



Territorial Housing Needs Assessment

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

NWT Housing Forum - Symposium 2025

January 22, 2025

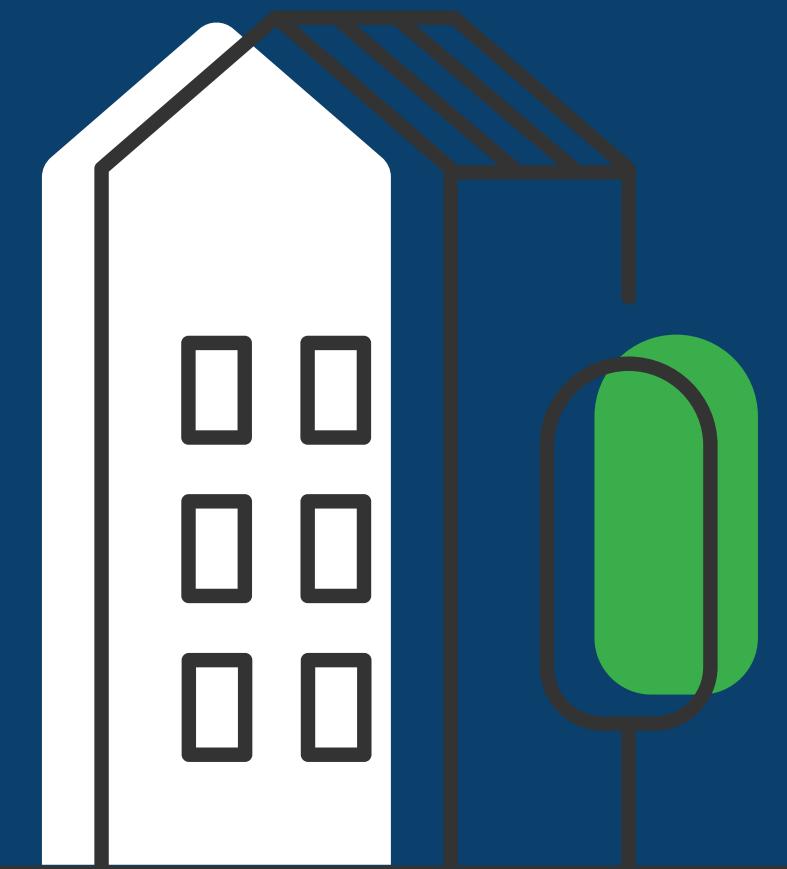
Goals for this Presentation:

