

Housing Demand Assessment

Vuntut Gwitchin First Nation



October 2019

OPTIONS CONSULTING
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EXECUTIVE SUMMARY

Background

The purpose of this study is to provide an assessment of housing needs that will contribute to enabling Vuntut Gwitchin Government to adequately and appropriately plan for the housing needs of their citizens and non-citizen staff living on settlement lands in Old Crow.

Scope of Work

Multiple, concurrent and interlinked issues influence housing demand and priorities. The scope of this report is to establish a credible independent assessment of the current and projected demand for housing for Vuntut Gwitchin citizens living in Old Crow, based on available demographic data and narrative evidence.

This housing needs study establishes a baseline of current total population housing needs, and provides an estimate of potential future housing needs over a five to ten year time frame based on available demographic data and narrative evidence.

A parallel, independent assessment of the building conditions of the current housing inventory in Old Crow is being completed by Dennis Shewfelt Consulting. Assessment or evaluation of current housing conditions, housing affordability and economic operating costs, and housing policies and practices, are excluded from the Housing Needs Assessment scope of work.

Vuntut Gwitchin Population Profile

There are a total of 805 citizens¹ of Vuntut Gwitchin First Nation (VGFN). Currently, 30% of all VGFN citizens live in Old Crow. 23% live in Whitehorse, and nearly half of all citizens (47%) live outside Yukon. Yukon Bureau of Statistics data indicates that the proportion of the population living in Whitehorse is increasing for both Indigenous and non-Indigenous citizens in Yukon.²

The evidence, based on available data, indicates that the total number of Vuntut Gwitchin citizens living in Old Crow is relatively stable: the total average population for the period 1976 to 2018 was 251 residents; in the past decade (2008-2018), the average total population of Old Crow has been 256 residents. There is an absence of historic data that could establish a basis for estimating five to ten year population and household trends for VGFN citizens. Vuntut Gwitchin population data is detailed in Appendix A.

Housing Profile

In Old Crow, there are a total of 262 residents living in 127 Vuntut Gwitchin households.³ Of the total residents, 212 are Vuntut Gwitchin, and 50 are non-citizens or not enrolled as citizens. There is some housing that is privately owned or operated as rental housing for government employees, visitor accommodation, a day home and a community safe house. Seven vacant houses are privately owned. As is typical of Yukon communities, there is a structural inefficiency in supply and demand due to the very small number of households and absence of market housing options.

Current and Future Housing Demand - Synopsis

Demographics: The available evidence indicates that the Vuntut Gwitchin population in Old Crow is not increasing. Based on available historic data, there is an absence of evidence to support assumptions of a trend of population growth, and increased housing demand due to population growth, in Old Crow. Reliable and valid projections of future housing demand cannot be estimated due to the very small number of households, and limited data available.

Mobility: In a small, isolated community, sustaining a resilient community requires the capacity to enable citizens to move to and from Old Crow; the relative mobility of Vuntut Gwitchin citizens is directly linked to education, employment, health and social opportunities.

Household Composition: Household demand is impacted by household formation as young adults seek their own housing (more than half of the current waitlist) and form families, situations of family breakdown that result in adults requiring separate housing, and as elders leave the community for care, or pass on.

Waitlist: Current waitlist data (July 2019) indicates that a total of seven citizens are waiting to obtain housing in Old Crow. This represents 5.5% of the total currently occupied inventory. Three waitlisted citizens are currently residing in Whitehorse; four are adults living with their parents in Old Crow.

Housing Elders: The current population data indicates that 17% of Vuntut Gwitchin citizens living in Old Crow are elders (aged 65 and older). Based on available data, there are 27 senior households in Old Crow; 44% of seniors live alone, 56% live with a partner or with extended family. Vuntut Gwitchin Government is currently developing a multiplex dwelling which will provide six separate apartments for seniors centrally located in Old Crow to enable access to community amenities.

Employee Housing: The provision of employee housing is a key benefit that enables employee recruitment and retention. Currently, seven VGG households are allocated to VGG staff, and three VGG households currently accommodate Yukon and federal Government staff. New construction of Yukon Government staff housing will enable VGG housing to revert to use for citizens or VGG employees.

New Construction: There are ongoing initiatives to maintain and repair existing housing inventory. The construction of the seniors' housing six plex could potentially enable reallocation of several existing units where elders are currently living alone. The new construction of Yukon Government staff housing will also enable three houses which are currently housing non-VGG staff to be reallocated for VGFN citizens.

Housing Adequacy: There is ongoing work to repair and replace existing housing, which will increase housing capacity as existing inventory that is currently vacant becomes available for occupancy.

Housing Inventory Management: A total inventory of 142 VGFN houses has been confirmed; of those, 14 are vacant, representing 10% of the housing inventory. Six of the vacant houses appear to be in good condition and are likely suitable for occupancy. There are an additional 13 houses or sites that are either demolished or the status of the sites is unconfirmed. It appears that there may be gaps in the documentation of property tenure, building condition, occupancy, and timely allocation of vacant houses.

In summary, current and future housing demand is more likely to be linked to unpredictable factors such as citizen mobility and household composition than to trends in population growth.

Strengthening capacity and resources to effectively manage the existing housing inventory, including ongoing maintenance, repair and renewal of existing housing, would potentially enable VGFN to adequately meet the current and future housing needs of citizens in Old Crow.

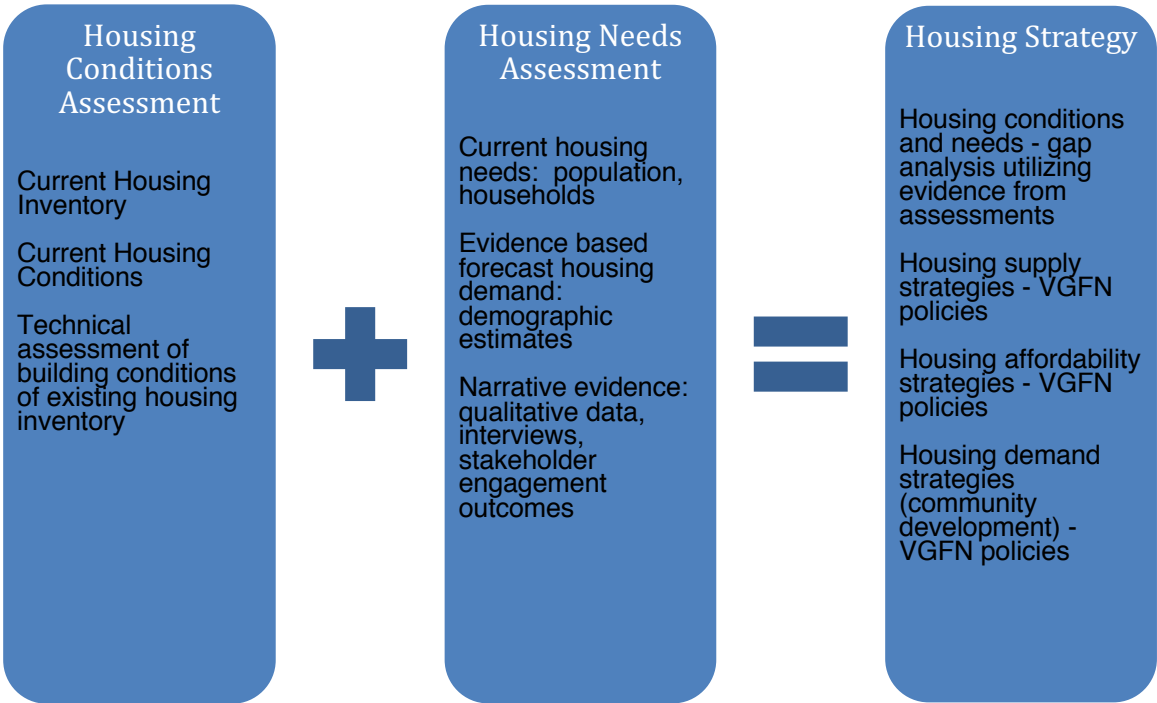
INTRODUCTION AND BACKGROUND

Housing Needs Assessment - Overview

The purpose of this housing needs assessment is to enable Vuntut Gwitchin Government to adequately and appropriately plan for the housing needs of their citizens and non-citizen staff living on settlement lands in Old Crow, by establishing a credible and consistent baseline of current total population housing needs, and potential future housing needs over a five to ten year time frame based on available demographic data.

Housing Strategy - Components

This graphic depicts the components and connections that contribute to the final outcome of a Vuntut Gwitchin housing strategy. The current scope of work comprises parallel initiatives: this report by Options Consulting completes the Housing Needs Assessment component; Dennis Shewfelt Consulting is completing the Housing Conditions Assessment. Together, these components will enable the Vuntut Gwitchin Government to make informed decisions and move forward with the development of a housing strategy.



Scope of Work

The scope of this report is to establish a credible assessment of the current and projected demand for housing for Vuntut Gwitchin citizens living in Old Crow, based on available demographic data and narrative evidence.

Multiple, concurrent and interlinked issues influence housing demand and priorities; coherent and comprehensive analysis, recommendations and decisions pertaining to these factors comprise the Vuntut Gwitchin Housing Strategy, as outlined in the graphic above.

