
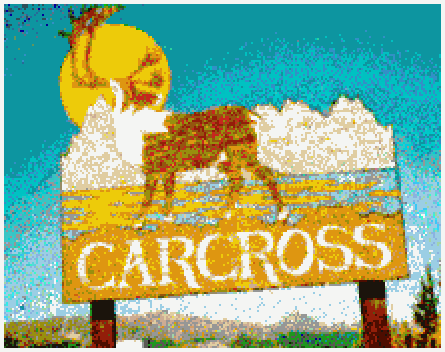



# Community Housing Study

# Destruction Bay Housing Report

## November, 2000







YUKON HOUSING CORPORATION

# DESTRUCTION BAY

# COMMUNITY HOUSING REPORT

## A Study on Housing Quality

***A Research Project by:***

**Yukon Housing Corporation**

**Report Date: November 2000**

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# DESTRUCTION BAY COMMUNITY HOUSING REPORT

# EXECUTIVE SUMMARY

## GENERAL INFORMATION

The Yukon Housing Corporation, in conjunction with the Northern Research Institute, undertook a housing study in Destruction Bay in November 1999. The purpose of the study was to look at the quality of housing in the community. A total of 15, randomly selected, households were interviewed**.**

This summary provides key highlights of the Destruction Bay housing study. The study looks at dwelling adequacy, dwelling affordability, dwelling suitability, access to home ownership, as well as seniors and elders needs. It also compares Destruction Bay with the Yukon.

# DWELLING ADEQUACY – KEY HIGHLIGHTS

The study looks at *dwelling adequacy*, which refers to:

- the energy efficiency of the dwelling;
- the state of repair of the dwelling;
- the presence or absence of basic facilities in the dwelling;
- the need for health and safety considerations in the dwelling including running water, electricity, heat, and smoke alarms; and
- the desire of the occupants to improve the dwelling.

## ENERGY EFFICIENCY

Just over 13 percent of Destruction Bay households pay more than $3 per square foot to heat their homes (page 10)[1]. A number of factors come into play when considering energy costs including the type of window pane, the thickness of walls, and the kind of heating system. Energy related repair needs in Destruction Bay are 13 percent versus 14 percent for the Yukon (page 22).

## STATE OF REPAIR

Twenty-seven percent of all dwellings in Destruction Bay require major repairs compared with 33 percent in the Yukon (page 25). Excluding the "Other" category, just over 13 percent of Destruction Bay households require major repairs to plumbing, heating and ventilation (page 27). Another 7 percent of dwellings require minor repairs (page 30). Minor repairs include such things as window, and door repairs (page 31).

## BASIC FACILITIES

Ninety-three percent of the Destruction Bay dwellings have basic amenities such as hot and cold water, toilet, sink, bath and electricity while 7 percent lack some basic facilities (page 33). The Yukon wide results show 4 percent of dwellings lacking basic facilities.

## HEALTH AND SAFETY DEFICIENCIES

Forty percent of Destruction Bay dwellings have health and safety deficiencies (page 35). These deficiencies may range from not having a kitchen exhaust system to not having adequate sewage disposal. For example, 33 percent of dwellings do not have working smoke alarms (page 36).

[1] The page numbers identified throughout this summary refer to the data in the Destruction Bay Community Housing Report.

### *DESIRED IMPROVEMENTS*

Only 6.67 percent of respondents indicated that they would like to make improvements to their dwelling. Of these, they stated that they would like to replace their roof or siding (page 42).

## DWELLING AFFORDABILITY - KEY HIGHLIGHTS

The study looks at *dwelling affordability*, which refers to:

- whether the occupants pay 30 percent of their gross income for shelter costs.

### *AFFORDABILITY PROBLEM*

Twenty-seven percent of Destruction Bay respondents do not have an affordability problem while 7 percent have a potential problem. Only 7 percent have an affordability problem (page 44).

## DWELLING SUITABILITY – KEY HIGHLIGHTS

The study looks at *dwelling suitability*, which refers to:

- the number of bedrooms in the dwelling; and
- the ease of access for the disabled and elderly.

