



Territorial Housing Needs Assessment

Chris Van Dyke, Manager - Community Housing Planning, Housing NWT

NWT Housing Forum - Symposium 2025

January 22, 2025

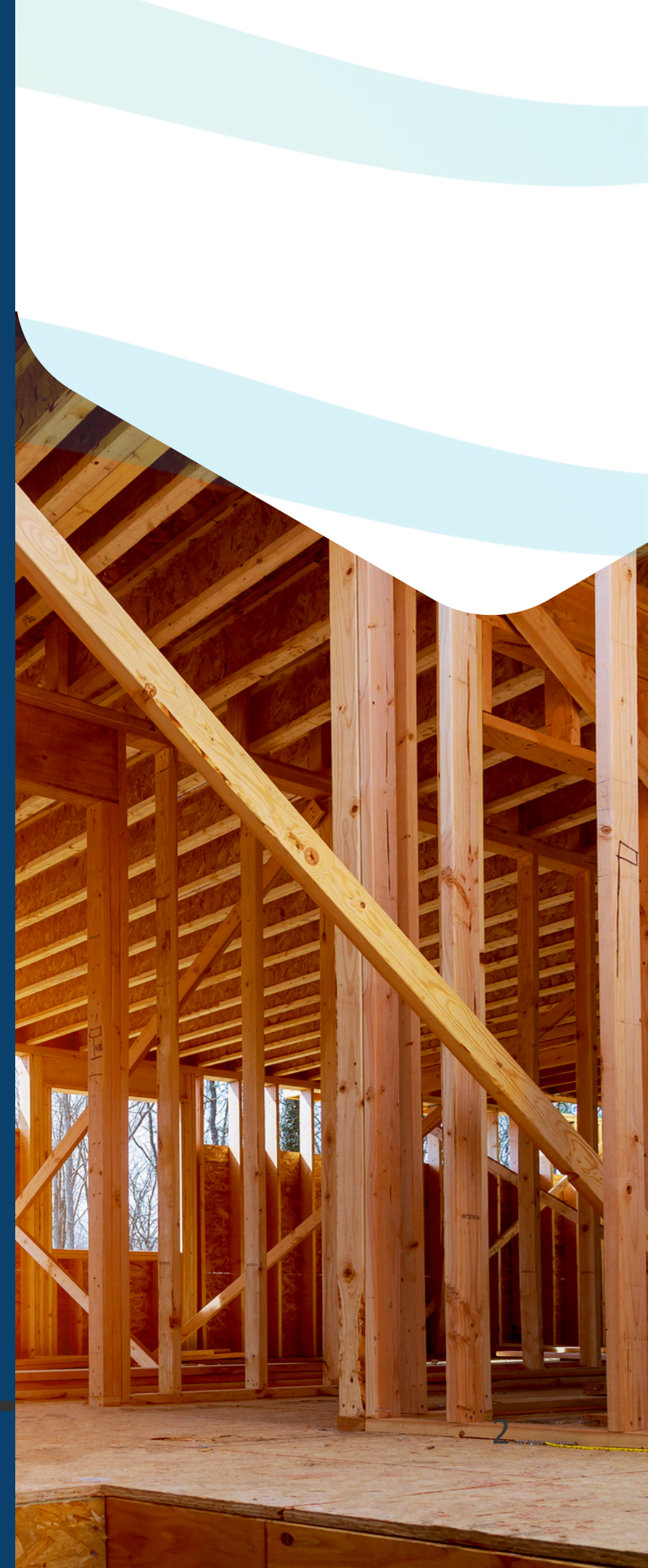
Goals for this Presentation:

Introduce the Territorial Housing Needs Assessment project

Talk about how communities will be involved

Share some initial findings from statistical work

Questions & Discussion



About Me

Manager of Housing NWT's Community Housing Planning team



Registered Professional Planner

Yellowknife resident for 30 years



Territorial Housing Needs Assessment - What is it?