Assessment or evaluation of current housing conditions, housing affordability and economic operating costs, and housing policies and practices, are excluded from the Housing Needs Assessment scope of work.

A parallel, independent assessment of the building conditions of the current housing inventory in Old Crow is being completed by Dennis Shewfelt Consulting.

Vuntut Gwitchin Housing Policies and Practices

The current housing policy was adopted by Vuntut Gwitchin Government on February 16, 2006. It is not within the scope of work to evaluate current housing policies and practices. This information is intended as a narrative context that establishes current Vuntut Gwitchin housing policies and practices and delineates the linkages with current and future housing demand.

The policy acknowledges that housing is a basic human right, and that good housing "plays a vital role in the healthy functioning of a community" and "meets a social commitment as VGFN assumes responsibility for the general welfare of citizens".

The Vuntut Gwitchin housing policy establishes that "every Vuntut Gwitchin First Nation Citizen residing within the boundaries of the community of Old Crow has the right to housing suitable to his or her needs".

The policy also identifies that "the business of building, renovating and maintaining residences contributes to the economic growth of VGFN and the community of Old Crow." It is also acknowledged that "rents and other payment arrangements shall be made by Citizens in order to support long-term sustainability of the VGG housing program".

In addition to articulating housing principles and purpose, the housing policy also establishes a policy and practice framework for the administration of VGG housing assets. The policy explicitly identifies that it will "change to respond to shifts in community and individual needs", and includes provisions for home repair, home ownership options, and housing affordability frameworks.

Old Crow Community Plan - Housing

The *Old Crow Community Plan* (2012) incorporates specific planning objectives regarding housing. The report identifies that:

A significant portion of homes are substandard and do not meet basic health and safety requirements. Many have a limited lifespan before replacement will be required. Housing issues fall into variety of broad categories including:

- *Design, construction and maintenance (durability, ease of repair)*
- *Administration (housing policy, rent collection)*
- *Affordability, and housing suitability (high cost of materials and repairs in an isolated community, changing family structures)*
- *Capacity to maintain existing housing stock and meet future demands.*

These issues range from the suitability of present designs to local climate conditions, the functional layout of the houses themselves and their appropriateness for occupant needs.

Poor initial construction methods coupled with lack of proper upkeep leads to replacement or major renovations much sooner than should occur. Housing costs make up a significant portion of the infrastructure budget. Rental income is insufficient to cover routine maintenance, refurbishment and replacement costs. A lack of housing is a factor in staff turnover and recruitment. It also makes another challenge for beneficiaries to return home and take up local jobs.

While a compact development form is more economical, residents find the central area “crowded”. There is interest in “sweat equity” homeownership, a desire for larger lots and more privacy in locations that may be expensive to service.

Housing Objectives

1. *To provide a range of housing choices.*
2. *To reduce the proportion of substandard housing within the community.*
2. *To eliminate the community's immediate health and safety housing concerns.*

VUNTUT GWITCHIN FIRST NATION

Overview

Vuntut Gwitchin First Nation is one of 14 First Nations in Yukon, and was also one of the first to achieve a final agreement, which was signed on May 29, 1993.

“Vuntut Gwitchin”, meaning “People of the Lakes”, is one group of the Gwich’in Nation living across the north into Alaska and the Northwest Territories (N.W.T.). The name “Vuntut Gwitchin” derives from the heartland of the people - the Old Crow Flats, an area covered by small and large lakes. The community of Old Crow, situated at the confluence of the Crow and Porcupine Rivers, remains the place where the largest gathering of Vuntut Gwitchin live.

The Vuntut Gwitchin continue to use the land and its resources as they have for thousands of years. With a vast traditional territory, approximately 50,000 square miles, the Vuntut Gwitchin rely heavily on the land and on the Porcupine Caribou Herd for food, shelter and medicines.⁴

Old Crow is one of several rural communities in Yukon that are very small; the current total population of Old Crow is 262 people⁵. Old Crow is unique within Yukon communities for several reasons. It is the only Yukon community located north of the Arctic Circle, and it is the only community that is not accessible by road. Old Crow is also distinct because 88.3% of the total population is Indigenous compared with an overall average of 50.3% Indigenous population in rural Yukon communities.⁶

Vuntut Gwitchin Vision and Values

The Vuntut Gwitchin vision⁷ is one that reflects traditional values and long-term goals. The Vuntut Gwitchin First Nation envision Old Crow as a happy and resilient community of spiritually, emotionally, physically, and mentally healthy and resilient families and individuals; one with the resources to meet current and future needs without compromising the environment, and the children’s future.

VGFN community values are a reflection of Gwitchin culture, relationship to the natural environment, and desire to develop and prosper both outside and inside the local economy. VGFN recognizes that its people are the greatest capital. As such, all members should feel adequately educated and empowered to actively contribute to the Nation and the community.

Vuntut Gwitchin Population Profile

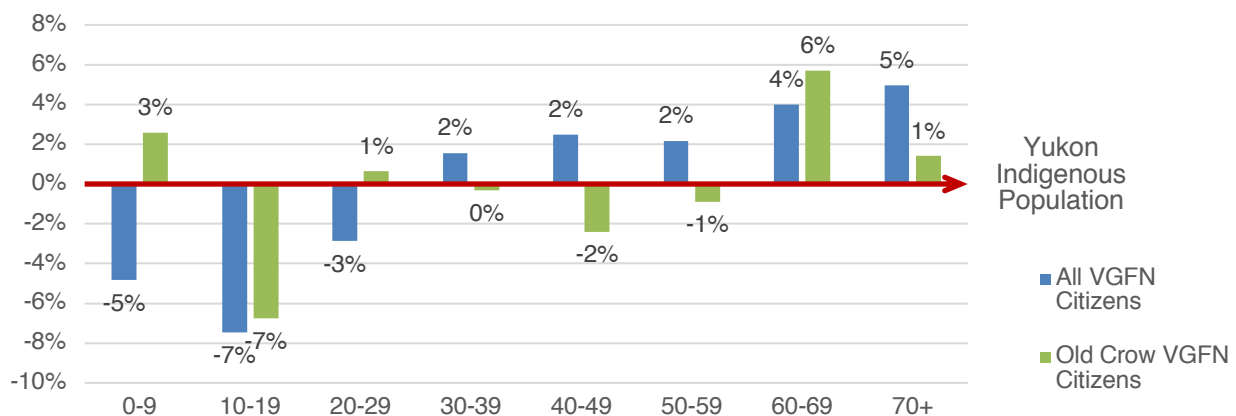
Currently, there are a total of 805 citizens⁸ of Vuntut Gwitchin First Nation. While Old Crow has the largest population of citizens (30%); the majority of Vuntut Gwitchin citizens (70%) do not reside on settlement lands. 23% live in Whitehorse, and nearly half of all citizens (47%) live outside Yukon.

Vuntut Gwitchin Citizens by Community	Citizens	% of Total Population	Median Age
Old Crow	243	30.2%	36.0
Whitehorse	184	22.9%	32.0
Other Yukon Communities	36	4.5%	29.5
Outside Yukon/Unknown	342	42.5%	48.0
Total Vuntut Gwitchin Citizens	805		42.0

Based on Vuntut Gwitchin citizenship records, the overall median age of Vuntut Gwitchin citizens is 42 years old. This is considerably older than the median age of 31 years for Indigenous populations in Yukon overall. The higher median age may also reflect a lower birth rate; a chart comparing the age distribution of VGFN citizens and all Yukon Indigenous citizens indicates that there is a gap in the proportion of the population that is age 20 and under. In total the Vuntut Gwitchin population has 12% fewer children under the age of 20, compared with Yukon Indigenous populations overall.

This data may be an underestimate and may be statistical artifact linked to enrollment practices. There are both narrative and quantitative indications that some children who are eligible for citizenship have not been enrolled. (Appendix A)

Age Distribution of VGFN Citizens Compared to Yukon Indigenous Population



Data sources: VGG Citizenship data, Yukon Bureau of Statistics Population Report, Second Quarter 2018

The median age within the Vuntut Gwitchin population varies by community: the median age of citizens living in Old Crow is 36 years, compared with 32 years in Whitehorse. For citizens living outside Yukon, the median age is between 48 and 50 years old.

This data reflects key trends in population mobility and stability. Older citizens are more likely to live in traditional Vuntut Gwitchin territory; many of these citizens have lived traditional lifestyles in their communities for their entire lives. Younger citizens tend to experience higher mobility, often in relation to education, and work opportunities; all Vuntut Gwitchin citizens must leave Old Crow to attend secondary school; most students move to Whitehorse to continue their education. As Vuntut Gwitchin citizens establish careers and households, employment opportunities and relationships are significant factors that influence population diversity and mobility.