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

Yellowknife resident for 30 years

Registered Professional Planner





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

We are here

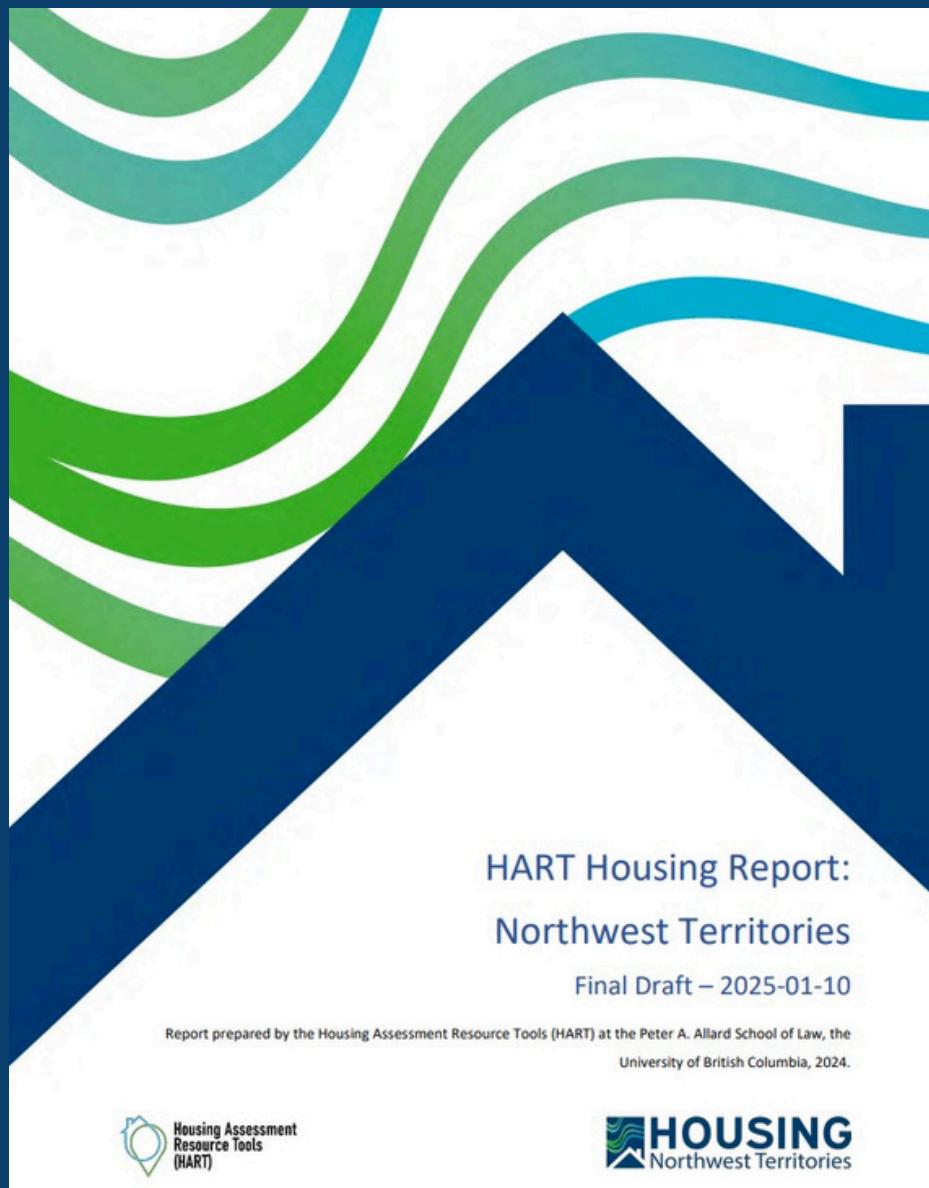
Community Engagement

Public Survey

Compile and
Analyze Data

Territorial Housing
Needs Assessment!

