



Village of Haines Junction

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Affordable Housing Project Proposal Guide

Affordability Criteria

Units for rent: rent (including utilities) must be below the median rent, refer to table titled *Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by size and Community*

<https://yukon.ca/en/statistics-and-data/yukon-bureau-statistics/find-statistics-housing-yukon>

- Bachelor \$1,212
- 1 Bedroom \$1,282
- 2 Bedroom \$1,542
- 3-4 Bedroom \$2,150
- 5+ Bedroom \$3,429

Units for ownership/sale: sale price resulting in annual housing costs less than 30% of the median household before-tax income as per the most recent Statistics Canada Census Data

<https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Haines%20Junction&DGUIDlist=2021A00056001018&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0>

- Median household before-tax income \$89,000

Section 1 - Project Description

Provide a description of the proposed project.

Describe how your project meets the core requirements of the Affordable Housing Construction Grant program.

- Number of Units: Minimum 1 unit
- Affordable: Below most recent median monthly rental price as per Yukon Bureau of Statistics or annual housing costs less than 30% of median household before-tax income as per Statistics Canada Census Data
- Occupancy: Any developments for which funding is provided for must be completed by July 11th, 2027
- Demonstrated strategy to ensure long-term affordability for 20 years

Section 2 - Cost Estimate for Construction

Provide an overview of the estimated costs for construction, amount of requested funding and a breakdown of funding per unit.

Section 3 - Project Plan

Provide an overview of the proposed project plan including a:

- Brief description of how project supports an established community housing need;
- Site plan and land tenure;
- Construction schedule with key milestones and completion date;
- Management approach of tenancies and the asset or long-term affordability approach for 20-year affordability upon unit sale; and
- Outline project readiness (land is secure, project is compliant with current land zoning and development permits).

Section 4 - Qualifications and Experience

Provide an overview of two previous development projects and include the following:

- The specific role played in the project
- A description of each past project, and why it is similar in scope and scale to the proposed project
- Elements that deemed the projects a success, i.e. met the original intent, came in on budget or under budget, successfully housed clients, met build and occupancy time lines, etc.
- References: for the past project examples identified, applicants must provide an independent client contact that can be used as a reference to verify the information provided, including quality of product and service achieved (name, title, organization, address, phone number and email address)

Applicants will be scored on past projects that are similar in scope, scale and location to the proposed project, and for which the current applicant was the prime delivery agent.

Section 5 - Construction Financial Feasibility

Applicants must provide a business plan that demonstrates that the project will remain financially viable throughout construction. Information should include:

- Total construction costs (design, permitting, site preparation, construction, commissioning); total operating costs; cost and source of financing

Section 6 - Long-Term Affordability Feasibility

Rental: Applicants must provide an approach that outlines long-term affordability for 20 years. Information should include financial feasibility outlining total operating costs; cost and source of financing; expected revenue; and 20-year cash flow.

Home ownership: Applicants must provide an approach that outlines long-term affordability for 20 years, upon sale of affordable home ownership units.

Information should include the following.

- Affordable sale price upon initial sale or Affordable rent
- Financial feasibility outlining total operating costs; cost and source of financing; and expected revenue.

Section 7 – Appendices

Include any supporting documents such as:

- Conceptual design;
- Floor plan layout;
- Construction schedule;
- Site plan documents;
- Land Title;
- Development Permits;
- Letters of support; and
- Any additional documents of relevance.