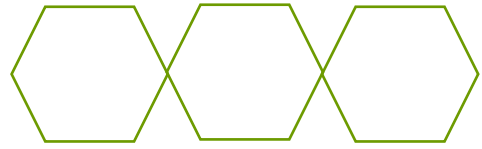
<sup>27</sup> Source: Village of Haines Junction. 2024. Housing Accelerator Fund (HAF).





POLICY/REGULATION	RELEVANT COMPONENTS
	<p>emphasize opportunities for infill and redevelopment in the residential areas.</p> <p><b>D.2.1 Housing Affordability</b></p> <p>(a) The Municipality will consider encouraging multiple-unit residential developments, based on infrastructure availability and capacity, to provide for a mix of housing types.</p> <p>(b) The Municipality will investigate and may support the provision of long-term rental accommodation, including allowing secondary and garden suites, through zone provisions within the zoning bylaw.</p> <p>(c) The Municipality may provide opportunities for developers and builders to access federal and territorial grant funding to provide incentives for housing development related to increasing the amount of affordable market rental housing.</p> <p><b>D.2.2 Social Housing</b></p> <p>(a) The Municipality may collaborate with Yukon Housing to accommodate resident needs for social housing.</p> <p><b>D.2.3 Home Based Business</b></p> <p>a) The Municipality may support home-based businesses in residential areas (see document for sections b to d).</p> <p><b>D.4.2 Neighbourhood Commercial</b></p> <p>a) The Municipality may allow Neighbourhood Commercial uses in the residential districts as discretionary uses to promote a mixed-use neighbourhood atmosphere through land use regulation (see document for sections b to h).</p>
<p><b>Integrated Community Sustainability Plan (2007)</b></p>	<p><b>Affordable Housing:</b> There is a shortage of affordable housing options in the community. While providing housing is not a municipal responsibility, there is a community need for this kind of infrastructure. There may be a role the municipality can play in relation to municipal regulations and zoning to facilitate the development of affordable housing.</p>





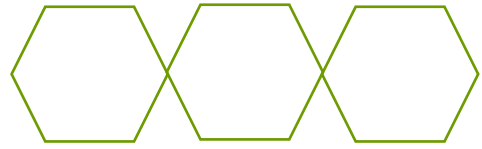
## Policy + Regulatory Options

- **Partnerships:** Most affordable housing projects are not achieved in isolation, but rather in collaboration with many organizations. Typically, municipalities are not the main proponent of an affordable housing project but can assist and accelerate a project in many ways, including in-kind support and matching fundraising campaigns. This helps make the capital investment financially viable. Municipalities can enter into partnering agreements with organizations in order to address existing and future community needs. Potential partners include: local non-profit housing providers and community-based organizations, private developers (that agree to housing agreements), Yukon First Nations, Yukon Housing Corporation, and Canada Mortgage and Housing Corporation. Land is sometimes used as a way to reduce housing costs, if donated or sold at a reduced cost.
- **Community Land Trust:** A community land trust model is a non-profit model to hold land for the purpose of affordable housing. Long-term affordability is possible with price controls rather than fluctuating with the market. Resale prices can be adjusted to inflation to protect owners' equity. The Northern Community Land Trust in Whitehorse is an example of this model, established in 2020.<sup>28</sup>
- **Short-Term Rental Restrictions:** The Village has included short term rentals (temporary accommodation for less than 30-days) in its updated Zoning Bylaw. The regulations include a clause stating 'the Short Term Rental shall not change the principal residential character or external appearance of the property involved.' Future considerations will be made for limiting the principal residence of the operator to be located on the property. This would protect housing stock from being used solely for short term, non-local accommodation. Currently, there is an estimate of approximately nine short term rental providers in town and eight providers out of town (based on online listings and participant information). With a limited number of short-term rentals, restrictions may have little impact on the community. However, monitoring the number is advised.
- **Secondary Suites:** The Village has included secondary suites as an accessory use in its updated Zoning Bylaw. This will allow more market rental housing options for low -to

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28. Northern Community Land Trust webpage.



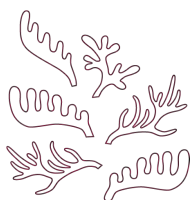


moderate-income households and temporary workers. It is also an effective way to introduce more units within established neighborhoods with little impact to the neighbourhood character. Suites can also help subsidize mortgage payments for homeowners.

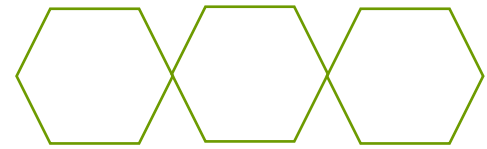
- **Standards of Maintenance Bylaw:** Municipalities can enact a standards of maintenance bylaw (SMB) under section 265 of the Municipal Act. An SMB provides local governments authority to enforce basic levels of maintenance for rental accommodation. Following the Residential Landlord and Tenant Act (2012), an SMB can regulate safety and inadequate living conditions, such as no heating, electrical and plumbing, or poorly secured locks. When introducing this type of bylaw, consideration of existing residents and loss of affordable housing is recommended.

Tenant protections from 'reno-victions' or landlord retaliation can be managed by using randomized inspections, working closely with rental property managers, as well as developing complementary policies such as a tenant protection and relocation policies. Policies can be triggered by a rezoning or development approval process. They can require landlords to assist or compensate displaced tenants and offer first right of refusal for moving back into the new building.

- **New Development Options:** There may be opportunities to diversify the forms of development permitted through moderate density zones for rental housing. For example, triplexes or fourplexes could be permitted in low-density areas. Medium density housing options typically offer a lower price-point than larger, standalone units, and play an important role in diversifying housing choice. The Village recently updated its Zoning Bylaw to remove barriers to missing middle housing and promote higher density. Other incentives or advantages, such as relaxing requirements, could further encourage these forms of development over more expensive options.







## COMMUNITY-IDENTIFIED SOLUTIONS

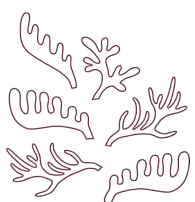
Community members identified potential solutions and areas to further explore. These actions have been organized into a high-level work plan for consideration.

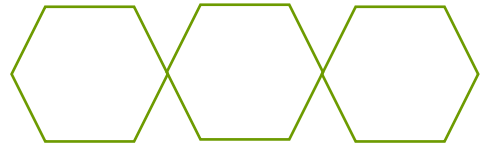
Some community-identified solutions are already in the works and reflected in the Village of Haines Junction Zoning By-law update. Other suggestions will need to be further explored. When implementing suggested actions, identifying the lead organization, supporting players, and any required resources is essential.



Table 18: High-level Work Plan

ACTION ITEM	ONGOING	TERM		
		SHORT	MEDIUM	LONG
Update housing policies and regulations to allow smaller units + garden suites (Village)	✓			
Explore short-term rental restrictions (Village)	✓			
Consider adopting a standards of maintenance bylaw (Village)		✓		
Explore 'rent-to-downpayment' programs (YHC)			✓	
Increase subsidies for affordable housing development (YHC, CMHC)			✓	
Explore models to reduce land costs (i.e. land trusts)			✓	
Explore partnerships with local employers to coordinate staff housing, such as a complex with secured rents				✓
Explore co-op housing models			✓	
Improve housing options for people-at-risk (i.e. transition house or safe house)				✓





## Closing Comments

Haines Junction has a unique housing landscape, with both challenges and opportunities. As the community evolves and grows, its **aging population and the predominance of 1- and 2-person households are clashing with a housing stock largely made up of 2- and 3+ bedroom units**. This mismatch has created a **pressing need for more accessible downsizing options and affordable housing solutions**, as residents grapple with rising living and shelter costs. Concerns about **substandard housing conditions, overcrowding, couch surfing, and reliance on temporary accommodations like hotels are growing**.

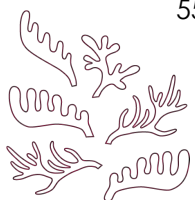
The seasonal fluctuations in tourism further complicate the housing market. While the **summer season brings a surge in visitors and increased demand for temporary lodging, residents who depend on hotel accommodations may be left with no place to stay. The limited rental stock, coupled with units being used for short-term rentals for tourism, exacerbates the issue**. Further, the presence of firefighters during wildfire season is becoming increasingly common. Although there are private vacant lots and newly developed lands available, **high construction and material costs remain significant barriers to development**.

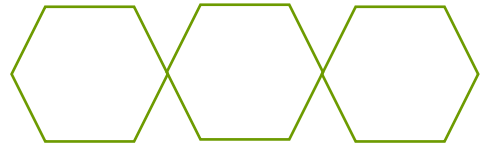
As Haines Junction navigates the evolving housing needs, it will be important to **explore ways to increase rental housing, particularly 1- and 2-bedroom units<sup>29</sup>** to cater to low- and moderate-income earners, ensure adequate staff housing, and provide options for those experiencing homelessness. **Continuing the good work of implementing policy and bylaw changes can foster more flexible housing solutions and protect existing properties**.

The unique housing issues in Haines Junction would benefit from a collaborative approach. Locally-driven solutions may require external funding and support. The Village, CAFN, and Yukon Government all play roles in addressing housing needs. By working together, Haines Junction can build a future with diverse housing options and strategic financial assistance that meet the needs of all residents—from youth and seniors to young families, singles, and seasonal workers—and spans the entire housing lifecycle.

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29. Estimated need for 1-bedroom units affordable to low- and moderate-income earners is 41-55 units, for 2-bedroom units the estimated need is 3-17 units (2021-2013).