### *CROWDING*

Crowding is not an issue in Destruction Bay. Seven percent of Destruction Bay households do not have enough bedrooms (page 46). This compares with 6 percent for the Yukon.

### *ACCESSIBILITY FOR DISABLED AND ELDERLY*

One hundred percent of Destruction Bay respondents indicated that they did not have a disabled person in the household (page 49).

## ACCESS TO HOME OWNERSHIP – KEY HIGHLIGHTS

The study looks at *access to home ownership* in terms of:

- reasons for renting.

### *RENTING*

There are many reasons why people choose to rent rather than buy their own homes. In the study, renters' responses range from "it is cheaper to rent" to "there being no other option." Excluding the "Other" category, the most significant reason given, at 50 percent, for not purchasing a home in Destruction Bay is "there is no other option" (page 51).

## SENIORS AND ELDERS NEEDS - KEY HIGHLIGHTS

The study looks at the *needs of seniors and elders* in terms of*:*

- dwelling suitability.

### *DWELLING SUITABILITY*

Senior households make up 27 percent of Destruction Bay households (page 53). Like the Yukon at 36.5 percent, 25 percent of respondents in Destruction Bay said mobility was the major problem for seniors in their homes (page 58).

# COMMUNITY HOUSING STUDIES METHODOLOGY

## BACKGROUND

In 1986, national census data was released that indicated the need for improved housing quality in Yukon. That data suggested that housing quality in the territory was among the lowest in Canada. Since then, the Yukon Housing Corporation has strengthened existing programs and created new programs to assist Yukoners to improve the quality of their housing.

The Yukon Housing Corporation wishes to continue its effort to help Yukoners improve their housing. In order to do that, the Yukon Housing Corporation requires good quality information to determine if its programs are helping to improve housing in the Yukon, and to possibly refocus the Yukon Housing Corporation's policies, programs and services to meet the needs identified by Yukoners.

## STUDY DESIGN

In an effort to get up-to-date information on housing conditions and the housing needs of Yukoners, the Yukon Housing Corporation designed and managed a housing data collection project that consisted of a series of community housing surveys completed throughout the Yukon. These surveys were carefully designed to obtain answers to the Yukon Housing Corporation's critical policy questions. These policy questions can be grouped into three general standards of housing quality. These standards are also used to assess housing quality throughout Canada. They are:

- *Dwelling Adequacy* (physical condition): refers to the presence or absence of basic health and safety features in the home, for example, running water, electricity, heat, smoke alarms are basic health and safety features.
- *Dwelling Affordability* (dwelling costs with respect to household income): refers to a measure of the ability of the occupants to pay for their housing. This includes an analysis of the affordability of home ownership as compared to home renting.
- *Dwelling Suitability* (factors such as crowding and accessibility): refers to the appropriateness of the dwelling for the current occupants. For example, is the home accessible for its occupants, or are there enough bedrooms. This section included a special analysis of seniors' and elders' needs.

Each of these three housing quality standards contains sub-themes. For example, the first one, *Dwelling Adequacy,* is comprised of the following:

- Energy Efficiency,
- State of Repair,
- Presence or Absence of Basic Facilities,
- Health and Safety Items, and

- Desirable Improvements.

The information provided in the responses to the community housing surveys allows the Yukon Housing Corporation to determine the quality of dwellings in each community.

This housing quality indicator report provides a summary of the responses to the questions in the community housing survey. It also provides information on a Yukon wide basis to allow the reader to compare housing conditions in your community with those in the Yukon in general.

## PROCESS

The Yukon Housing Corporation contracted with the Northern Research Institute to complete the door-to-door surveying. The Northern Research Institute recruited and trained the surveyors, and administered the survey.

Community Housing Surveys were completed for the communities of Beaver Creek, Burwash Landing, Carcross, Carmacks, Dawson City, Destruction Bay, Haines Junction, Marsh Lake, Mayo, Ross River, Teslin, Watson Lake, and Whitehorse.

In each of the 13 communities surveyed, the local government, and the relevant First Nation government were informed of, and included in the process. Their assistance was critical to our success in obtaining excellent quality housing data in these studies. In return, Yukon Housing Corporation committed to providing this report on housing quality to these communities.