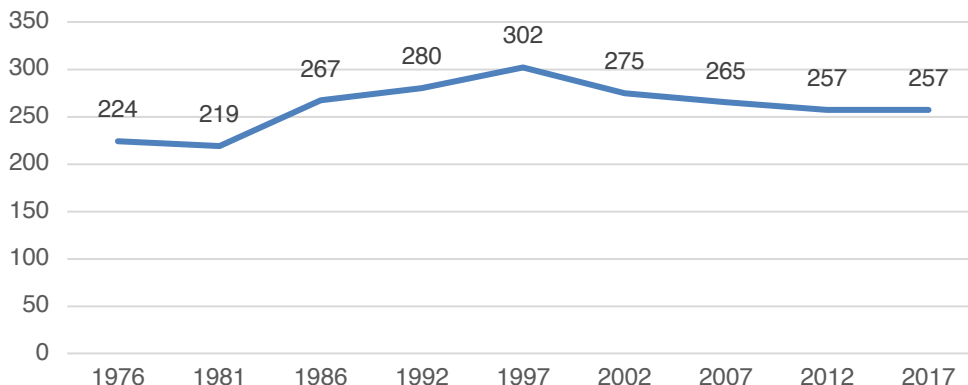
While 42% of the rural Yukon population is Indigenous, 55% of the Indigenous population in Yukon lives in Whitehorse. There are a higher proportion of children and working age Indigenous citizens in Whitehorse and a higher proportion of Indigenous seniors in rural communities.⁹

Overall, Indigenous populations¹⁰ in Yukon are slowly increasing. Based on Yukon Bureau of Statistics data¹¹, the Indigenous population in Yukon has increased at a compound annual rate of 1.1% in the decade from 2008 to 2018. In that time frame, the Indigenous population of Old Crow has not grown. Yukon Bureau of Statistics data indicates that the proportion of the population living in Whitehorse is increasing for both Indigenous and non-Indigenous citizens in Yukon.¹²

The total population of Old Crow peaked in 1997, consistent with the overall Yukon population, then declined for several years. Between 1976 and 2018, the total population of Old Crow has varied slightly, but there is an absence of a growth trend. The evidence, based on available data, indicates that the total number of Vuntut Gwitchin citizens living in Old Crow is relatively stable: the total average population for the period 1976 to 2018 was 251 residents; in the past decade (2008-2018), the average total population of Old Crow has been 256 residents.

The population data includes both Vuntut Gwitchin citizens and non-citizens living in Old Crow, including Yukon Government staff and Vuntut Gwitchin staff. Currently there are 48 residents aged 15 and older, representing nearly 20% of the population of Old Crow, that are not Vuntut Gwitchin citizens. There is no historic population data available for the Vuntut Gwitchin population in Old Crow, either from Vuntut Gwitchin Government or Yukon Bureau of Statistics.

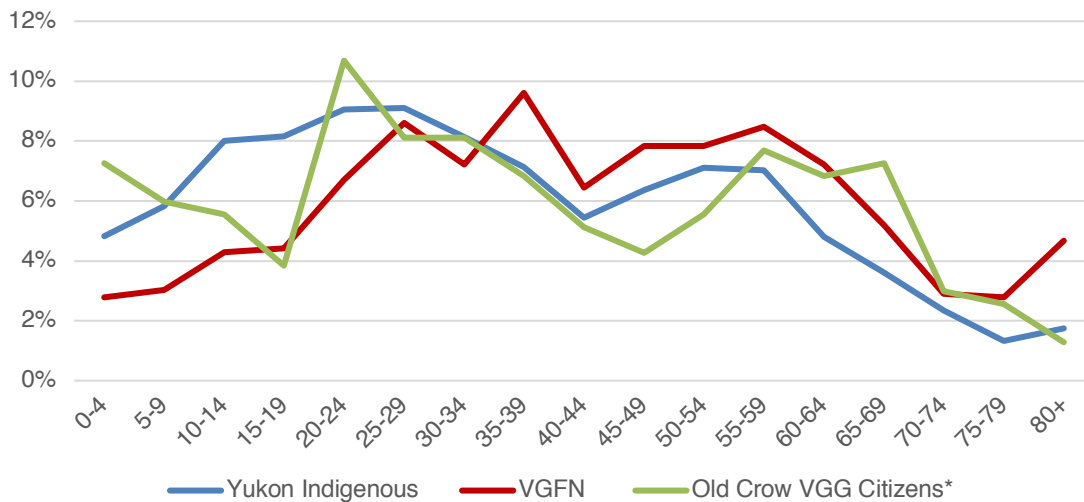
Old Crow Total Population by Year 1976 - 2017



Source: Yukon Bureau of Statistics, Population Reports, Fourth Quarter of years shown

Comparing the demographic profile of the Yukon indigenous population, the VGFN population, and the Old Crow Vuntut Gwitchin population, the data suggests that young adults in their early twenties return to Old Crow, but then leave the community again. The population distribution also suggests a potential trend of returning to Old Crow later in life, although this may also reflect older citizens who have remained in the community for their entire lives. This data is consistent with narrative evidence of population mobility patterns. This pattern is also consistent with overall Yukon indigenous population data, which shows that relative to total population, there are a higher proportion of children and working age Indigenous citizens in Whitehorse and higher proportion of seniors in rural communities.¹³

Indigenous Populations by Age - Yukon, Vuntut Gwitchin, Old Crow



Sources: Yukon Bureau of Statistics, Population Report, Second Quarter 2018, VGG citizenship census May 2019

Both the relative mobility of younger citizens, and the age of current Old Crow citizens are significant factors in assessing current and long term housing demand.

In summary, the available evidence indicates that, unlike Yukon First Nations in general, the Vuntut Gwitchin population in Old Crow is not increasing.

Vuntut Gwitchin population data is detailed in Appendix A.

HOUSING DEMAND ANALYSIS AND FORECAST

Actual housing demand, or need, for housing is based on housing availability, affordability, and adequacy.

Housing in Old Crow is particularly challenging, even within the Yukon context: the isolated location north of the Arctic Circle, without road access, creates unique challenges for both the efficiency and durability of housing construction, maintenance, and repair. These factors contribute to housing demand.

As is typical of small communities in Yukon, the majority of housing in Old Crow is owned by the Vuntut Gwitchin First Nation, the federal government and the Yukon government. There is some housing that is owned by Vuntut Gwitchin citizens; however the land tenure remains with the Vuntut Gwitchin First Nation.

The *Housing Action Plan for Yukon: Housing Data Review* identified structural issues with housing supply and demand for rural communities throughout Yukon. The report identified that the majority of communities, including Old Crow are considered to be "non-market" communities in terms of housing.¹⁴

The absence of a functional housing market is due to two primary factors: firstly, there are too few households to achieve a viable housing market: the rental and home ownership markets are too small to efficiently match supply and demand. Secondly, a significant portion of housing in rural Yukon is non-market: staff housing, social housing, housing owned by the Yukon or federal governments, and First Nations housing. Together, these factors create inequities and challenges in housing availability and affordability in rural Yukon communities. These inequities are amplified by other structural constraints to the housing markets including:

- *highly variable and unpredictable local economic and labour force conditions which impact housing demand*
- *cost of construction in rural communities*
- *government policy of full cost recovery on land development*
- *actual cost of development and construction, which may exceed market value*

The structural barriers and challenges in managing housing supply and demand in rural communities include appropriately identifying demand with small populations that may be quite variable based on economic conditions; the competing demands for rental housing, staff housing, social housing, and home ownership, and the cost of land development and construction, which may contribute to total economic costs that exceed local affordability thresholds.¹⁵ (2017:31-32)

Housing Profile

In Old Crow, the current housing supply¹⁶ includes 128 households, and a total of 263 residents in VGG housing. Of the total residents, 213 are Vuntut Gwitchin, and 50 are non-citizens or not enrolled as citizens. 125 households house VGFN citizens or staff, including seven households that are allocated to VGG staff. Three households accommodate Yukon and federal Government staff.

There is some housing that is privately owned or operated for businesses such as visitor accommodation, a day home and a community safe house.

Current Housing Demand

As is typical of Yukon communities, there is a structural inefficiency in supply and demand due to the very small number of households and absence of market housing options.

The current occupancy of the 125 households which house VGG citizens averages 2.1 persons/household. However, the largest proportion of households, comprising nearly half of all houses, accommodate one person living alone. Only 15% of households have four or more people living in the household. The size of the currently available housing is larger than the current household sizes and housing needs. As a result, in terms of housing adequacy and occupancy standards, most households are "overhoused".

Size of Household	Number of Households	% of all Households
1 person	53	43%
2 people	32	26%
3 people	21	17%
4+ people	19	15%

Number of Bdrms*	Number of Houses	% of Total Housing Inventory
1 bedroom	19	15%
2 bedroom	47	38%
3 bedroom	57	46%
4 bedroom	1	1%

Current waitlist data (July 2019) indicates that a total of seven citizens are waiting to obtain housing in Old Crow. This represents 5.5% of the total currently occupied inventory. Five of the seven households on the housing waitlist are single individuals in need of one bedroom housing.

Three of the waitlisted citizens are currently residing in Whitehorse; the remaining four are adults living with their parents in Old Crow. Comparing the July 2019 and March 2019 housing waitlist, five of the seven names are unchanged, reinforcing the lack of housing availability.