## Glossary

### AFFORDABLE HOUSING

In Canada, housing is typically considered to be affordable when it costs less than 30% of a household's before-tax income. Affordable housing includes housing provided by the private, public, and non-profit sectors across all housing tenures. Affordability describes the relationship between housing cost and household income rather than a specific type of housing.

### CORE HOUSING NEED (CHN)

A Statistics Canada concept that tests for the acceptability of a household's current housing against three standards: affordability, adequacy, and suitability. A household is in Core Housing Need if it does not meet one of the three standards and would have to spend more than 30% of its income to access acceptable housing.

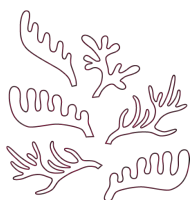
- The affordability standard is met when housing costs less than 30% of before-tax household income.
- The adequacy standard is met when housing does not require any major repairs.
- The suitability standard is met when housing has enough bedrooms for the household's size and type (as defined by the National Occupancy Standard). Housing is considered acceptable when all three standards are met and households in acceptable housing are not in Core Housing Need.

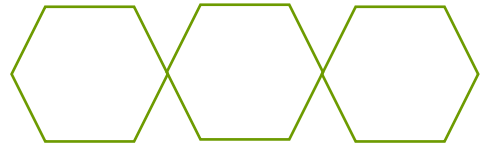
### EMERGENCY ACCOMMODATION

Emergency accommodation is temporary, short-term stays that people can access immediately when they are at risk of or experiencing homelessness. Emergency housing facilities may be open to all people or be restricted to target groups such as men or women and children.

### MARKET HOUSING

Market housing can include both home ownership and rental. It describes housing with prices set by the open market. Market housing is typically built by private organizations for profit and will only be built where profit is expected.





## **NON-MARKET HOUSING**

Non-market housing is built and operated by non-profit organizations and typically funded through government subsidies, incentives, and other support. Non-market housing will usually have restrictions on rents and below-market prices are maintained in perpetuity.

## **OFFICIAL COMMUNITY PLAN (OCP)**

Official Community Plans establish the long-term vision of a community, defining a set of goals, objectives, and policies to guide decision-making on land use and local planning. Any bylaws enacted after the adoption of an OCP must be consistent with the Plan, although, the OCP does not commit the local government to establishing a specific policy. OCPs establish a range of desired future land uses through land use designations – the land use designations do not change the zoning permissions for a property, but rather identify the type of zoning or uses desired in the future.

## **SUPPORTIVE HOUSING**

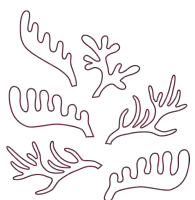
Subsidized units with on-site supports, usually for single adults, seniors, people with disabilities, and those at-risk of or experiencing homelessness. Supportive housing is typically operated by non-profit organizations with government subsidies. Long-term care and seniors' homes with on-site supports are also described as supportive housing.

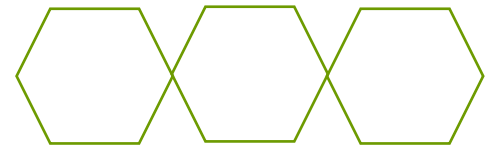
## **TRANSITIONAL HOUSING**

Supportive, temporary accommodation meant to bridge the gap from homelessness or incarceration to permanent housing by offering structure, supervision, support, life skills, and education. Individuals typically stay in transitional housing for 30-days to three-years. Safe houses and second stage housing for women and children fleeing violence are often included in this category.

## **ZONING BYLAW**

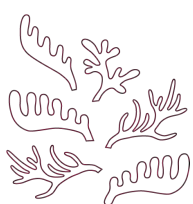
The Zoning Bylaw defines a range of residential, commercial, industrial, or agricultural zones within the jurisdiction of the local government, often identified on a map. Zoning also regulates the use of land in a community and a wide range of conditions, such as the types of activities or uses permitted on a lot, the size, height, or orientation of buildings, the minimum separation between buildings, setbacks from property lines, how many units are allowed on a lot, minimum lot sizes, and much more.

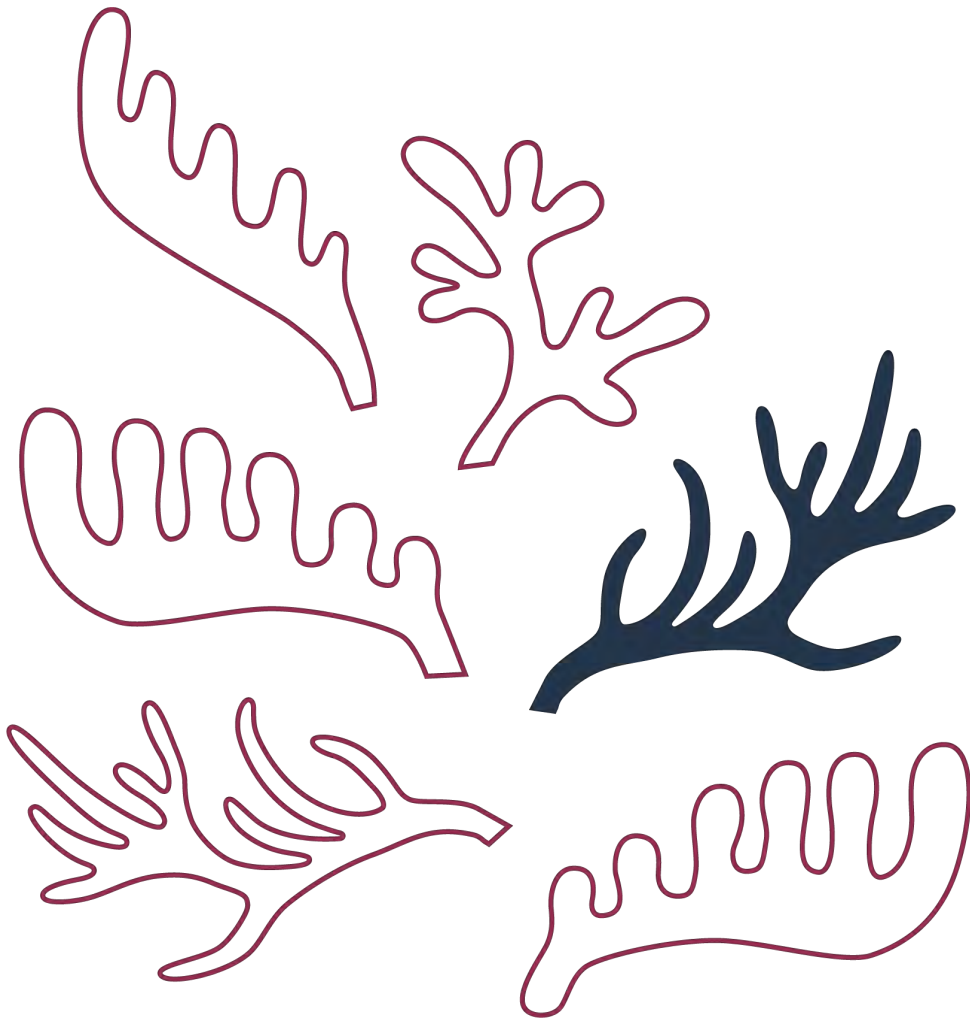




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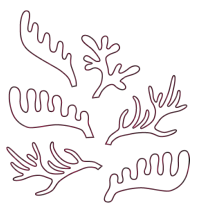
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# APPENDIX A

## What We Heard Engagement Report





**Village of Haines Junction**  
**Housing Needs Assessment**  
**What We Heard Engagement Report**

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# Introduction

CitySpaces Consulting was contracted by Yukon Housing Corporation (YHC) to complete a comprehensive Housing Needs Assessment in Village of Haines Junction. To inform this work, community engagement was conducted in-person from April 16 to 19, 2024.

The engagement process involved participation with staff, seniors and Elders, businesses, builders, youth, community organizations and social agencies, and the wider community, with a total of 104-participants. This report highlights feedback received from engagement activities and highlights unique perspectives and innovative solutions identified by the community.