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

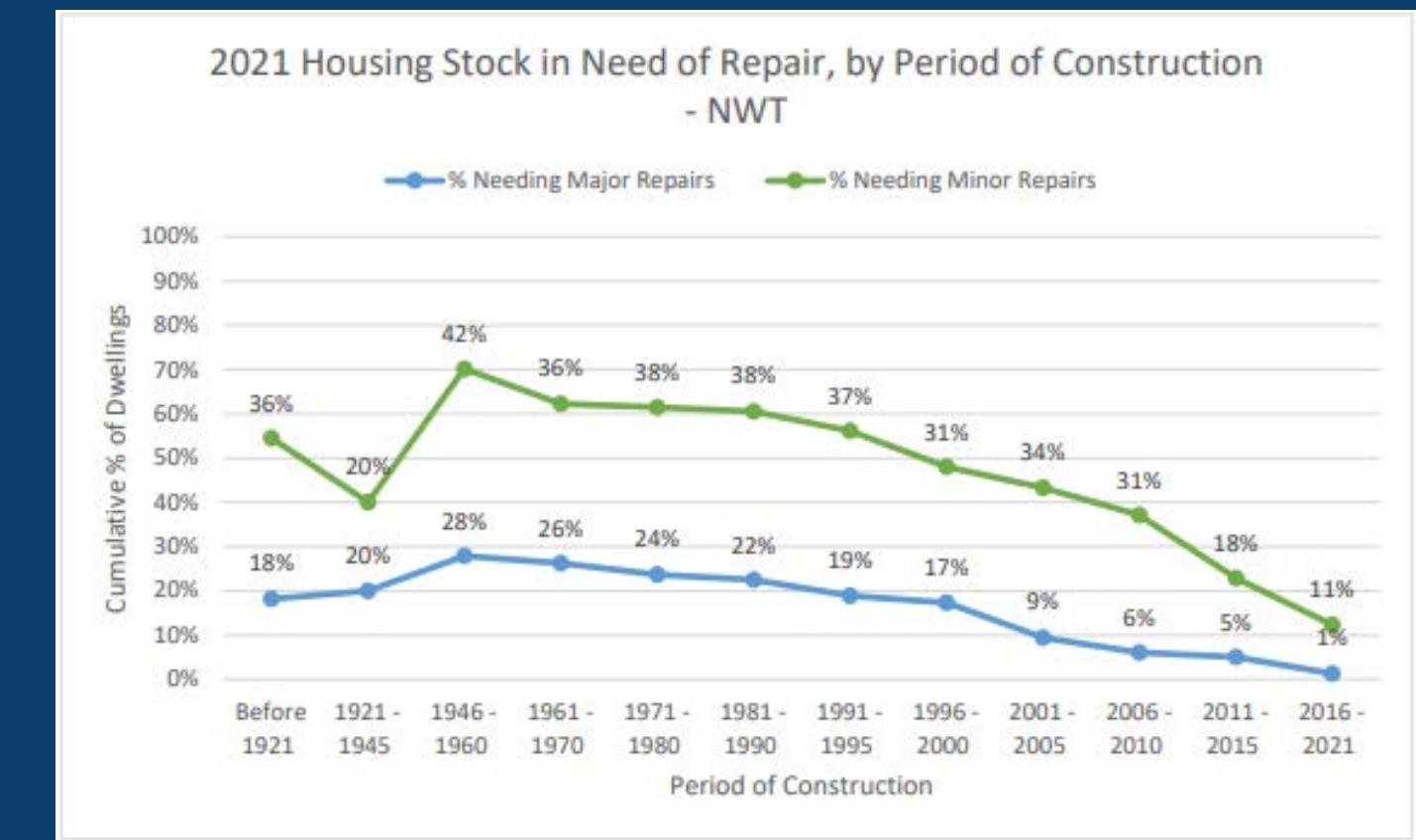
HART Housing Report - Key Takeaways

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:

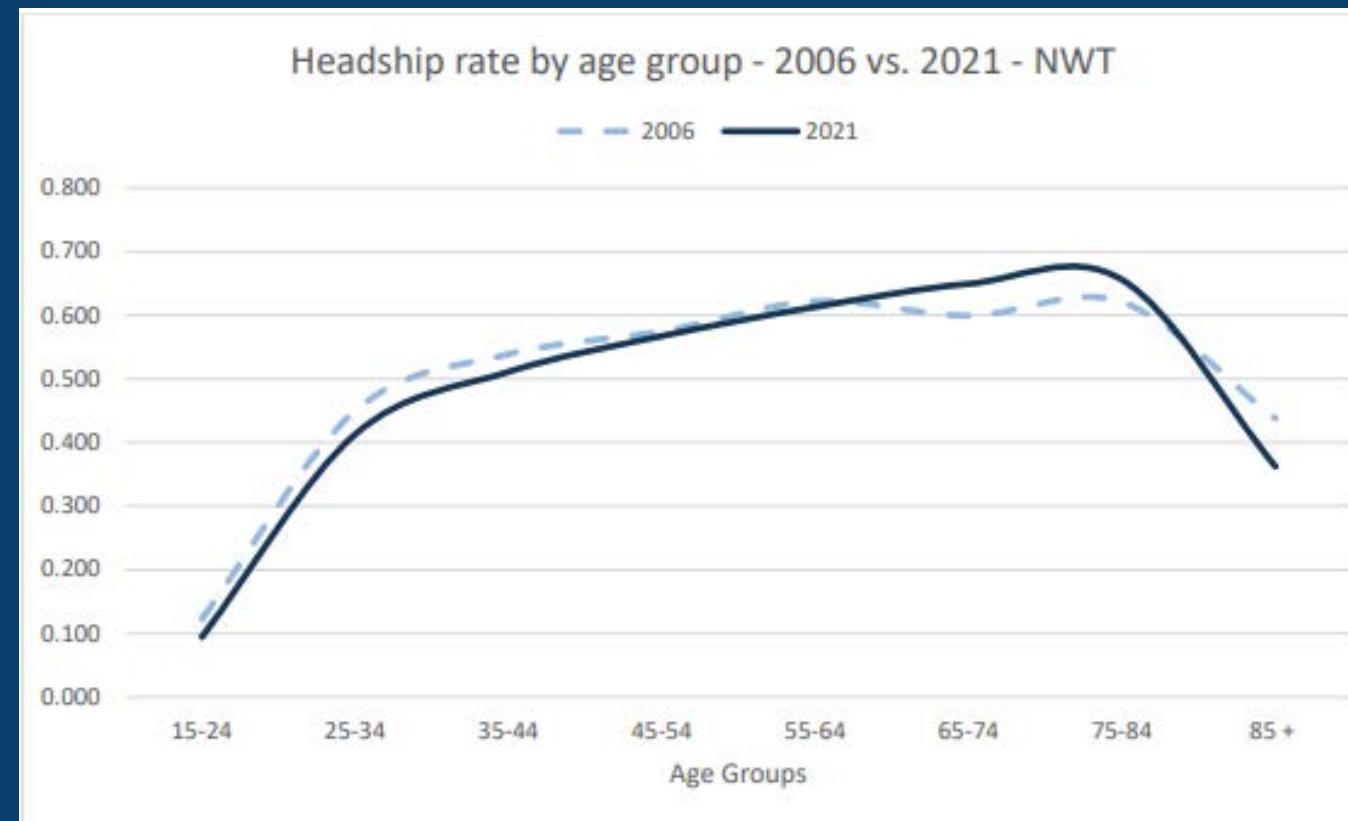


And 69% of homeowners without a mortgage live in a home needing major repairs!

*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:

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
Moderate	\$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
Median	\$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
High	> \$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!