Occupancy of housing may pass within extended families, and this is acknowledged to be in accordance with community customs and values. Housing tenure may be reallocated within families based on family needs including child care, family breakdown, or temporary relocation to Whitehorse for education, health, or other services that are unavailable in Old Crow.

Narrative evidence illustrates the unique and changing household composition and needs for housing: a Vuntut Gwitchin citizen was away from Old Crow working, but returned because s/he got custody of their child, and then needed housing for parent and child. A citizen who has been living in Whitehorse to obtain an education has now completed high school and is waitlisted to return to Old Crow with a child. A grandmother has returned from Whitehorse to Old Crow to be a caregiver for a grandchild, but would prefer her own housing.

The relative mobility of Vuntut Gwitchin citizens is directly linked to education, employment, health and social opportunities; in a small, isolated community, sustaining a resilient community requires the capacity to enable citizens to move to and from Old Crow based on changing needs and priorities. Vuntut Gwitchin Government works to align housing supply with these shifting demands and priorities. Effectively and efficiently meeting housing demand is challenging due to the very small number of housing units, ongoing need for maintenance and repair of vacated units, and the cultural traditions associated with housing tenure.

Future Housing Demand

Reliable and valid projections of future housing demand cannot be estimated due to the very small number of households, and limited data available. Based on available historic data, there is an absence of evidence to support assumptions of a trend of population growth, and increased housing demand due to population growth, in Old Crow. The available evidence indicates that the Vuntut Gwitchin population in Old Crow is not increasing. Current and future housing demand is more likely to be linked to unpredictable factors such as citizen mobility, household composition, and housing adequacy, than to trends in population growth.

Employee Housing Supply

Narrative evidence suggests that availability of housing for potential employees is a priority. Particularly in a very small community without an array of housing options, the provision of employee housing is a key benefit that enables employee recruitment and retention. Additionally, households with tenants who have incomes will pay a higher amount of rent, contributing to the fiscal sustainability of the housing program. Currently three VGG houses are being utilized as housing for Yukon and federal government employees, while VGFN citizens are waitlisted for housing. New construction of Yukon Government staff housing will address the gap between supply and demand of housing for non-VGG employees in Old Crow, and enable the reallocation of VGG housing for VGG citizens currently waitlisted for housing or VGG employees.

Elders Housing Needs

The current population data indicates that 17% of Vuntut Gwitchin citizens living in Old Crow are elders (aged 65 and older). Based on available data, there are 27 senior households in Old Crow; 44% of seniors live alone, 56% live with a partner or with extended family.

Vuntut Gwitchin Government is currently developing a multiplex dwelling which will provide six separate apartments for seniors centrally located in Old Crow to enable access to community amenities.

Based on the available data, it appears that occupancy of the new construction has the potential to enable allocation of several existing units where elders are currently living alone or that are being used for Yukon Government staffing. Given that the current waitlist is seven people, the planned new construction could contribute significantly to addressing current demand.

Household Composition and Mobility

The relative mobility of Vuntut Gwitchin citizens is directly linked to education, employment, health and social opportunities; in a small, isolated community, sustaining a resilient community requires the capacity to enable citizens to move to and from Old Crow based on changing needs and priorities. Both the relative mobility of younger citizens, and the age of current Old Crow citizens are significant factors impacting current and long term housing demand, including employees moving to Old Crow to work for Vuntut Gwitchin Government. Household demand is impacted by household formation as young adults seek their own housing (more than half of the current waitlist) and form families, situations of family breakdown that result in adults requiring separate housing, and as elders leave the community for care, or pass on.

Housing Inventory Management

There is ongoing work to repair and replace existing housing, which will also increase housing capacity as existing inventory that is currently vacant becomes available for occupancy.

The review of housing inventory suggests that there may also be issues with inventory management and allocation. A total inventory of 142 houses has been confirmed; of those, 14 are vacant, representing 10% of the housing inventory.

The 14 vacant houses have been identified based on a cross reference of housing inventories (Appendix B). Six of the houses appear to be in good condition: three have been assessed and rated as fair/good; and the other three have not been assessed but were all renovated between 2011 and 2014. These six houses, which are currently available and are likely suitable for occupancy, would be sufficient to accommodate nearly all of the current waitlist, which is seven households.

Of the vacant houses, five units have been abandoned and their listed tenants are currently living outside Old Crow. There are also seven vacant houses which are private ownership. An additional 13 houses or sites are either demolished or the status of the sites is unconfirmed.

It appears that there may be gaps in the documentation of property tenure, building condition, and occupancy, as well as timely allocation or reassignment of vacant houses. The available evidence suggests that strengthening capacity and resources to effectively manage the existing housing inventory, including ongoing maintenance, repair and renewal of existing housing, would contribute significantly to enabling VGFN to fully meet the housing needs of citizens in Old Crow.

Current and Future Housing Demand - Summary

The available demographic data indicates that there is no long term trend of population based increased demand for housing; waitlists are primarily a function of a gap between supply and demand that is challenging to manage with a very small inventory, housing needs that are linked with population mobility and changes in household composition, and inefficient management of vacant houses and properties.

Cumulatively, the current initiatives to construct six units of seniors housing, staff housing for non-VGG employees, the ongoing investment in housing maintenance and renewal, and improved inventory management capacity will potentially contribute adequately to meet the current and future demand for housing in Old Crow.

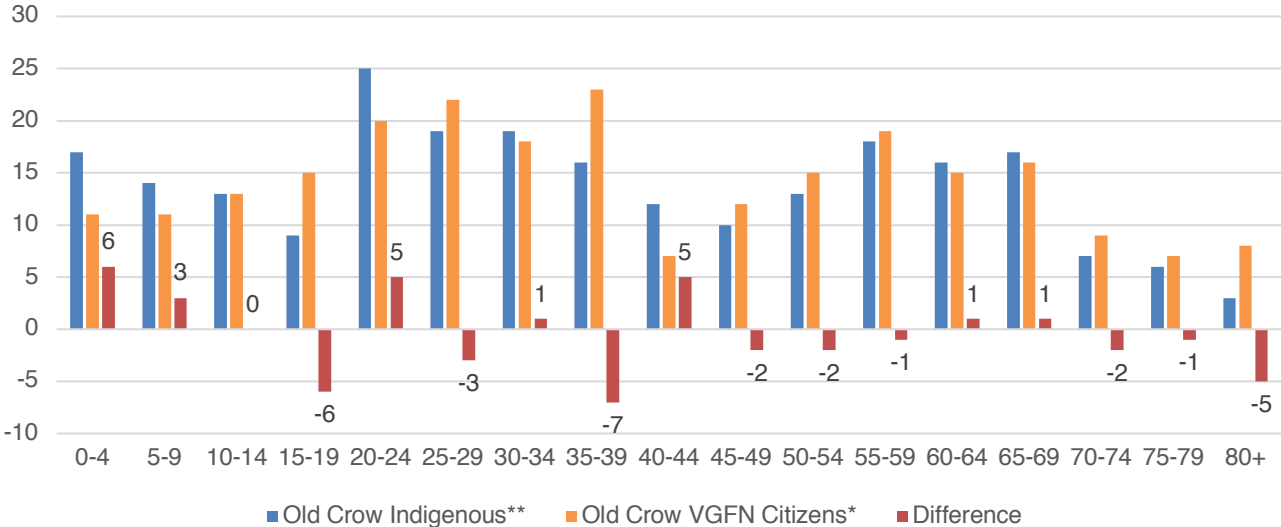
APPENDIX A - VUNTUT GWITCHIN POPULATION DATA

This data suggests that there may be slight discrepancies with current Vuntut Gwitchin population data. This possible discrepancy may be associated with enrollment practices, and management resources and capacity to maintain current enrollment data.

Yukon Bureau of Statistics data has a total count of 234 Indigenous residents in Old Crow as of June 2018, which is the most recent data available on Indigenous population counts by community. The Vuntut Gwitchin data is based on a total population count of 241 at May 2019. The difference in total count is only seven citizens. However, as the chart below shows, the gap varies significantly within each age cohort, ranging from 0 to +6 and -7. These differences in counts by age category may be due to the following factors:

- The Yukon Bureau of Statistics data and the Vuntut Gwitchin data are for slightly different time periods.
- The Yukon Bureau of Statistics data is for all self-identified Indigenous residents of Old Crow; this may include Indigenous citizens who are not Vuntut Gwitchin.
- The Vuntut Gwitchin data may underestimate births if families have not enrolled their children as citizens.
- The Vuntut Gwitchin data may overestimate the seniors population if the data has not been updated to record deaths that have been recorded in the Yukon Bureau of Statistics data.
- The Vuntut Gwitchin data may have a different designation of "residency" in Old Crow than Yukon Bureau of Statistics (per the discrepancy in the education and working age cohorts).