Housing Needs Assessments: Overview

- **Housing Needs Assessment:** a report describing the housing needs of a community or region
- **Combines statistics related to housing with feedback from community leaders, residents, and other interested parties on housing needs**
- **Support planning by all levels of government on:**
 - **direct housing investment**
 - **residential land development**
 - **community planning**
 - **housing-related programs**

FORT SMITH HOUSING NEEDS ASSESSMENT

FINAL VERSION: NOVEMBER 2023



Background on the THNA Project



Evidence-based housing planning



Last territory-wide housing needs study in 2004

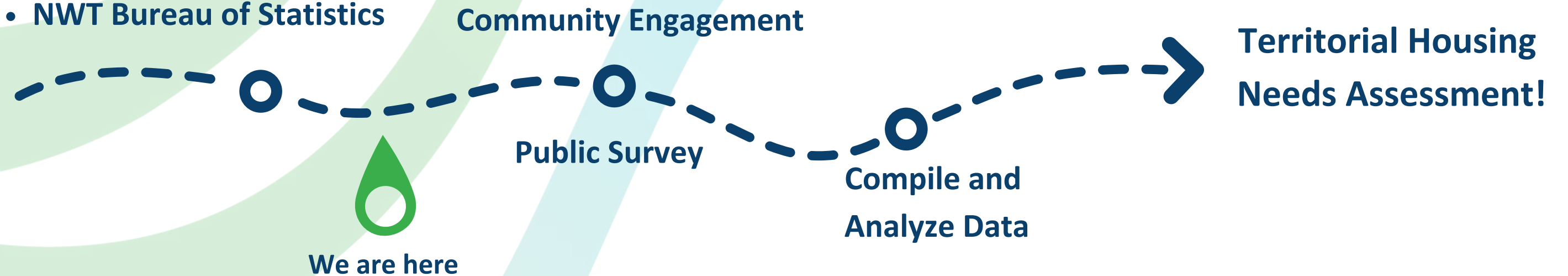


Advocacy for housing funding

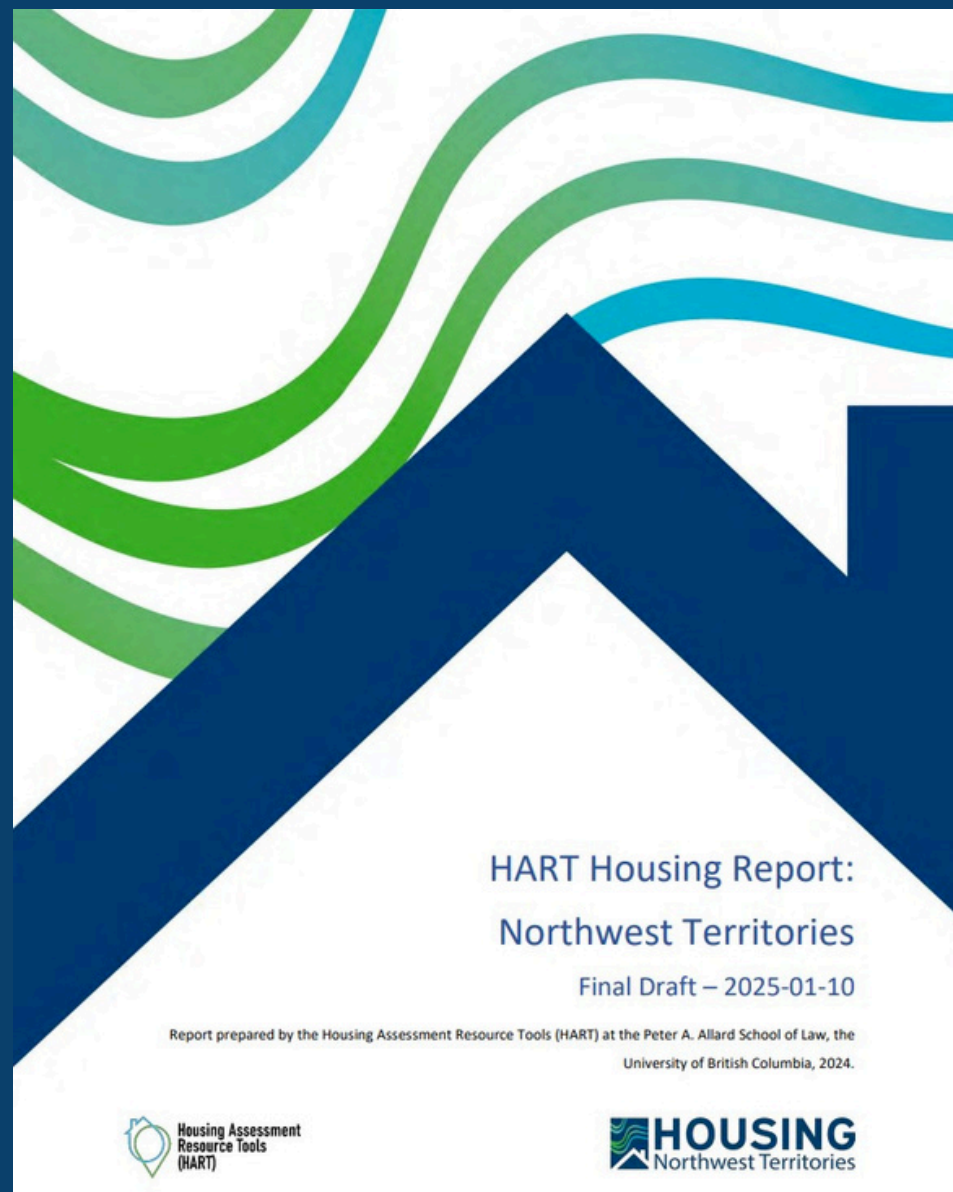
Project Plan

Gathering Statistical Data:

- HART Housing Report
- NWT Bureau of Statistics



HART Housing Report



Produced by Housing Assessment Resource Tool (HART) research team from UBC



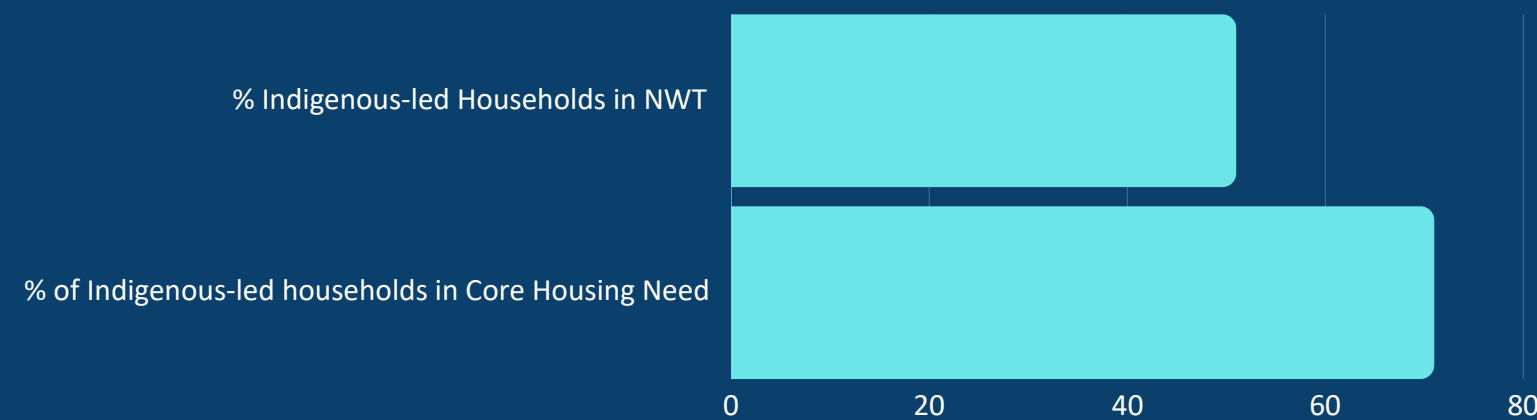
Presents detailed housing-related data from 2021 Census