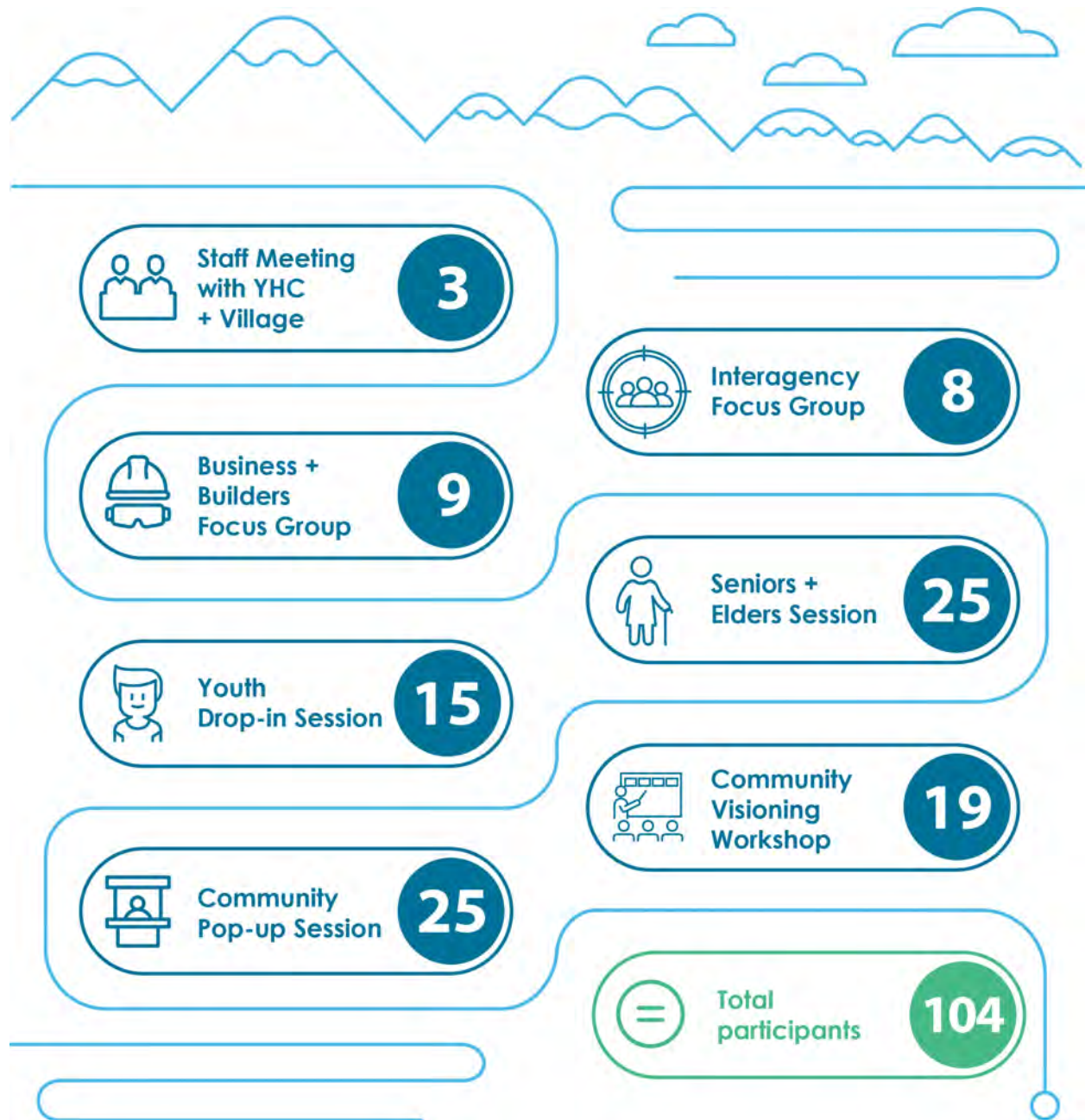
## Engagement Activities

The following engagement activities were conducted (see also Figure 1, page 2):

- Business + Builders Focus Group;
- Seniors + Elders Session;
- Community Pop-Up Session;
- Staff Meeting with YHC and Village; and
- Community Visioning Workshop;
- Youth Drop-In Session.
- Interagency Focus Group;



Figure 1: Engagement at-a-Glance



Note: Participants may be double counted if they attended more than one event.



# Key Themes

## Housing Development

The cost of development in the community is impacted by escalating land prices, construction costs, labour, material transport, and financing rates. Participants noted underlying issues to the rising costs including the financialization of housing (accumulating wealth in property) and supply chain issues. These factors can limit the ability of developers to offer affordable rental and ownership options - there is a discrepancy between what people can afford to pay in rent or mortgage versus the cost to build. Estimates of \$350-450 per square foot were quoted by participants. Anecdotally, it costs approximately \$800,000 to build a 2000 sq ft single-detached house.

There are several private vacant lots in the community that are currently sitting undeveloped. Yukon Government agreements for lot sales include a five-year development clause, which does not appear to have been consistently enforced. The current economic situation and cost of construction may also be a barrier for landowners to develop their lots. Further, the minimum property tax is set at \$400, which means it costs very little to leave a property empty for many years. Raising property tax could encourage development or sale; however, this could negatively impact residents who may not be able to afford their land tax if the value increased. St. Elias Chamber of Commerce is working on a project to assess ways to stimulate community investment in abandoned, derelict, undeveloped and underdeveloped properties in the community.<sup>1</sup>

Land development is occurring in Haines Junction, with territorial government support. The Yukon Government is currently developing over 40 new lots with the Mountain Ridge Residential Infill project. Participants noted that heavy subsidization and tax breaks are not a long-term solution and instead suggested the land trust model as a way to reduce housing prices.

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1. St. Elias Chamber of Commerce. Stimulating Community Investment Project.



Other considerations mentioned by community members included the provision of communal spaces such as parks, gardens, trees, and green spaces.

## Housing Affordability + Cost of Living

Participants described a financial squeeze with increasing housing, food, and living costs. Utility costs can also be high, such as heating oil, electricity, or wood fuel. Grocery bills are noticeably higher in Haines Junction compared to Whitehorse and travelling to Whitehorse is increasingly more expensive with rising gasoline prices. Since 2020, the Haines Junction Food Association has been running a Monthly Food Hamper Program in partnership with the Whitehorse Food Bank, United Way Yukon and Champagne and Aishihik First Nations. According to locals, the uptake in the food program is increasing.

**The rising cost of living is placing strain on residents.** Participants stressed the need for more affordable housing, including rental options at market rates, rent-geared-to-income housing, and opportunities like rent-to-own, co-op housing, and a potential development corporation. Ensuring homes are built to be sustainable and climate resilient can support lower operation costs in the future, including renewable methods such as solar power.

## Homelessness and Transitional Housing

The cold winter climate in Haines Junction makes it unlikely to see visible homelessness. However, participants noted **couch surfing and overcrowding** is common. At the time of this study, there were no supportive housing facilities in Haines Junction. Some hotels are informally used for emergency and permanent housing. Participants expressed concerns about living standards in particular hotels and lack of cooking facilities for long-term stays.

**More stable housing options** were identified as a need for people at-risk of homelessness who may otherwise end up living in hotel rooms, including transitional housing or safe homes that also incorporate life skills training.

## Staff Housing and Temporary Seasonal Housing

Haines Junction currently has **staff housing** provided by Yukon Housing Corporation, CAFN, Parks Canada, RCMP, and Health and Social Services. Some private employers also provide housing for staff. Participants noted the clear need for staff housing to support recruitment and retention of workers. Multiple employers noted a struggle in finding staff, including the



Village, CAFN, school, and the university. A tension was acknowledged between the need for staff housing and avoiding excessive subsidies that might discourage community investment. For example, the three-year cap for staff housing was mentioned as being too long. Solution ideas included a partnership with local employers to develop a staff housing complex (with secured rents).

**Temporary and seasonal housing** came up as an ongoing issue. Companies may build work camps, rent houses locally, use hotels, or setup temporary mobile homes. Tourism is a major driver of the Haines Junction economy and the population swells in summer months. Employers noted that hotels often will not rent long-term in the summer which impacts projects.

**Short-term rentals** are available in the community but there are currently no regulations for this form of temporary accommodation. There are no official lists, but an estimated 9 short-term rentals within the municipal boundary, with another 5+ located out of town (based on online listings and participant information).

## Diversify Housing Options

Haines Junction residents expressed a desire for more diversified housing options. There is a need for affordable housing for young families and singles, such as apartments, townhouses, and tiny homes. Given high housing costs, smaller units were identified as a necessity rather than a choice. **Younger generations specifically struggle to afford housing.**

The community could benefit from more housing types, such as duplexes, triplexes, multiplexes, townhouses, and low-income family multi-unit lots. Also, participants expressed a need for larger family homes with four+ bedrooms. Garden suites (also called secondary suites) could provide a greater variety of options for moderate-income earners with the opportunity to collect rent.

As the community grows, consideration for sustainable housing policies can support Haines Junction's unique housing challenges. **The community has a spectrum of housing need from small to large units and long-term resident needs to seasonal housing needs.** Participants preferred a variety of housing sizes beyond just 3- to 4-bedrooms, as well as diverse lot options including yards, trees and scenic views. Residents were open to opportunities for quick-build rapid housing which could include prefabricated homes, mobile homes, or modular homes.



Overall, community members want to see **varied housing options (in terms of size, type, price, and style) available for people across the whole cycle of life** including children, young adults, older adults, and seniors and Elders; this includes transitional options for youth, options for renters and buyers, and accessible, barrier-free housing for seniors and persons with disabilities.

## Unique Perspectives

### Seniors and Elders

Residents expressed that Haines Junction could use more diverse housing options for seniors and Elders. Many seniors and Elders are living in 3- or 4- bedroom detached homes that can be difficult to maintain as people age. Smaller 1- and 2-bedroom housing options are needed, such as apartments or condominiums for independent living, which would also create opportunities for new families to move to Haines Junction and contribute towards the community and economy.

There is one seniors-specific building in Haines Junction, which is operated by YHC for low-income seniors. Seniors and middle-income Elders are seeking options to transition into when they need more support or require accessible housing due to mobility challenges. Participants noted that they would have to relocate to Whitehorse for assisted living. This type of housing in Haines Junction was envisioned to have supports such as meals, space for socialization, medical help, and respite care.



St. Elias Convention Centre, Haines Junction, YT

As the population ages, there is also a growing demand for accessible housing, including wheelchair-accessible homes and smaller, one-level residences. There is a need for more affordable senior housing, home support, and an assisted living facility near the health center. Additionally, some residents expressed concern about a lack of attention to seniors'



specific needs and the unequal distribution of government spending, urging a focus on intergenerational community-building to foster cohesion.

## Youth

CitySpaces visited St. Elias Community School to engage with secondary school students, ages ranging from 12 to 18. Fifteen (15) students participated. They were asked to share their thoughts on "The Best Things About Haines Junction" by placing stickers of different aspects of the community on a large 'tier list'. Analysis of the stickers revealed that students were largely satisfied with culture, nature, parks and trails, community centres, and the Health Clinic. Students expressed dissatisfaction with mobile homes, apartment buildings, and shelter and services in the community. With most housing options scoring low, this speaks to the need for improved housing in the community.