Old Crow Indigenous Population Counts by Source



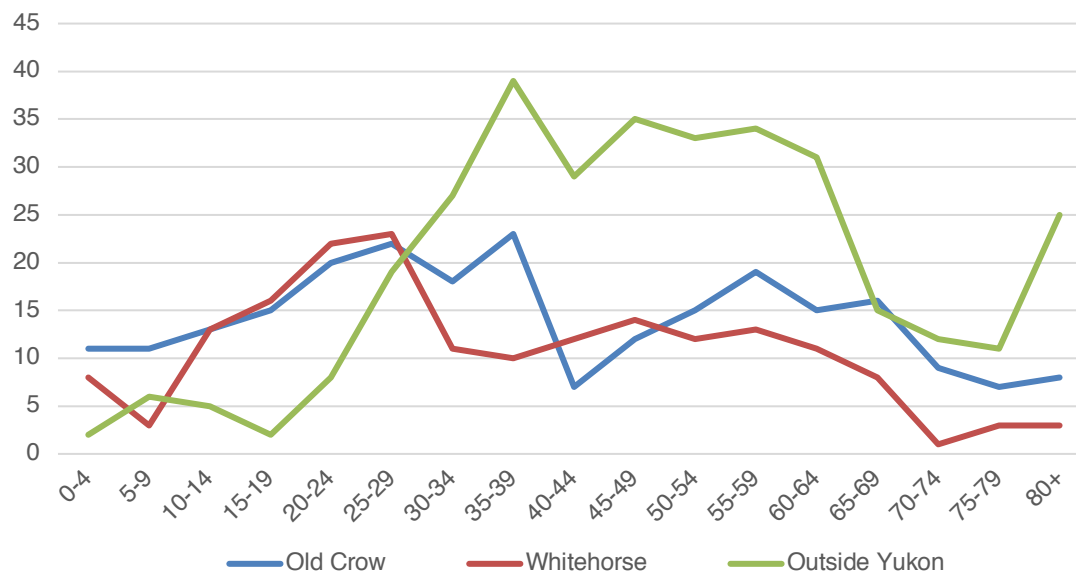
* Data source: VGFN Population Data, May 2019
 ** Data source: YBS Population Report Second Quarter 2018

Vuntut Gwitchin Citizens by Community and Age Cohort

Age Cohort	Old Crow	Whitehorse	Other Yukon Communities	Outside Yukon	Total Citizens
0-4	11	8	1	2	22
5-9	11	3	4	6	24
10-14	13	13	3	5	34
15-19	15	16	2	2	35
20-24	20	22	3	8	53
25-29	22	23	4	19	68
30-34	18	11	1	27	57
35-39	23	10	4	39	76
40-44	7	12	3	29	51
45-49	12	14	1	35	62
50-54	15	12	2	33	62
55-59	19	13	1	34	67
60-64	15	11	0	31	57
65-69	16	8	2	15	41
70-74	9	1	1	12	23
75-79	7	3	1	11	22
80+	8	3	1	25	37
Total	241	183	34	333	791

VGG Citizenship Data December 31, 2018

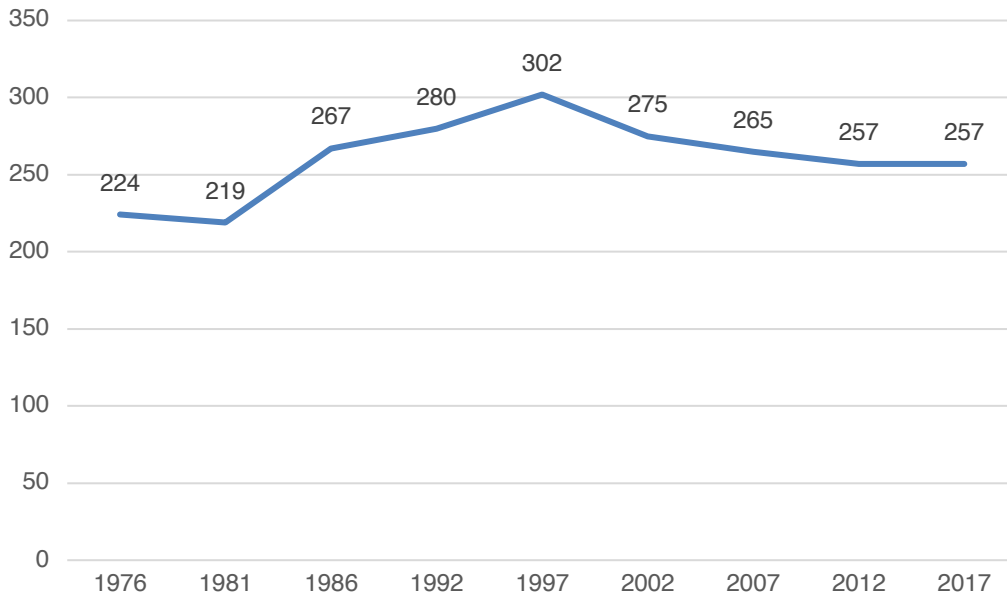
Note: The total count excludes 14 citizens (9 with unknown location, and 5 with unknown age)



Old Crow Total Population by Year 1976 - 2017

Average population 1976 - 2018: 251 residents

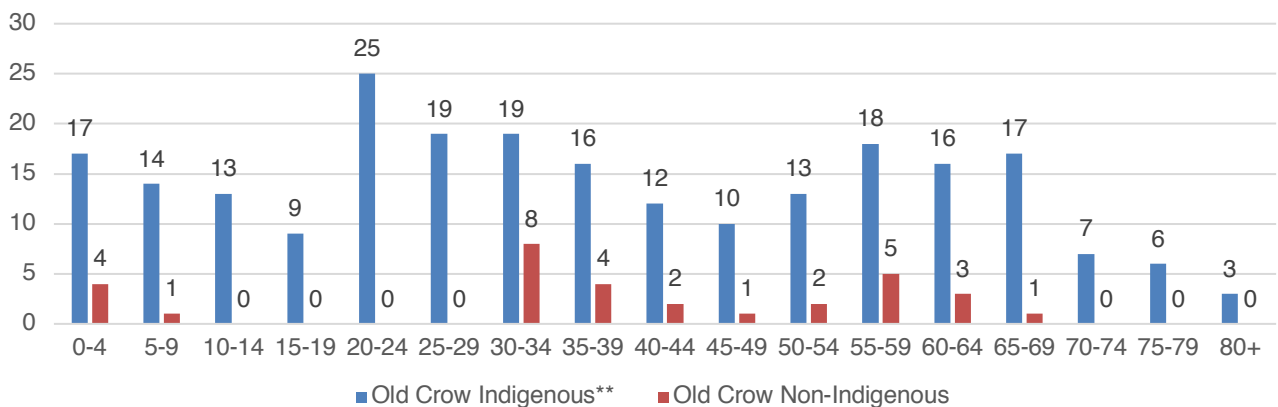
Average population last decade (2008 - 2018): 256 residents



Yukon Bureau of Statistics Population Report Second Quarter 2018

Detailed data on the Indigenous population by community is not available prior to 2014. However, nearly all of the Old Crow population is Indigenous. Yukon Bureau of Statistics data (Population Report, Second Quarter 2018) indicate that 88.3% of the population is Indigenous.

Old Crow Indigenous and Non-Indigenous Residents by Age

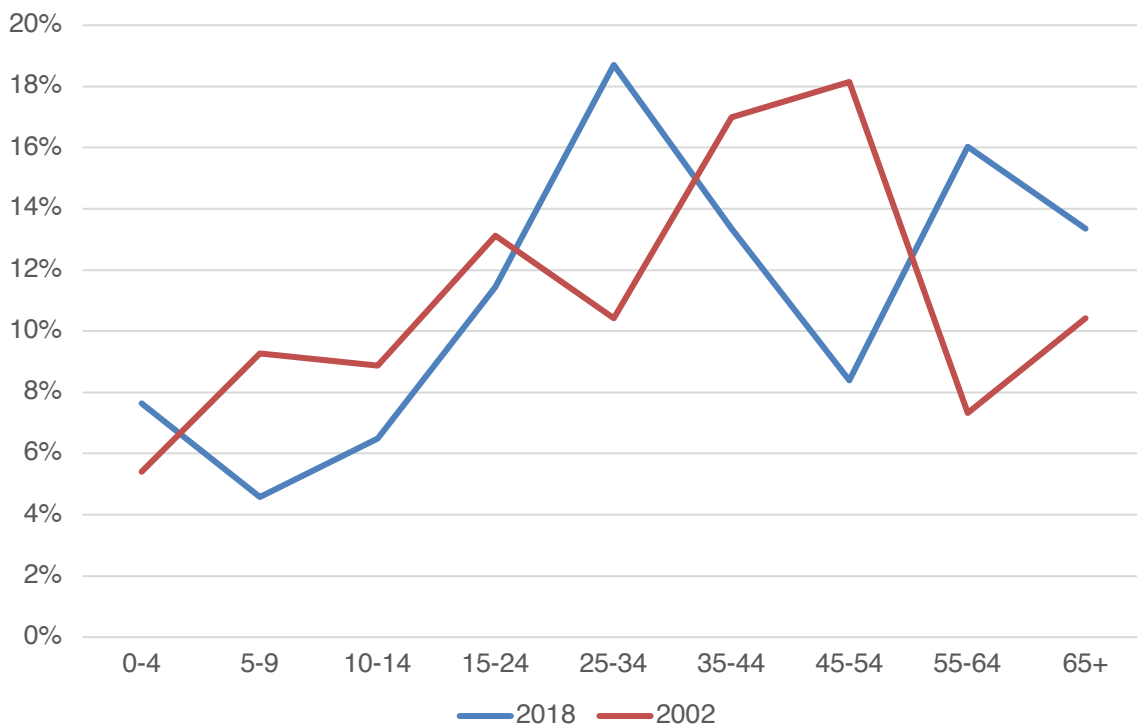


Yukon Bureau of Statistics Population Report Second Quarter 2018

Old Crow Population by Age 2002 - 2018

Year	0-4	5-9	10-14	15-24	25-34	35-44	45-54	55-64	65+	Total
2018	20	12	17	30	49	35	22	42	35	262
2013	14	14	13	41	37	28	41	38	25	251
2008	15	13	22	36	39	29	42	29	26	251
2002	14	24	23	34	27	44	47	19	27	259