Focuses on NWT as a whole, and largest communities

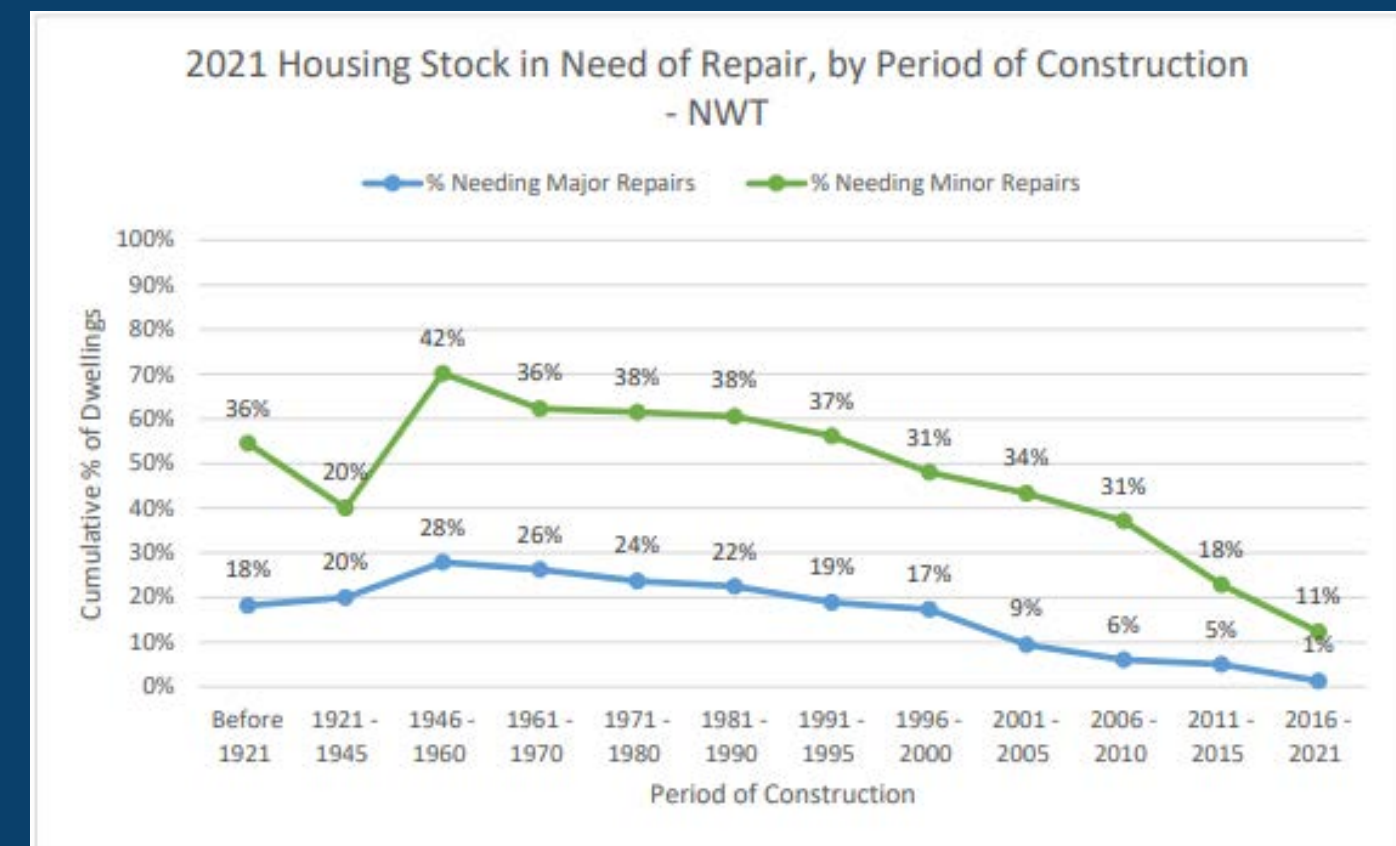
HART Housing Report - Key Takeaways

Indigenous-led Households are significantly over-represented in Core Housing Need (CHN) in the NWT:



In all regions aside from the North and South Slave, Indigenous-led households represent more than 90% of the households in CHN

Repair needs play a larger role in CHN in the NWT than in Canada:

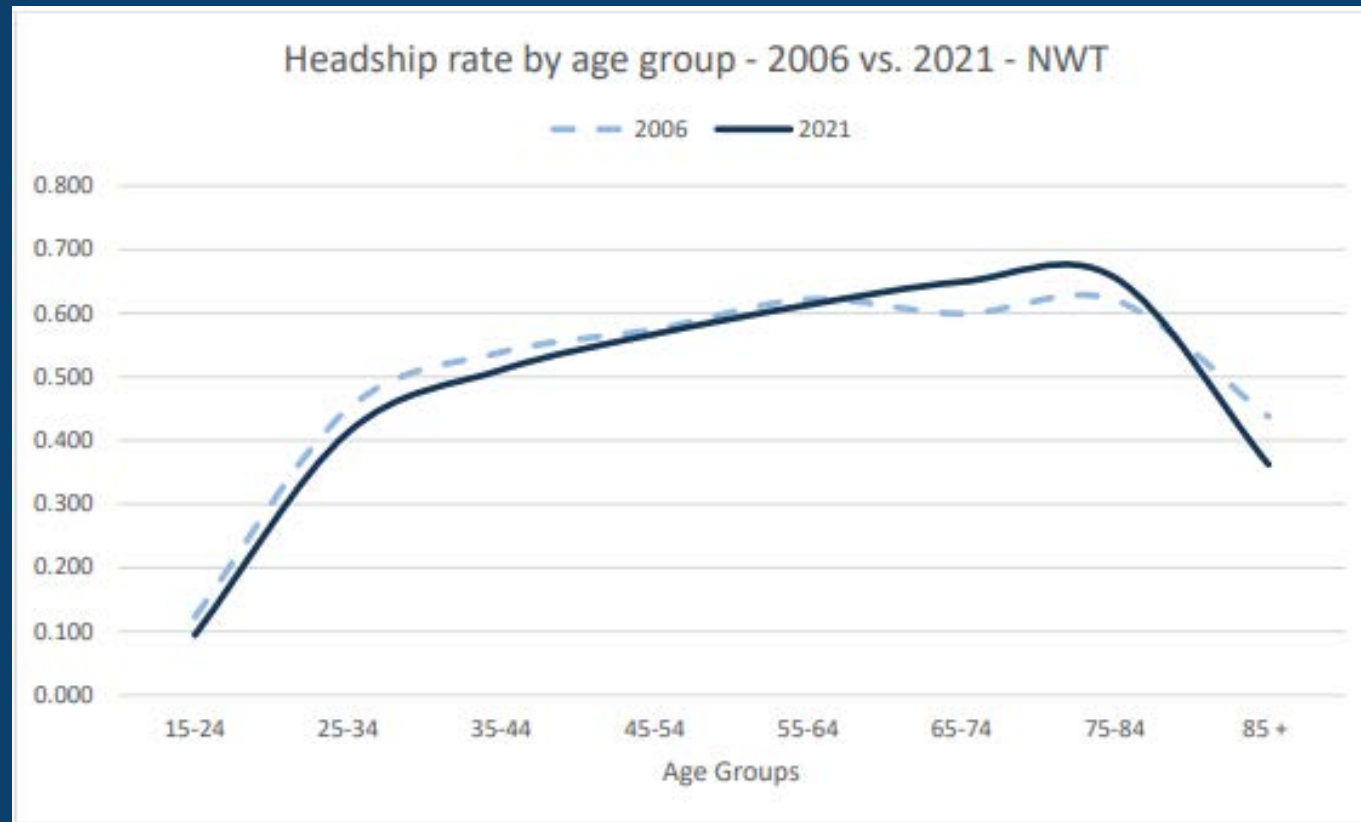


And 69% of homeowners without a mortgage live in a home needing major repairs!