Image: St. Elias Community School, Haines Junction, YT

Teachers also participated in the activity. They value similar aspects of the community including culture, nature, and health services. Teachers expressed dissatisfaction with houses, apartments, and mobile homes.

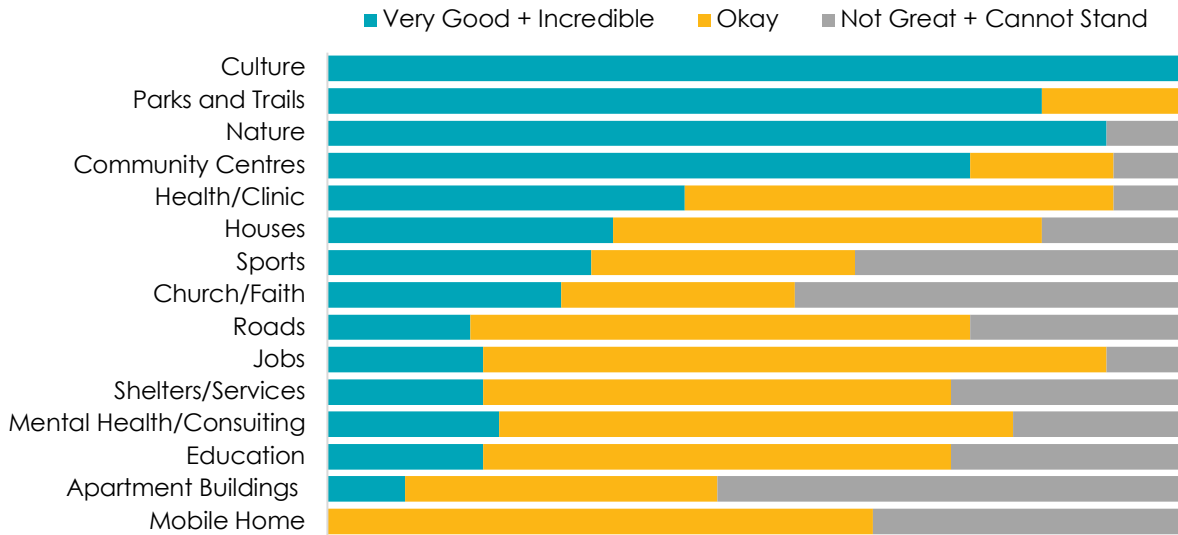
Students were asked if they planned to stay or leave the community after graduation and their reasons. Most students shared they would choose to stay or were unsure. Common reasons for staying in the community included friends and family, sports teams, hunting and fishing, natural beauty and lakes. Common reasons for uncertainty included friends and family in Whitehorse and more amenities. Given the strong desire to stay in the community, improved housing options could make a big difference in retaining youth.

A few students said the education in Haines Junction is adequate but behind Whitehorse. The school itself is over-capacity with multiple classes using one room. Culture was rated



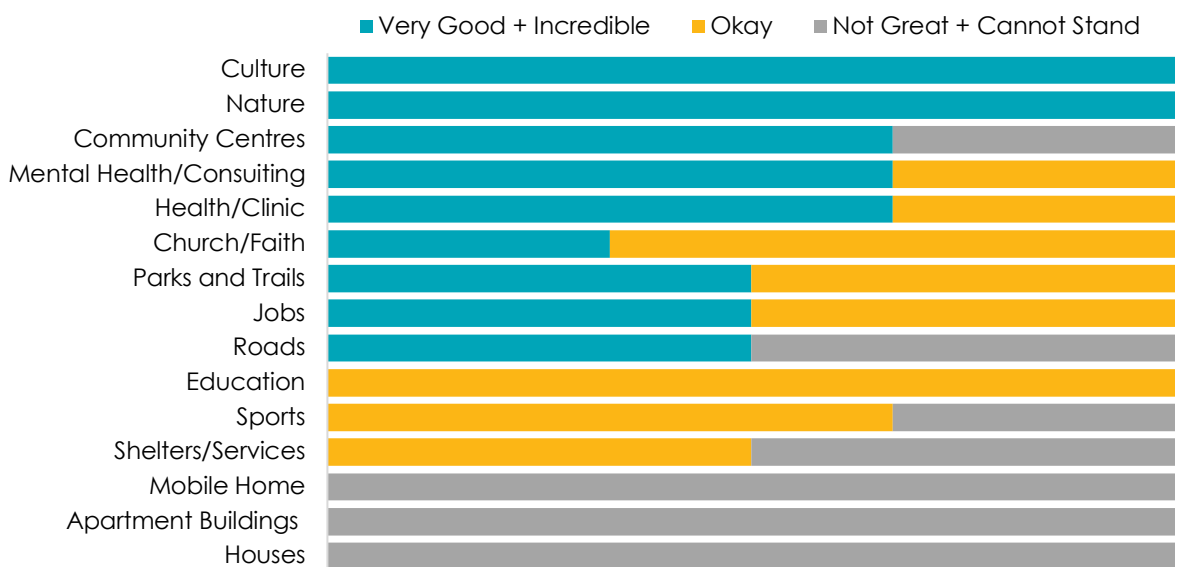
highly for both students and teachers. One student commented on enjoying Southern Tutchone language classes.

**Figure 2: Youth Perspectives, Village of Haines Junction**



Teachers mentioned the need for staff housing and better access to the Home Ownership Loan Program. Also, there is a growing number of immigrant families in Haines Junction that struggle to find adequate housing. Limited housing options directly impacts the economic potential of Haines Junction.

**Figure 3: Teacher Perspectives, Village of Haines Junction**





## Community Visioning

CitySpaces organized an evening workshop, welcoming the public and extending direct invitations to special-interest groups. Nineteen (19) people attended the workshop.

Participants were asked to articulate their long-term housing vision for Haines Junction, addressing the question: **“What do you want housing in Haines Junction to look like in the next 3-, 5-, and 10-years?”**



The insights gathered are displayed in Figure 4 (Appendix A) and include:

- Affordable Housing;
- Allow / Facilitate Smaller Homes;
- Community Development Strategy;
- Full Housing Lifecycle Availability;
- Government Housing Services;
- Homeownership for all;
- Independent + Assisted Seniors' Housing;
- Multi-family Development;
- Quick-Build Rapid Housing;
- Stable Housing Options; and
- Sustainable Development.



## Innovative Solutions

Solving the housing issues in Haines Junction requires locally made solutions and external support and funding. Participants envision a future where housing is affordable for everyone and there are enough options to meet unique needs.

Haines Junction is one of only three communities outside Whitehorse to have a housing market. Smaller homes are needed in Haines Junction to meet the needs of 1- and 2-person households. **It is estimated the community will need an additional 51-units for 1-person households and 34-units for 2-person households by 2031.**<sup>2</sup>

The Village has land holdings and is the approving body for development. To support housing development, the **updated Zoning Bylaw** has reduced minimum house size requirements and allowed secondary suites in most residential zones (except R-2 Multi-Unit Residential). Additionally, the Village recently received funding from the Canada Mortgage and Housing Corporation for the **Housing Accelerator Fund (HAF)**. HAF is intended to remove barriers to housing development to build more homes faster, boost supply, and support affordable, diverse and climate-resilient communities.<sup>3</sup> Under this initiative, the Village has multiple new programs such as the new dwelling construction grant program for young residents.

Outside of HAF, the Village is developing an Affordable Housing Construction Grant which provides an opportunity for local developers to come forward with innovative ideas for funding and support.

Yukon Housing Corporation has a role to play in providing subsidized housing to meet local need and income assistance is vital for many people to stay housed. YHC provides 28 housing units, 22 Rent-Geared-to-Income (RGI) and six staff housing units. **Social housing** rent calculations are based on 25% of gross income, with a \$100,632 cap.<sup>4</sup> The Rent-Geared-to-Income (RGI) model is often critiqued as it does not incentivize clients to seek

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2. Statistics Canada, 2023. HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need.

3. CMHC, July 26, 2024, Housing Accelerator Fund.

4 Yukon Government, 2024, Household income limits (HILs).



higher incomes. YHC also provides **housing programs** for home repair, rent subsidies, new housing construction, and the Municipal Rental Construction Fund for one-time capital grant projects. Currently, there are no rent-to-own or down payment assistance programs. The Home Ownership Loan Program was under review at the time of this study. Energy efficiency programs are provided by Yukon Government as well as CAFN.

**Community members identified potential solutions and areas to further explore:**

- Relaxed policies and regulations, like the new Zoning Bylaw, to allow a wider variety of housing types;
- Improved financial opportunities or assistance programs so more households in Haines Junction can become homeowners, including ideas such as 'rent-to-down payment' or 'rent-to-own' programs;
- More subsidies to develop affordable housing, either from Yukon Government or Canada Mortgage and Housing Corporation;
- Utilize Village land to reduce overall development costs and encourage more housing;
- Partnership with local employers to develop a staff housing complex and secure rents;
- Adoption of a standards of maintenance bylaw to regulate residential properties, including hotels;
- Creation of co-op housing to help more households access homeownership;
- Incorporation of the land trust model to reduce housing prices in the long-term;
- More stable housing options for people at-risk of homelessness, such as a transitional house or safe house that incorporates life skills training; and
- Asset renewal for the health centre and the local school.