Source: Yukon Bureau of Statistics Fourth Quarter Population Reports



APPENDIX B - INVENTORY OF VACANT VGFN HOUSING

Based on a cross reference of housing inventories (VGFN Properties Excel records, VGFN print list of sites by block, Shewfelt Consulting), a total of 34 vacant houses/sites have been identified. Of the vacant houses, 27 are confirmed VGFN ownership, and seven houses are private ownership.

14 VGFN houses are confirmed vacant; of those, six houses appear to be in good condition suitable for occupancy. Three have been assessed and rated as fair/good; and the other three have not been assessed but were all renovated between 2011 and 2014.

Five units have been abandoned and their listed tenants are currently living outside Old Crow. An additional 13 houses or sites are either demolished or the status of the sites is unconfirmed.

Privately owned: subtotal 7 vacant houses

355	Vacant but excluded from count	privately owned
766	Vacant but excluded from count	privately owned
515	Vacant not assessed boarded up	sweat equity, 1988 per VGFN Properties
105	Vacant not assessed	sweat equity, 1998 per VGFN Properties
520	Vacant, assessed, rated 2.4	vacant, sweat equity 1969 per VGFN Properties
210	Vacant, private, not assessed	not on VGFN Properties inventory FN189
405	Vacant private not repairable	not on VGFN Properties inventory

Confirmed Vacant: subtotal 14 houses; 6 in good condition - likely suitable for occupancy

929	Vacant, assessed, rated 2.9	CMHC 2007 per VGFN Properties, abandoned, tenant living in Whitehorse
705	Vacant, assessed, rated 2.4	VGFN 1970
606	Vacant, assessed, rating 2.7	not on VGFN Properties inventory
951	Vacant not assessed	VGFN 1998 renovated 2013, 2014 per VGFN Properties
610	Vacant, to be assessed	VGFN 1970, renovated 2012 per VGFN Properties
886	Vacant not assessed	CMHC 1987, renovated 2011 per VGFN Properties inventory
100	Vacant, assessed, rated 1.9	not on VGFN Properties inventory
865	Vacant, assessed, rated 1.7	VGFN 1975 per VGFN Properties inventory, abandoned, tenant living in Whitehorse
710	Vacant assessed rated 1.6	not on VGFN Properties inventory, FN 176, abandoned, tenant living in Whitehorse
715	Vacant assessed rated 1.6	not on VGFN Properties inventory, abandoned, tenant living in Alberta
845	Vacant assessed rated 1.3	not on VGFN Properties inventory; tenant relocated to #425
645	Vacant, assessed, rated 1.1	VGFN 1983 per VGFN Properties inventory, abandoned, tenant living in Whitehorse
725	Vacant not assessed	VGFN 1985 per VGFN Properties
370	Vacant not assessed	VGFN 1986 per VGFN Properties inventory

Demolished/Status Unconfirmed: subtotal 13 houses

320	Vacant Demolished	not on VGFN Properties inventory FN 173
325	Vacant Demolished	not on VGFN Properties inventory
335	Vacant Demolished	not on VGFN Properties inventory
952	Vacant/renumbered?	#952 double wide trailer relocated/renovated 2017; tenant living at #875
730	Vacant Demolished	VGFN 1970 per VGFN Properties inventory
330	Vacant, not assessed	not on VGFN Properties inventory FN173
505	Vacant not on assessed list	not on VGFN Properties inventory
550	Vacant not on assessed list	not on VGFN Properties inventory
735	Vacant not on assessed list	not on VGFN Properties inventory
770	Vacant no record	not on VGFN Properties inventory
815	Vacant not on assessed list	not on VGFN Properties inventory
895	Vacant no record not assessed	not on VGFN Properties inventory
1010	Vacant not on assessed list	not on VGFN Properties inventory; cabin FN 178

GCR	GCR Description	General Condition Rating (GCR) Evaluation Criteria
0	Abandoned; closed to the public	The infrastructure is unfit for sustained human occupation. The infrastructure is in unacceptable condition with widespread signs of advanced deterioration. Many components of the infrastructure exhibit signs of imminent failure which is affecting service.
1	Poor condition	The infrastructure is at risk and mostly below standard with many components approaching the end of their service life. A large portion of the infrastructure exhibits significant deterioration.
2	Fair condition	The infrastructure requires attention and is showing general signs of deterioration. Some components of the infrastructure exhibit significant deficiencies.
3	Good Condition	The infrastructure is adequate for now. Some components of the infrastructure show general signs of deterioration that require attention. A few components of the infrastructure exhibit significant deficiencies.
4	New build/excellent condition	The infrastructure was built in the last 5 years and does not show major signs of deterioration or deficiencies. A few components of the infrastructure show signs of general and expected deterioration.

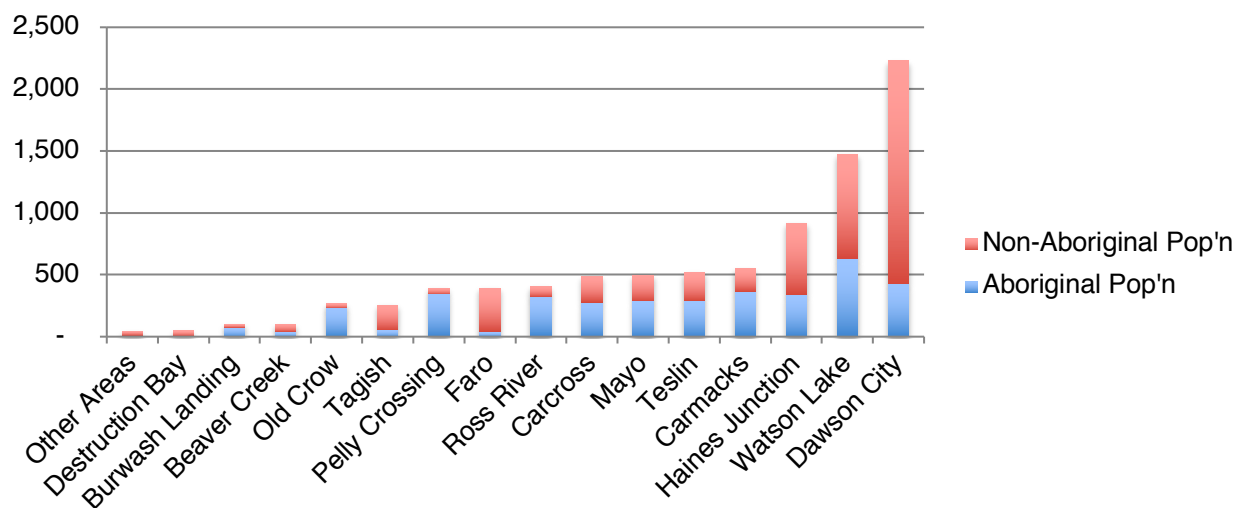
Source: Old Crow Housing Condition Assessment 2019:5

APPENDIX C - YUKON POPULATION DATA

Population of Communities – Indigenous and Non-Indigenous

Community	Indigenous Pop'n	Non-Indigenous Pop'n	Total Pop'n
Other Areas	12	40	52
Destruction Bay	8	46	56
Burwash Landing	75	32	107
Beaver Creek	41	68	111
Old Crow	234	39	265
Tagish	56	207	275
Pelly Crossing	345	52	387
Faro	42	355	413
Ross River	324	86	405
Mayo	279	218	506
Carcross	289	214	514
Teslin	293	231	521
Carmacks	366	192	564
Haines Junction	344	579	960
Watson Lake	629	851	1,497
Dawson City	427	1,809	2,323
Whitehorse Area	4,683	25,687	31,527
Yukon	8,447	30,666	40,483