*Core Housing Need: a household is living in a dwelling that is unaffordable, unsuitable (overcrowded), or inadequate (needs major repairs), AND that household wouldn't be able to afford alternative housing in their community

HART Housing Report - Key Takeaways

There has been a notable decline in the number of young adults forming households, which can likely be connected to a lack of available/attainable housing:



20% of 1-person households in the NWT are in Core Housing Need:

Core Housing Need by Household Size – Northwest Territories				
HH Size	2016		2021	
	HHs in CHN	% in CHN	HHs in CHN	% in CHN
1 p.	710	21%	780	20%
2 p.	535	13%	460	10%
3 p.	355	13%	315	12%
4 p.	325	14%	210	9%
5+ p.	330	17%	190	11%
Total	2,255	15%	1,960	13%

5% growth in number of households in the territory projected by 2031, with greatest need for smaller dwellings (1-bedroom)

HART Housing Report - Key Takeaways

Renters are significantly more likely to be in Core Housing Need than homeowners:

- But, average monthly shelter costs are actually similar between renters and homeowners
- The Dehcho is the only region where there is a higher rate of homeowners in Core Housing Need than renters

Core Housing Need by Tenure – Northwest Territories				
Tenure	2016		2021	
	HHs in CHN	% in CHN	HHs in CHN	% in CHN
Owner	770	10%	665	8%
+ With mortgage	245	5%	215	4%
+ Without mortgage	520	17%	445	14%
Renter	1,490	22%	1,295	19%
+ Subsidized	830	30%	540	25%
+ Not subsidized	660	17%	760	16%
Total	2,255	15%	1,960	13%

There are significant regional differences in household income, which affects what is considered “affordable” housing:

2021 – Income (table 1 of 2)							
Community	Northwest Territories (TER)	Beaufort Delta (CD, NT)	Sahtu (CD, NT)	Tłı̨chǫ (CD, NT)	Dehcho (CD, NT)	South Slave (CD, NT)	North Slave (CD, NT)
AMHI	\$127,000	\$100,000	\$113,000	\$116,000	\$85,000	\$118,000	\$147,000
Very Low	< \$25,400	< \$20,000	< \$22,600	< \$23,200	< \$17,000	< \$23,600	< \$29,400
Low	\$25,401-\$63,500	\$20,001-\$50,000	\$22,601-\$56,500	\$23,201-\$58,000	\$17,001-\$42,500	\$23,601-\$59,000	\$29,401-\$73,500
	\$63,501-\$101,600	\$50,001-\$80,000	\$56,501-\$90,400	\$58,001-\$92,800	\$42,501-\$68,000	\$59,001-\$94,400	\$73,501-\$117,600
Moderate	\$101,601-\$152,400	\$80,001-\$120,000	\$90,401-\$135,600	\$92,801-\$139,200	\$68,001-\$102,000	\$94,401-\$141,600	\$117,601-\$176,400
	> \$152,400	> \$120,000	> \$135,600	> \$139,200	> \$102,000	> \$141,600	> \$176,400

Next Steps: Engagement

- Consultant to guide engagement
- Main focus of engagement will be with community leadership:
 - Indigenous governments, community governments, and other interested parties
- Public will have an opportunity to provide input through an online survey that will be developed



Next Steps: Timeline

- Engagement with community leadership groups: Spring 2025
- Online public survey: Spring 2025
- Aiming for final Territorial Housing Needs Assessment report by Fall 2025

Questions for Discussion

- **What are your thoughts on the data presented - does it accurately represent your community?**
- **What do you see as the biggest housing need(s) in your community?**
- **What's the best way to engage with leadership in your community?**



Thank you!