# APPENDIX A

## Community Visioning Workshop Board

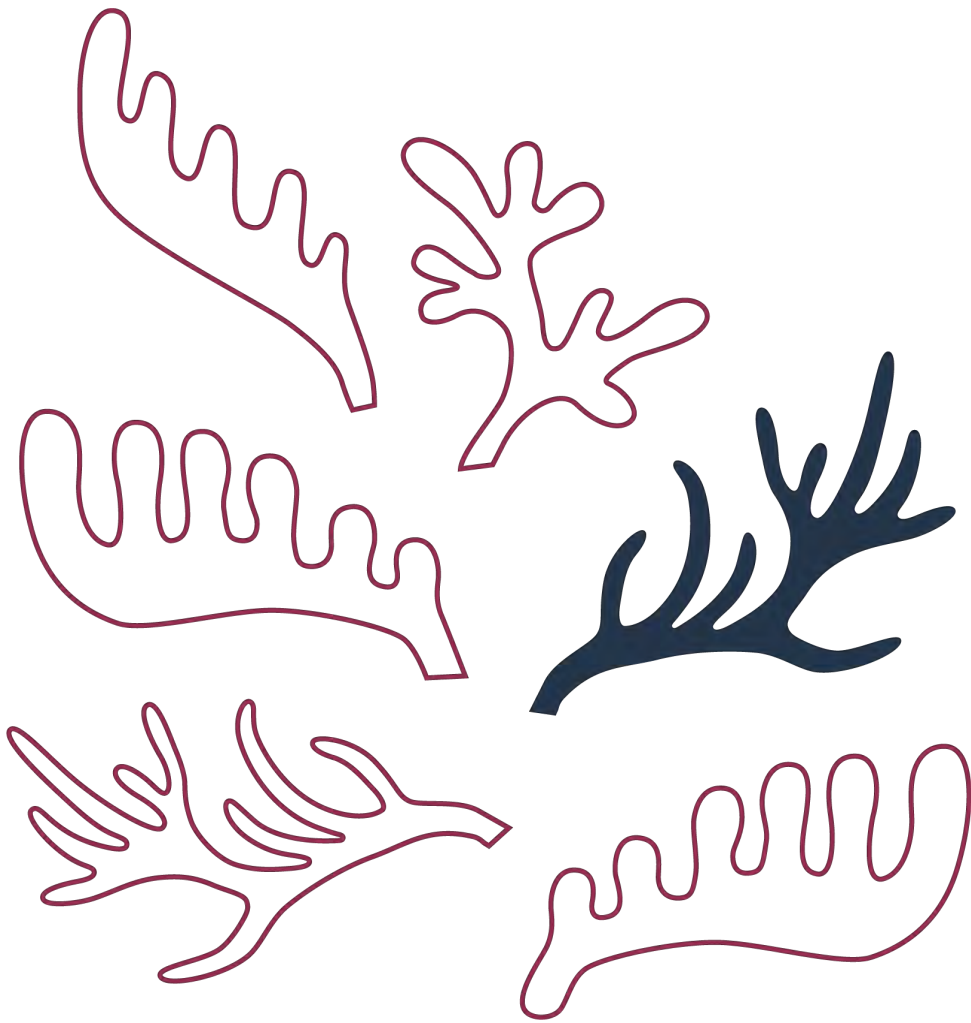


Figure 4: Haines Junction Community Visioning Workshop Board

WHAT DO YOU WANT HOUSING IN HAINES JUNCTION TO LOOK LIKE IN THE NEXT 3-, 5-, AND 10-YEARS?

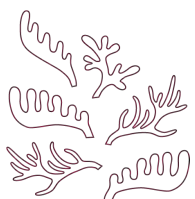
Allow/Facilitate Smaller Homes	Affordable	Quick Build Rapid Housing	Multifamily Development	Independent + Assisted Seniors Housing	Government Housing Services	Stable Housing Options	Full Housing Lifecycle Availability	Community Development Strategy	Sustainability Development	Homeownership for all
1 to 2 Bedroom Tiny Homes for Low-Moderate Income Earners	Rent Geared to Income Above Poverty Line	More Pre-fab Homes	1 to 2 Bedroom Apartment Buildings	Assisted Living by Health Centre	Already Developed Lots with Homes Built (Do this YG)	Homeless Transition (Life Skills Training)	Transition Options for Youth	Strategy to Develop Vacant Lots	Homes are Heated by Solar/Electricity (No Oil)	Rent to Down Payment Program
Smaller Housing (i.e. Duplex)	Affordable Housing for All	Modular Homes (Seniors)		Home Support for Seniors + Elders	Yukon Housing Owned - Staff Housing	Transition Safe House/Shelter		Policy on Airbnb Homes/Rentals (Too many exist here already)	Sustainable + Resilient	Improve Financing Opportunities
Duplex/Triplex Development	Rent to Own	Trailer Park Development		Supportive Housing (Women, Youth, Senior, Special Needs)	Small Rentals for Seasonal or Term Staff	No one living in hotel rooms	Availability (Options for renters and buyers)	Please do not clear cut (We don't want HJ looking like Whistlebend)	Communal Spaces (Parks, Gardens, Trails, Green Spaces)	Rent to Own
More Duplexes	Co-Op Housing			Accessible Housing (Barrier-Free)			Accessible Housing (Barrier-Free + Accessible)	Collaborative Planning		
More Garden (Rental) Suites	Affordable for Low-Income Families (Medium Market Rent)			Senior Housing			Varied (Type, Price, Style, Size)	More Local Planned/ Built Developments		
Let People Build Tiny Homes				More Affordable Senior Homes				Incentivize Right-Size Housing		
	Development Condo Corps							Infrastructure (Sewers, Waste, Water)		
								No Basements (Above Ground)		
								Country Residential		





# APPENDIX B

## Demographic + Economic Profile





**Village of Haines Junction**  
**Housing Needs Assessment**  
**Demographic + Economic Profile**



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# Introduction

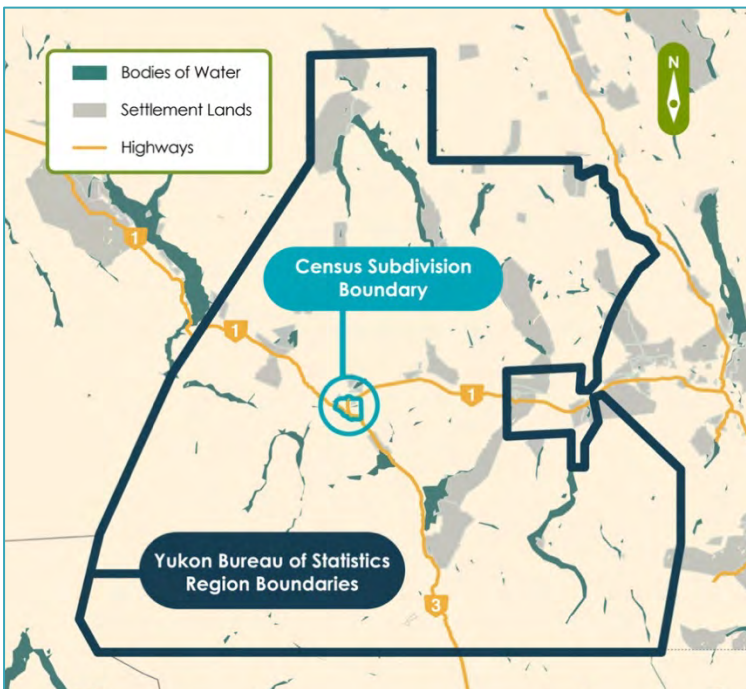
The Village of Haines Junction Housing Needs Assessment – Demographic and Economic Profile provides an overview of quantitative data related to demographics, economics, and housing (both market and non-market). Data sources include Statistics Canada, Yukon Housing Corporation, and Yukon Bureau of Statistics.

A comprehensive list of key demographic and socio-economic indicators are provided in tables, which inform the Housing Needs Assessment.

Before collecting and analyzing quantitative data, understanding the data sources available is essential. For example, Yukon Bureau of Statistics (YBS) published data follows a larger boundary including the surrounding area up to halfway to the next municipal boundary along the highway. YBS also produces some data at the Census Subdivision level (e.g., population estimates, real estate transactions, rent, etc.), while other data indicators can be made available at this level upon request (on a cost-recovery basis).

**Figure 1: Population Boundaries**

Source: Yukon Bureau of Statistics, Statistics Canada



**Table 1: Population Comparison**

SOURCE	TOTAL POPULATION (2021)
Yukon Bureau of Statistics	999*
Statistics Canada	688

\*Increased to 1,056-residents in 2024



## Population & Household Data

**Table 2: Total Population, Village of Haines Junction (2006–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

YEAR	TOTAL POPULATION
2006	589
2011	593
2016	613
2021	688

**Table 3: Population Growth, Village of Haines Junction, Yukon & Canada (2006–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

COMMUNITY	2006	2011	2016	2021	POPULATION GROWTH 2006-2021	
					(#)	(%)
Village of Haines Junction	589	593	613	688	99	16.8%
Yukon	30,372	33,897	35,874	40,232	9,860	32.5%
Canada	31,612,897	33,476,688	35,151,728	36,881,981	5,378,084	16.7%

**Table 4: Average Annual Growth Rate, Village of Haines Junction, Yukon & Canada (2006–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

COMMUNITY	2006 – 2011	2011–2016	2016–2021	2006–2021
Village of Haines Junction	0.1%	0.7%	2.3%	1.0%
Yukon	2.2%	1.1%	2.3%	1.9%
Canada	1.2%	1.0%	1.0%	1.0%



**Table 5: Total Population, Village of Haines Junction & Yukon (2024)***Source: Yukon Bureau of Statistics, Population estimates by age and sex, July 2024*