Yukon Bureau of Statistics Population Report Second Quarter 2018

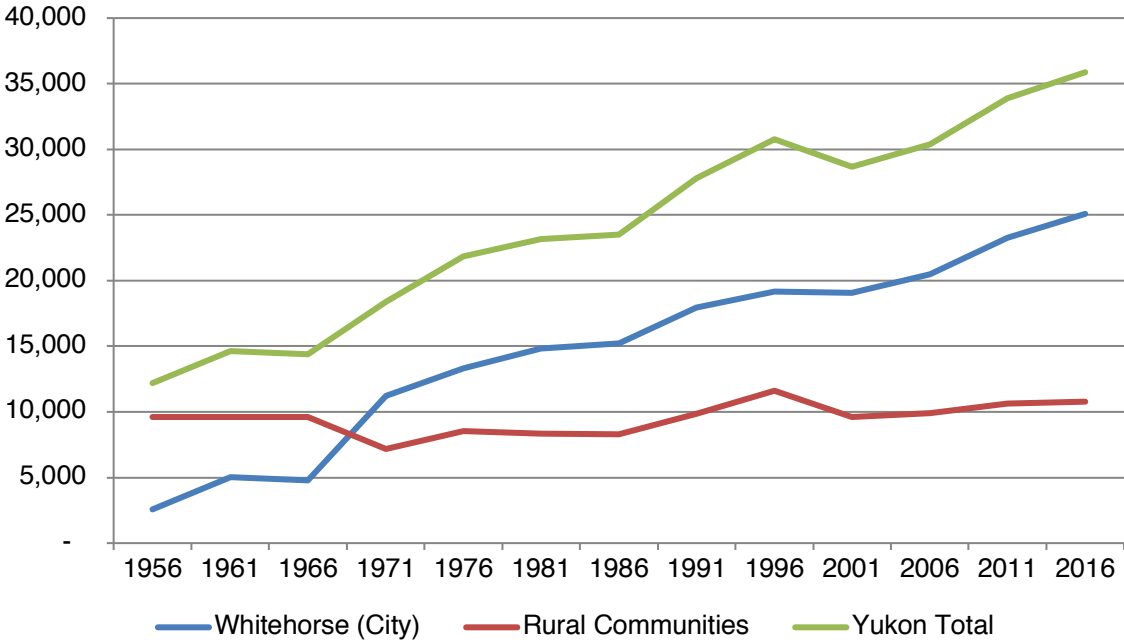


Population Trends 1956 - 2016

Year	Whitehorse	Whitehorse % of Pop'n	Rural Communities	Rural % of Pop'n	Yukon Pop'n
1956	2,570	21%	9,620	79%	12,190
1961	5,031	34%	9,597	66%	14,628
1966	4,771	33%	9,611	67%	14,382
1971	11,217	61%	7,171	39%	18,388
1976	13,311	61%	8,525	39%	21,836
1981	14,814	64%	8,339	36%	23,153
1986	15,199	65%	8,305	35%	23,504
1991	17,925	64%	9,872	36%	27,797
1996	19,157	62%	11,609	38%	30,766
2001	19,058	66%	9,616	34%	28,674
2006	20,461	67%	9,911	33%	30,372
2011	23,276	69%	10,621	31%	33,897
2016	25,085	70%	10,789	30%	35,874

Yukon Bureau of Statistics Yukon Census Historical Population 1901 - 2016

Population Counts by Year

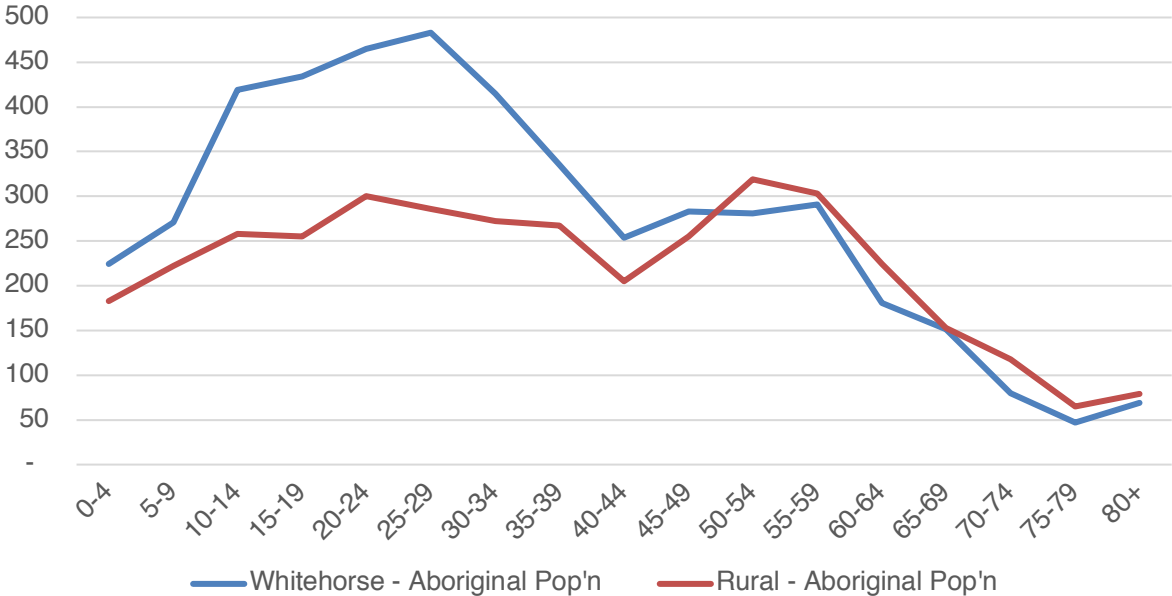


2018 Indigenous and Non-Indigenous Population by Age

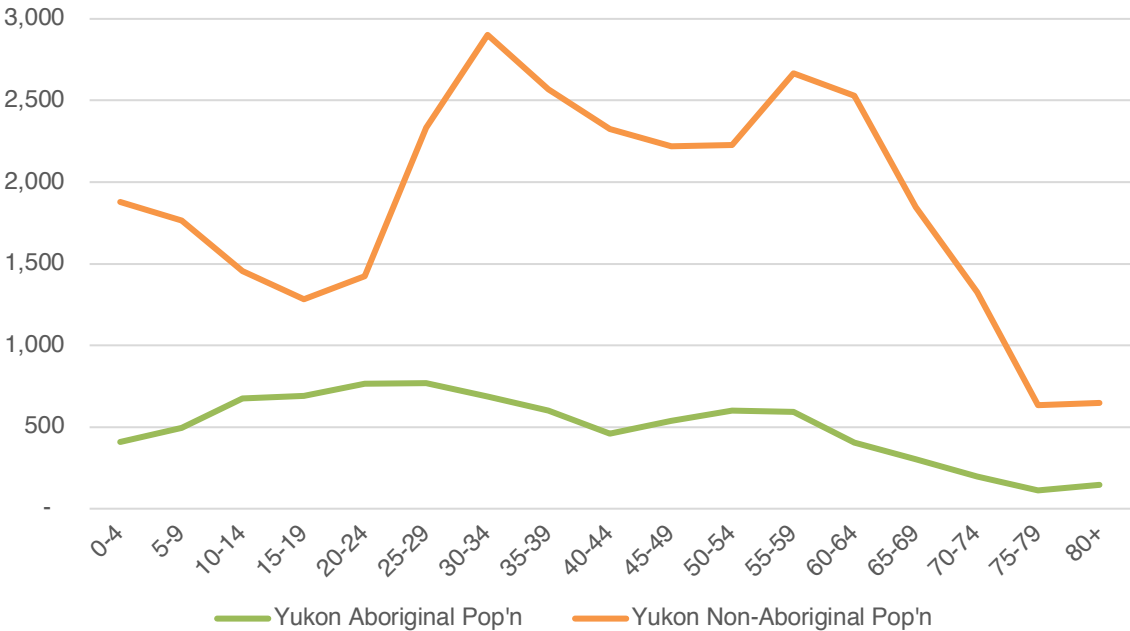
Age Cohort	Whitehorse - Indigenous Pop'n	Rural - Indigenous Pop'n	Yukon Indigenous Pop'n	Whitehorse - Non-Indigenous Pop'n	Rural - Non-Indigenous Pop'n	Yukon Non-Indigenous Pop'n
0-4	224	183	407	1,594	286	1,880
5-9	271	222	493	1,529	236	1,765
10-14	419	258	677	1,272	184	1,456
15-19	434	255	689	1,131	151	1,282
20-24	465	300	765	1,274	150	1,424
25-29	483	286	769	2,008	325	2,333
30-34	415	272	687	2,489	413	2,902
35-39	335	267	602	2,196	373	2,569
40-44	254	205	459	1,975	351	2,326
45-49	283	255	538	1,884	335	2,219
50-54	281	319	600	1,843	386	2,229
55-59	291	303	594	2,164	504	2,668
60-64	181	224	405	1,965	563	2,528
65-69	151	153	304	1,443	405	1,848
70-74	80	118	198	1,046	281	1,327
75-79	47	65	112	508	126	634
80+	69	79	148	523	123	646
Total	4,683	3,764	8,447	26,844	5,192	32,036

Yukon Bureau of Statistics Population Report Second Quarter 2018

Indigenous Population by Age – Whitehorse and Communities



Age Distribution of Population – Indigenous and Non-Indigenous



Indigenous and Total Yukon Population 2008 - 2018

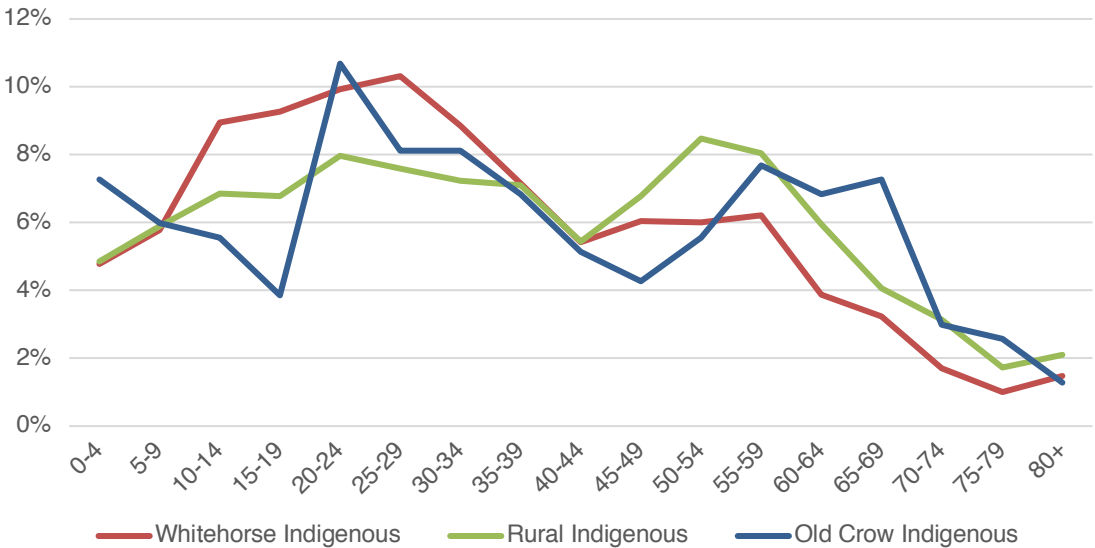
Year	Indigenous Population	Yukon Population	Indigenous as % of Total Population
2008	7,535	33,294	22.6%
2009	7,735	34,157	22.6%
2010	7,768	34,984	22.2%
2011	7,775	35,459	21.9%
2012	7,867	36,283	21.7%
2013	7,919	36,571	21.7%
2014	8,015	37,190	21.6%
2015	8,099	37,745	21.5%
2016	8,282	38,594	21.5%
2017	8,349	39,667	21.0%
2018	8,447	40,483	20.9%

Yukon Bureau of Statistics Population Report Second Quarter, 2018

Indigenous Population by Age: Old Crow, Rural Yukon and Whitehorse

Age Cohort	Yukon Total	Whitehorse	Rural Yukon	Old Crow
0-4	407	224	183	17
5-9	493	271	222	14
10-14	677	419	258	13
15-19	689	434	255	9
20-24	765	465	300	25
25-29	769	483	286	19
30-34	687	415	272	19
35-39	602	335	267	16
40-44	459	254	205	12
45-49	538	283	255	10
50-54	600	281	319	13
55-59	594	291	303	18
60-64	405	181	224	16
65-69	304	151	153	17
70-74	198	80	118	7
75-79	112	47	65	6
80+	148	69	79	3
Total	8,447	4,683	3,764	234

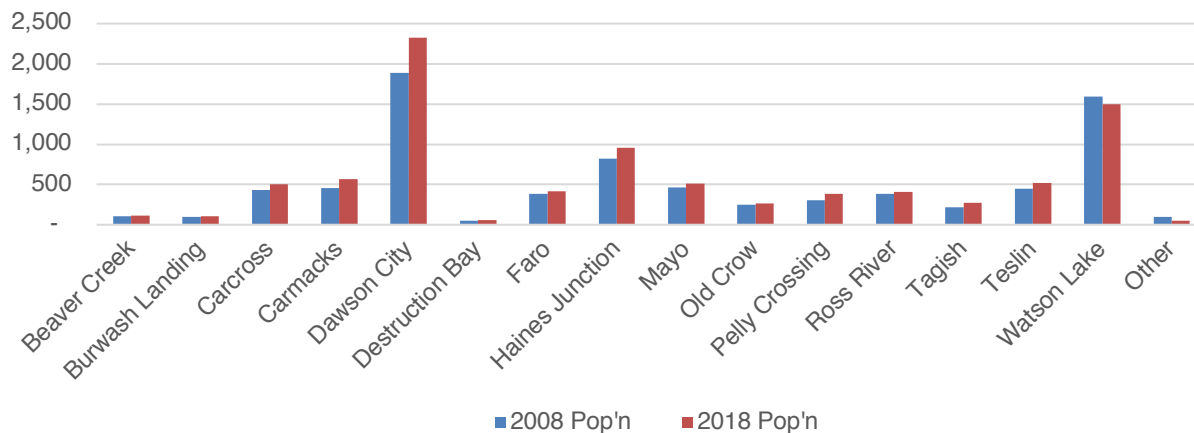
Source: Yukon Bureau of Statistics Population Report Second Quarter 2018



Yukon Population by Community

Community	2008 Pop'n	2018 Pop'n	Population Change 2008-2018
Beaver Creek	106	111	5
Burwash Landing	101	107	6
Carcross	431	506	75
Carmacks	453	564	111
Dawson City	1,889	2,323	434
Destruction Bay	49	56	7
Faro	385	413	28
Haines Junction	818	960	142
Mayo	460	514	54
Old Crow	248	265	17
Pelly Crossing	308	387	79
Ross River	383	405	22
Tagish	220	275	55
Teslin	449	521	72
Watson Lake	1,596	1,497	-99
Other	98	52	-46
Subtotal: All Rural Communities	7,994	8,956	962
Whitehorse Area	25,300	31,527	6,227
Yukon	33,294	40,483	7,189

Yukon Bureau of Statistics Population Report Second Quarter, 2018



APPENDIX D - HOUSING DATA

Core Housing Need

Core housing need comprises three dimensions:

1. Affordability – is based on housing cost that is more than 30% of total before-tax household income.
2. Adequacy – is a measure of whether or not the housing requires major repairs.
3. Suitability – is housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

Core need is dependent on both the housing conditions and income. CMHC defines core housing need in any household that falls below at least one of the standards **AND** if that household would have to pay more than 30% of its total household before-tax income to pay the median market rent of alternative local housing that meets all three of the standards.

Yukon Bureau of Statistics has published a detailed analysis of core housing need based on Census 2016 data. The following table provides a summary comparison.

Community	Rate of Core Need	Rate of Unaffordable Housing	Rate of Inadequate Housing	Rate of Unsuitable Housing
Canada	12.7%	24.1%	6.5%	4.9%
Yukon	15.2%	18.4%	12.5%	4.8%
Whitehorse	12.9%	19.8%	8.7%	4.3%
Communities-average	28.2%	15.4%	24.0%	6.1%
Old Crow			28.6%	9.5%

Yukon Bureau of Statistics Housing Census 2016

- Core housing need in Whitehorse matches the national average, but the core need rate in Yukon communities is more than double the rate for Canada overall.
- In Whitehorse, despite much higher incomes, affordability is a key factor because the cost of the housing is high. In the communities, despite lower incomes, it is not affordability, but housing adequacy that is the key issue.
- Overall in Yukon, 12.5% of housing requires major repairs, but the proportion for First Nations housing is 41% across Yukon.¹⁷
- The rate of inadequate housing in Whitehorse, which comprises 78% of the population, is actually comparable with national averages. The rates for rural communities are very high, indicating a high prevalence of core need, although the absolute number of households is low.
- The measures of housing suitability indicate that the median income for dwellings that were unsuitable is 4% higher than the median household income of dwellings that are suitable. This suggests that the unsuitability measure is an indicator of overhousing, possibly linked to aging households in which adult children have formed separate households.

ENDNOTES

- 1 VGG AIS database, May 2, 2019
- 2 Yukon Bureau of Statistics. Population Report Second Quarter, 2018
- 3 VGG AIS Database, March 2019
- 4 Vuntut Gwitchin First Nation. First Nation Community Profiles. Yukon Government
- 5 Yukon Bureau of Statistics. Population Report Fourth Quarter, 2018
- 6 Yukon Bureau of Statistics. Population Report Second Quarter, 2018
- 7 Old Crow Community Plan. Vuntut Gwitchin Government, 2012
- 8 VGG AIS database, May 2, 2019
- 9 Yukon Bureau of Statistics. Population Report Second Quarter, 2018
- 10 Yukon Bureau of Statistics. Population Report Second Quarter, 2018
- 11 Yukon Bureau of Statistics. Population Report Second Quarter, 2018
- 12 Yukon Bureau of Statistics. Population Report Second Quarter, 2018
- 13 Yukon Bureau of Statistics. Population Report Second Quarter, 2018
- 14 *External Scan – Integrated Housing Strategies*. Yukon Housing Corporation. 2016.
- 15 Zanasi, Luigi, and Steve Pomeroy. *Comprehensive Review and Assessment of Housing Issues in Yukon*. March 2013:iv.
- 16 VGG AIS Database, March 2019
- 17 Yukon Bureau of Statistics. Housing Census 2016