COMMUNITY	TOTAL POPULATION
Village of Haines Junction	1,056
Yukon	46,259

**Table 6: Median and Average Age, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

YEAR	2011	2016	2021
Median Age	41.6	41.2	41.2
Average Age	–	40.0	40.9

**Table 7: Age Group Distribution, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

AGE GROUP	2011		2016		2021	
	#	%	#	%	#	%
0–14	105	18%	120	19%	130	19%
15–19	40	7%	30	5%	40	6%
20–24	30	5%	35	6%	25	4%
25–44	150	25%	155	25%	185	27%
45–64	190	32%	190	30%	190	28%
65–79	80	13%	85	14%	115	17%
80+	0	0%	10	2%	5	1%
<b>Total</b>	<b>595</b>	<b>100%</b>	<b>625</b>	<b>100%</b>	<b>690</b>	<b>100%</b>



**Table 8: Age Group Distribution, Village of Haines Junction (2024)***Source: Yukon Bureau of Statistics, Population Report Q1 2024*

AGE GROUP	2023	
	#	%
0–14	168	16%
15–19	60	6%
20–24	38	4%
25–44	272	25%
45–64	306	29%
65–79	183	17%
80+	29	3%
<b>Total</b>	<b>1,056</b>	<b>100%</b>

**Table 9: Mobility, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

MOBILITY	2011	2016	2021
Non-Movers <sup>1</sup>	525	520	590
Non-Migrants <sup>2</sup>	30	25	50
Migrants <sup>3</sup>	65	55	35
Interprovincial Migrants	20	10	10

1. Non-Movers: Persons who, on Census Day, lived in the same residence as they did on the same date 1-year or 5-years earlier. Movers: persons who, on Census Day, did not live in the same residence as they did 1-year or 5-years earlier.

2. Non-Migrants: are movers who lived in the same census subdivision on Census Day as they did on the same date 1-year or 5-years earlier.

3. Migrants: include internal migrants (lived in Canada 1-year or 5-years ago) and external migrants (did not live in Canada 1 year or 5 years ago).



**Table 10: Immigration, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

IMMIGRATION	2011	2016	2021
Immigrants <sup>4</sup>	65	65	60
Non-Immigrants <sup>5</sup>	545	540	620
Recent Immigrants	10	10	10

**Table 11: Total Households, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

YEAR	2011	2016	2021
Total Households	260	280	310

**Table 12: Households – Indigenous Identity, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

POPULATION	2011		2016		2021	
	#	%	#	%	#	%
Indigenous	285	42%	255	42%	285	42%
Non-Indigenous	395	58%	350	58%	395	58%

**Table 13: Average Household Size, Village of Haines Junction (2011–2021)***Source: Statistics Canada, 2021, 2016, 2011 Census of Population*

YEAR	2011	2016	2021
Average Household Size	2.2	2.2	2.2

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4. Immigrant: persons who are, or who have ever been, landed immigrants or permanent residents.

5. Non-immigrant: persons who are Canadian citizens by birth.



**Table 14: Breakdown of Households by Size, Village of Haines Junction (2011–2021)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

HOUSEHOLD SIZE	2011		2016		2021	
	#	%	#	%	#	%
1-person	85	32%	100	37%	110	35%
2-person	95	36%	95	35%	115	37%
3-person	35	13%	35	13%	35	11%
4-person	25	9%	25	9%	25	8%
5+person	25	9%	15	6%	25	8%
<b>Total</b>	<b>265</b>	<b>100%</b>	<b>270</b>	<b>100%</b>	<b>310</b>	<b>100%</b>

**Table 15: Total Private Households by Tenure (2011–2021), Village of Haines Junction**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

HOUSING TENURE	2011		2016		2021	
	#	%	#	%	#	%
Owner	170	65%	155	56%	200	65%
Renter	65	25%	110	40%	65	21%
Dwelling provided by the local government or First Nation Government <sup>6</sup>	25	10%	15	5%	45	15%
<b>Total</b>	<b>260</b>	<b>100%</b>	<b>275</b>	<b>100%</b>	<b>310</b>	<b>100%</b>

6. Statistics Canada definition states 'Dwelling provided by the local government, First Nation, or Indian Band'.



## Anticipated Population and Household Data

Yukon Bureau of Statistics' (YBS) demographic projection model uses various demographic trends (e.g., births, deaths, in-migration and out-migration) that are analyzed using simple trend analyses and segmented regressions based on best-fit of linear segments of the data. Then three scenarios — Low Growth, Medium Growth, and High Growth — are developed by applying sets of weights to the model parameters. In addition to the demographic projection model, another projection model — the DemEcon model — is estimated with net migratory growth as a function of economic growth and a projection scenario is developed based on the model parameters. A fourth projection scenario, the Preferred Projection, is finally derived as a weighted average of the Medium Growth scenario of the demographic projection model and the scenario developed with the results of the DemEcon model. YBS considers this fourth projection scenario to be the most likely scenario. The demographic projection models are updated every five years when postcensal population estimates (i.e., census population adjusted for net under-coverage) become available. However, the DemEcon model and the Preferred Projection are updated every year using changed forecasts of economic growth.

For Haines Junction, in the most likely scenario (Preferred projection), the population is projected to reach 1,630 in 2045. This would be an increase of 578 people, or 54.9%, compared to 2023 (1,052).





**Table 16 Population Projections, Village of Haines Junction (2024-2045)**

Source: Yukon Bureau of Statistics, Population Projections, by community, 2024-2045

YEAR	PREFERRED PROJECTION	PROJECTED GROWTH RATE
2024	1,070	1.7%
2025	1,090	1.9%
2026	1,110	1.8%
2027	1,140	2.7%
2028	1,160	1.8%
2029	1,180	1.7%
2030	1,220	3.4%
2031	1,240	1.6%
2032	1,280	3.2%
2033	1,300	1.6%
2034	1,330	2.3%
2035	1,350	1.5%
2036	1,380	2.2%
2037	1,410	2.2%
2038	1,430	1.4%
2039	1,460	2.1%
2040	1,490	2.1%
2041	1,520	2.0%
2042	1,550	2.0%
2043	1,570	1.3%
2044	1,600	1.9%
2045	1,630	1.9%



**Table 17: Anticipated Population, Village of Haines Junction, Yukon & Canada (2021–2031)**

Source: Yukon Bureau of Statistics, Population Projections 2018–2040, Statistics Canada Population Projections 2021–2068; Statistics Canada, 2021 Census of Population.

YEAR	VILLAGE OF HAINES JUNCTION	YUKON	CANADA
2021	688	42,640	38,246,100
2022	705	43,340	38,882,000
2023	721	44,070	39,426,000
2024	739	44,840	39,953,100
2025	756	45,500	40,464,700
2026	775	46,160	40,964,600
2027	793	46,880	41,452,700
2028	812	47,630	41,928,300
2029	832	48,370	42,391,300
2030	852	49,040	42,840,800
2031	872	49,640	43,276,600
Projected Growth (2021–2031)	184	7,000	5,030,500
<b>Projected Growth Rate</b>	<b>2.4%</b>	<b>1.5%</b>	<b>1.2%</b>

**Table 18: Anticipated Age Group Distribution, Village of Haines Junction, Yukon & Canada (2021–2031)**

- Household projections are available through a custom order from Yukon Bureau of Statistics.



**Table 19: Anticipated Number of Households\*, Village of Haines Junction, Yukon & Canada (2021–2031)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

YEAR	ANTICIPATED HOUSEHOLDS
2021	313
2022	320
2023	328
2024	336
2025	344
2026	352
2027	361
2028	369
2029	378
2030	387
2031	396
Projected Household Growth (2021–2031)	83
<b>Projected Growth Rate</b>	<b>2.4%</b>

\*Calculated by dividing the population projection by the 2021 household size.

**Table 20: Anticipated Average Household Size, Village of Haines Junction, Yukon & Canada (2021–2031)**

- Household projections are available through a custom-order from Yukon Bureau of Statistics.



## Household Data

**Table 21: Median Total Household Pre-Tax Income, Village of Haines Junction (2010–2020)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

	2010	2015	2020
Median Total Household Pre-Tax Income	\$74,826	\$69,824	\$89,000
Average Total Household Pre-Tax Income	\$83,470	\$77,185	\$99,000

**Table 22: Household Total Income Groups, Village of Haines Junction (2010–2020)**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

INCOME GROUP	2011		2016		2021	
	#	%	#	%	#	%
< \$ 5,000	0	0%	5	2%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	0	0%	10	4%	5	2%
\$15,000 to \$19,999	20	8%	10	4%	5	2%
\$20,000 to \$24,999	15	6%	20	7%	5	2%
\$25,000 to \$29,999	15	6%	10	4%	5	2%
\$30,000 to \$34,999	25	10%	10	4%	15	5%
\$35,000 to \$39,999	25	10%	10	4%	15	5%
\$40,000 to \$44,999	15	6%	5	2%	5	2%
\$45,000 to \$49,999	15	6%	10	4%	15	5%
\$50,000 to \$59,999	20	8%	20	7%	20	7%
\$60,000 to \$69,999	45	18%	20	7%	15	5%
\$70,000 to \$79,999	45	18%	15	6%	25	9%
\$80,000 to \$89,999	30	12%	25	9%	15	5%
\$90,000 to \$99,999	30	12%	15	6%	15	5%
\$100,000 to \$124,999	25	10%	40	15%	45	16%
\$125,000 to \$149,999	35	14%	20	7%	25	9%
\$150,000 to \$199,999	25	10%	15	6%	40	14%
\$200,000 +	25	10%	10	4%	20	7%
<b>Total</b>	<b>255</b>		<b>270</b>		<b>290</b>	



## Economic and Force Data

**Table 23: Total Population Aged 15 Years and Over by Labour Force Status, Village of Haines Junction**

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

VILLAGE OF HAINES JUNCTION	2011	2016	2021
In the Labour Force	390	335	365
Not in the Labour Force	125	155	185

**Table 24: Unemployment Rate and Participation Rate, Haines Junction (2011–2021)**

Source: Statistics Canada, 2021, 2016 Census of Population, 2011 National Household Survey

VILLAGE OF HAINES JUNCTION	2011	2016	2021
Unemployment Rate <sup>7</sup>	11.5%	14.9%	13.7%
Participation Rate <sup>8</sup>	66.3%	68.4%	65.8%

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7. Unemployment Rate: the unemployed expressed as a percentage of the labour force.

8. Participation Rate: the total labour force, expressed as a percentage of the population aged 15 years and over.



**Table 25: # And % of Workers by Industry, Village of Haines Junction (North American Industry Classification System – NAICS)**

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

INDUSTRY	2011		2016		2021	
	#	%	#	%	#	%
Agriculture, forestry, fishing and hunting	10	3%	0	0%	10	3%
Mining, quarrying, and oil and gas extraction	0	0%	10	3%	10	3%
Utilities	0	0%	0	0%	0	0%
Construction	35	9%	30	9%	30	8%
Manufacturing	0	0%	10	3%	0	0%
Wholesale trade	0	0%	0	0%	0	0%
Retail trade	15	4%	15	5%	15	4%
Transportation and warehousing	10	3%	10	3%	10	3%
Information and cultural industries	0	0%	0	0%	10	3%
Finance and insurance	0	0%	0	0%	0	0%
Real estate and rental and leasing	0	0%	10	3%	0	0%
Professional, scientific and technical services	10	3%	0	0%	15	4%
Management of companies and enterprises	0	0%	0	0%	0	0%
Administrative and support, waste management and remediation services	10	3%	10	3%	15	4%
Educational services	20	5%	25	8%	35	10%
Health care and social assistance	10	3%	25	8%	35	10%
Arts, entertainment, and recreation	30	8%	25	8%	25	7%
Accommodation and food services	45	12%	35	11%	20	6%
Other services (except public administration)	10	3%	10	3%	0	0%
Public administration	165	45%	105	33%	125	35%
<b>Total</b>	<b>370</b>	<b>100%</b>	<b>320</b>	<b>100%</b>	<b>355</b>	<b>100%</b>



**Table 26: Commuting Destination, Village of Haines Junction (2011–2021)**

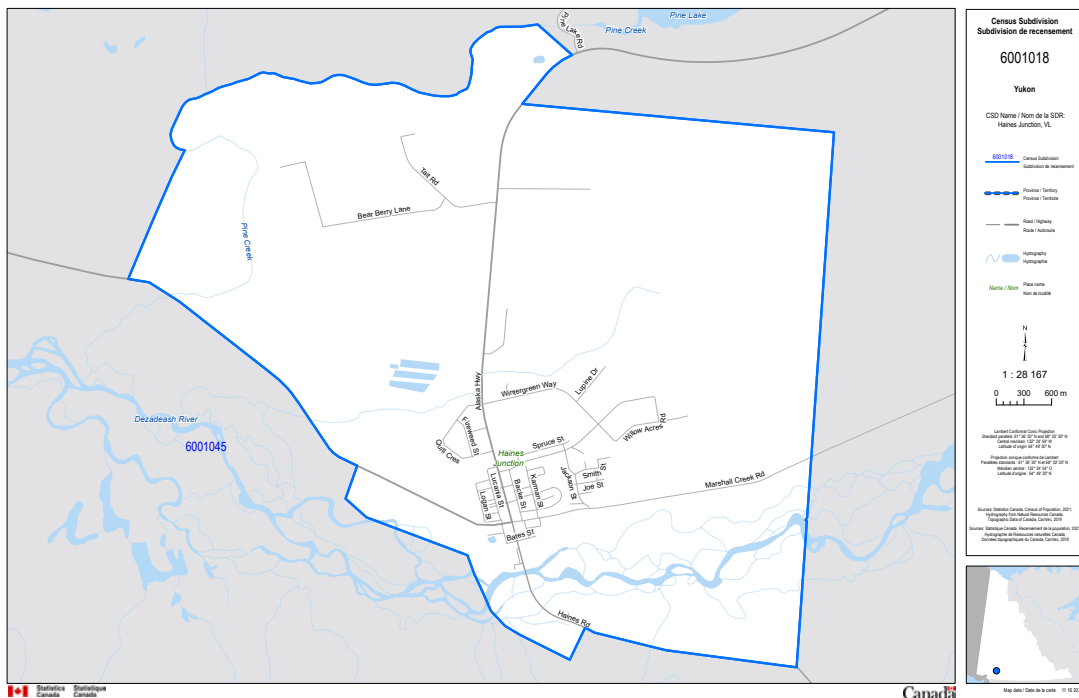
Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

VILLAGE OF HAINES JUNCTION	2011	2016	2021
Commute within CSD <sup>9</sup>	*	200	200
Commute to a different CSD within CD <sup>10</sup>	*	25	25
Commute to a different CSD and CD	*	0	0
Commute to a different province or territory	*	0	20

\*Commuting Destination data is not available for 2011.

**Figure 2 Haines Junction Census Subdivision**

Source: Statistics Canada



**Table 27 Households within 800m of a high frequency transit stop or station**

- Data not available.

9. CSD – Census Subdivision: general term for municipalities as determined by territorial legislation (i.e. Haines Junction – see Figure 2)

10. CD – Census Division: Group of neighboring municipalities joined together for the purposes of regional planning and managing common services (i.e. Yukon Territory)

# Housing Profile

## Housing Data

**Table 28: Total Number of Private Dwellings & Total Number of Private Dwellings Occupied by Usual Residents, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

VILLAGE OF HAINES JUNCTION	2021
Total Private Dwellings	380
Private Dwellings Occupied by Usual Residents	311

**Table 29: Total Number of Occupied Private Dwellings by Structural Type of Dwelling: # and %, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

STRUCTURE TYPE	2021	
	#	%
Single-detached house	260	85%
Semi-detached house	10	3%
Row house	0	0%
Apartment or flat in duplex	0	0%
Apartment in a building that has fewer than five storeys	15	5%
Apartment in a building that has five or more storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	20	7%
<b>Total</b>	<b>305</b>	<b>100%</b>





**Table 30: Total Number of Occupied Private Dwellings by Number of Bedrooms, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

UNIT SIZE	2021	
	#	%
0-bedroom (Studio)	0	0%
1-bedroom	55	18%
2-bedroom	100	32%
3-bedroom	110	35%
4+bedroom	45	15%
<b>Total</b>	<b>310</b>	<b>100%</b>

**Table 31: Total Occupied Private Dwellings by Period of Construction, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

DATE BUILT	2021	
	#	%
Pre-1960	10	3%
1961-1980	90	28%
1981-1990	45	14%
1991-2000	50	16%
2001-2010	35	11%
2011-2021	90	28%
<b>Total</b>	<b>320</b>	<b>100%</b>

**Table 32: Median Monthly Shelter Costs, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

TENURE TYPE	MEDIAN MONTHLY SHELTER COST (2021)
Owned Dwellings	\$765
Dwelling provided by the local government or First Nation Government	\$532
Rented Dwellings	\$940



**Table 33: Median Value of Dwellings, Village of Haines Junction (2021)**

Source: Statistics Canada, 2021 Census of Population

VILLAGE OF HAINES JUNCTION	2021
Median Value of Dwellings	\$360,000

**Table 34: Average Sales Price, Village of Haines Junction (2018–2022)**

Source: Custom Data Request from Yukon Property Assessment and Taxation

HOUSING TYPE	2018	2019	2020	2021	2022
Single Dwelling*	\$262,500	\$235,635	\$312,254	\$283,067	\$402,583
Mobile Home	\$55,000	\$85,034	\$168,750	\$197,500	N/A
Country Residential	\$202,500	\$486,500	\$352,625	\$400,000	\$686,000
<b>Average Total</b>	<b>\$197,000</b>	<b>\$210,394</b>	<b>\$310,015</b>	<b>\$279,196</b>	<b>\$487,608</b>

\*Average Sales Price data for single dwellings excludes sales with prices lower than \$100,000.

**Table 35: New Residential Building Permits, Village of Haines Junction (2017–2022)**

Source: Yukon Bureau of Statistics, Community Statistics, Building Permit Data

VILLAGE OF HAINES JUNCTION	2017	2018	2019	2020	2021	2022
New Residential Building Permits	9	24	6	11	13	35

**Table 36: Median Rent, Village of Haines Junction (2018–2022)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2024

2018	2019	2020	2021	2022	2023	2024
\$900 <sup>A</sup>	\$800 <sup>A</sup>	\$690 <sup>A</sup>	\$1,000 <sup>A</sup>	\$1,190 <sup>A</sup>	\$966 <sup>A</sup>	\$1,075 <sup>A</sup>
\$620 <sup>O</sup>	\$800 <sup>O</sup>	\$620 <sup>O</sup>	\$1,040 <sup>O</sup>	- <sup>O</sup>	\$970 <sup>O</sup>	

A - April Rent Survey    O – October Rent Survey<sup>11</sup>

11. The Yukon Rent Survey is completed twice a year in April and October. Wherever possible the October median rent has been provided. In 2022, the October rent data was suppressed. In 2024, the April rent data is the most recent available data.



**Table 37 Median Rent by Size and Vacancy Rate, Village of Haines Junction (2023)**

VILLAGE OF HAINES JUNCTION	TOTAL	BACHELOR	1-BED	2-BED	3-4 BED	5+ BED
Median Rent	\$970	–	\$970	–	–	–
Vacancy Rate	–	–	0.0%	–	–	–

**Table 38: Rental Universe<sup>12</sup>, Village of Haines Junction (2018–2022)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2022

2018	2019	2020	2021	2022	2023	2024
20 <sup>A</sup>	24 <sup>A</sup>	20 <sup>A</sup>	15 <sup>A</sup>	19 <sup>A</sup>	10 <sup>A</sup>	
20 <sup>O</sup>	19 <sup>O</sup>	18 <sup>O</sup>	17 <sup>O</sup>	4 <sup>O13</sup>	10 <sup>O</sup>	11 <sup>A</sup>

A - April Rent Survey O – October Rent Survey

**Table 39: Number of Vacant Units, Village of Haines Junction (2018–2022)**

Source: Yukon Bureau of Statistics, Yukon Rent Survey 2018–2022

VILLAGE OF HAINES JUNCTION	2018	2019	2020	2021	2022	2023
Vacant Units	0	1	0	0	0	0

## Non-Market Data

**Table 40: Number of Yukon Housing Corporation Units, Village of Haines Junction (2018–2023)**

Source: Yukon Housing Corporation, January 2023 Monthly Report

VILLAGE OF HAINES JUNCTION	2018	2019	2020	2021	2022	2023
Yukon Housing Corporation Units	28	28	28	28	28	28

12. The rental universe refers to the total set or pool of rental properties available within a specific market or area.

13. Flagged by Yukon Bureau of Statistics for data quality concerns due to small sample size



**Table 41: Yukon Housing Corporation Units by Type, Village of Haines Junction (2023)***Source: Yukon Housing Corporation, January 2023 Monthly Report*

UNIT TYPE	2023
Social Housing	12
Seniors	9
Staff Housing	7
<b>Total</b>	<b>28</b>

**Table 42: Number of Rent Supplement Recipients, Village of Haines Junction (2018–2023)***Source: Yukon Housing Corporation, January 2023 Monthly Report*

VILLAGE OF HAINES JUNCTION	2018	2019	2020	2021	2022	2023
Rent Supplements	1	1	1	0	0	0
Canada Yukon Housing Benefit	–	–	–	1	2	1

**Table 43: Waitlist Data\*, Village of Haines Junction (2022)***Source: Yukon Housing Corporation, January 2023 Monthly Report*

WAITLIST DATA	2022
Senior	1
Non-Senior	12
Staff	1
<b>Total</b>	<b>14</b>

\*waitlists are not always indicative of demand and further qualitative engagement is recommended.

**Table 44: Number of Shelter Beds\*, Village of Haines Junction (2023)**

\*this information is only available in communities where shelter beds are located.

**Table 45: Number of Co-operatives, Transitional Housing Units / Housing with Supports Units & Number of Disabilities Services clients living in residential placements, Village of Haines Junction (2023)**

\*this information is only available in communities where shelter beds are located.



**Table 46: Percentage of Tenant Households in Subsidized Housing, Village of Haines Junction (2011–2021)**

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

VILLAGE OF HAINES JUNCTION	2011	2016	2021
Tenant Households in Subsidized Housing	38.5%	19.0%	14.3%

**Table 47: Housing Data from Yukon First Nations\***

\*Data not publicly available

**Table 48 One-parent Households, Village of Haines Junction**

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 National Household Survey

ONE-PARENT FAMILIES	2011		2016		2021	
	#	%*	#	%	#	%
Female Parent	30	86%	20	57%	25	71%
Male Parent	5	14%	10	29%	10	29%
<b>Total</b>	<b>35</b>	<b>100%</b>	<b>35</b>	<b>–</b>	<b>35</b>	<b>100%</b>

\*Percent of all lone parent households, not all households



# Current and Future Housing Need

## Housing Standards

**Table 49: Households in Core Housing Need, Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
Owner	–	–	30	20%	25	13%
Renter	–	–	35	33%	20	31%
<b>All Households</b>	<b>–</b>	<b>19%</b>	<b>65</b>	<b>25%</b>	<b>50</b>	<b>19%</b>

**Table 50: Households Spending 30%+ on Housing (Affordability Standard), Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
All Households	25	10%	35	13%	30	10%
Owner Households	10	5.9%	20	13%	15	8%
Tenant Households	15	17%	15	14%	10	15%

**Table 51: Households in Overcrowded Dwellings (Suitability Standard), Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
All Households	25	10%	15	5%	15	5%
Owner Households	–	–	10	7%	10	5%
Tenant Households	–	–	10	9%	10	15%

**Table 52: Households Requiring Major Repair (Adequacy Standard), Village of Haines Junction, (2011–2021)**

Source: Statistics Canada, 2021 + 2016 Census of Population, 2011 National Household Survey

HOUSEHOLD TYPE	2011		2016		2021	
	#	%	#	%	#	%
All Households	60	23%	55	20%	45	15%
Owner Households	–	–	25	16%	30	15%
Tenant Households	–	–	25	23%	15	23%



## Housing Estimates

**Table 53: 2021–2031 Estimated Housing Need, Village of Haines Junction (2021 Core Housing Need + Household Projection)<sup>14</sup>**

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

INCOME QUINTILE	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	<20%	20–49%	50–79%	70–119%	>120%		
HOUSEHOLD INCOME	<\$20,000	\$20,000 – \$44,999	\$45,000 – \$74,999	\$75,000 – \$109,999	\$110,000+		
MONTHLY AFFORDABLE HOUSING COST	<\$500	\$500 – \$1,124	\$1,125 – \$1,874	\$1,875 – \$2,750	\$2,750+	TOTAL	%
1–Person	3	23	18	4	3	<b>51</b>	<b>51%</b>
2–Person	0	13	4	5	12	<b>34</b>	<b>34%</b>
3–Person	0	0	3	0	5	<b>8</b>	<b>8%</b>
4+Person	0	0	0	0	7	<b>7</b>	<b>7%</b>
<b>TOTAL</b>	<b>3</b>	<b>36</b>	<b>25</b>	<b>9</b>	<b>27</b>	<b>100</b>	<b>100%</b>
% of New Dwellings	<b>3%</b>	<b>36%</b>	<b>25%</b>	<b>9%</b>	<b>27%</b>	<b>100%</b>	
Annual Units Required	<b>0</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>11</b>	

14. The HART dataset is based on the 25% Census sample to allow cross tabulation of variables only collected through the long-form survey; this has led to a discrepancy in the reported total households for 2021, which results in a variation in the estimated growth through 2031. The same growth rate has been applied (2.4%) and the 2031 estimate would be the same if the 2021 base counts matched. Table 48 provides the Yukon Statistics estimated households through 2031, based on 100% sample household count from the 2021 Census. The resulting discrepancy in estimated household growth between 2021 and 2031 is 12 (71 based on the HART dataset, or 83 based on the Yukon Statistics estimate) or approximately 16%. The additional estimated need beyond 71 is due to pre-existing core housing need in 2021. The distribution of core housing need is also affected by the impacts of random rounding of low values. Due to small sample sizes and the impact of random rounding on low values, there are also data suppression challenges for core housing need counts resulting in a variation of up to 15 from the numbers presented.



**Table 54: Estimated 2021–2031 Housing Need Allocated by Income Quintile and Household Size, Village of Haines Junction**

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

HOUSEHOLD SIZE	INCOME QUINTILE					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1–Person	3%	23%	18%	4%	3%	<b>51%</b>
2–Person	0%	13%	4%	5%	12%	<b>34%</b>
3–Person	0%	0%	3%	0%	5%	<b>8%</b>
4+Person	0%	0%	0%	0%	7%	<b>7%</b>
<b>Total</b>	<b>3%</b>	<b>36%</b>	<b>25%</b>	<b>9%</b>	<b>27%</b>	<b>100%</b>

**Table 55: Estimated 2021–2031 Housing Need Allocated to Minimum Bedrooms Required by Household Size, Village of Haines Junction<sup>15</sup>**

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

HOUSEHOLD SIZE	UNIT SIZE			
	1-BEDROOM	2-BEDROOM	3-BEDROOM	4+BEDROOM
1-person	51	0	0	0
2-person	28	6	0	0
3-person	0	8	0	0
4+person	0	0	4	4
<b>Total</b>	<b>79</b>	<b>14</b>	<b>4</b>	<b>4</b>
Annual Share	8	1	0	0
	79%	14%	4%	4%

<sup>15</sup> Due to the impacts of rounding in the calculation, the estimated need for 4+person households is evenly split between 3- and 4+ bedroom units, however, the estimated total need was for seven units rather than eight. This means the total in Table 55 is one higher than in Table 53 on the previous page.





**Table 56: Minimum Bedrooms Required by Share of Household Size, Village of Haines Junction\***

Source: Statistics Canada, 2023, "HART – 2021 Census of Canada – Selected Characteristics of Census Households for Housing Need"

HOUSEHOLD SIZE	UNIT SIZE			
	1-BEDROOM	2-BEDROOM	3-BEDROOM	4+BEDROOM
1-person	100%	0%	0%	0%
2-person	83%	17%	0%	0%
3-person	0%	100%	0%	0%
4+person	0%	0%	50%	50%

\* Estimated share of households of a given size who need a unit with X bedrooms to meet the National Occupancy Standards (NOS). E.g., 83% of 2 person households need at least a 1 bedroom, while 17% need at least a two bedroom. Population & Household Data