The Northern Research Institute hired interviewers from each community with the exception of one community where no local people applied for the positions. In every case, the local government and the relevant First Nation government office were contacted in advance of the survey. In many communities, Yukon Housing Corporation and Northern Research Institute staff met with officials from those offices to review the surveying process in the community and to provide information to those concerned.

## SAMPLE DESIGN AND SAMPLE SIZE

The Yukon Housing Corporation and the Northern Research Institute physically mapped all occupied dwellings in each of the communities that were surveyed. From this “population” of dwellings, we randomly sampled a specific number of households to interview. For each community, Yukon Housing Corporation determined the correct number of households to survey in such a way as to make the quality of the data the same in each community. As a result, in each community, the data is statistically accurate within 10 percent, 19 times out of 20. In Destruction Bay, 15 households were surveyed out of an estimated 23 dwellings.

## TIME OF DATA COLLECTION

The surveying was done in Destruction Bay in November 1999.

## DATA QUALITY

A random sample survey was completed for each community. Of the approximately 11,700 households in the Yukon, 2,138 households were surveyed through this process. In each community, this survey yielded very high quality, statistically valid data. The confidence interval of the data is 95 percent; the margin of error is 10 percent [2].

## USEFULNESS OF DATA

The housing data is stored in a database that will allow us to look at the data in a variety of ways in order to assess the housing conditions and needs of many different groups within the Yukon population. By analyzing the data in a variety of ways, the Yukon Housing Corporation will be able to make the best possible program and policy decisions to help Yukoners improve their housing.

The data will also provide communities and First Nations with a useful tool that will help them to make decisions about housing improvement priorities.

Data can be provided in more detailed breakdowns and cross-tabulations. It can also be provided in the form of customized report. For example, an energy report will be prepared.

## CONFIDENTIALITY

Yukon Housing Corporation is obliged to protect the identities of individual respondents. In general, no information that is confidential under the provisions of the *Statistics Act* and the *Access to Information and Protection of Privacy Act* will be divulged.

[2] When a sample survey is conducted, the results depend on who was selected to be in the survey. A different sample of people might yield different results. The amount of variability in the results obtained from different samples is called the sampling error. We can measure the sampling error by applying statistical formulas. This error can be reported in various ways, one of which is a confidence interval. A confidence interval is a range of likely values. When a sample survey is conducted, we can estimate the proportion of people with some characteristic. Often accompanying the point estimate, a 95 percent confidence interval is given. If you repeated the survey over and over, 95 percent of the time the result would be within the given range, which in this case, is 10 percent.

## REPORT FORMAT

This report will consist of a series of pages of charts. Each page will focus on one specific housing topic. The top chart on each page will show the data for that topic from each community, and the bottom chart will show the corresponding Yukon wide data. The data is presented in this way to allow easy comparison of community data with that of the territory as a whole.

In many cases, the charts will show one factor against another factor. Please note, one factor alone is not completely predictive of another factor. In most cases, there are numerous factors that influence the end result.

In the report, a series of charts are presented. For example, energy costs are considered in the context of wall thickness versus energy costs per square foot; window type versus energy costs per square foot; and measures to control energy loss versus energy costs per square foot. These comparisons allow the reader to draw conclusions about the total effect of all of the factors regarding energy costs per square foot.

## USE OF INFORMATION

Data is provided for information purposes only. Interpretation and use of data in decision making is the sole responsibility of the user.

# 1 DWELLING ADEQUACY

The following characteristics of dwellings were used as indicators of the adequacy of the dwelling:

- energy efficiency,
- state of repair,
- basic facilities, presence or absence,
- health and safety considerations, presence or absence of various features, and
- desirable improvements.

## 1.1 ENERGY EFFICIENCY

The following 12 sub-themes illustrate various factors related to the energy efficiency of dwellings in Destruction Bay and the Yukon:[3]

⇒ **ANNUAL ENERGY COST PER SQUARE FOOT**,

⇒ **ANNUAL ENERGY COST VERSUS DWELLING SIZE**,

⇒ **ANNUAL ENERGY COST VERSUS DWELLING TYPE**,

⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING**,

⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE**,

⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE**,

⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS**,

⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL**,

⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM**,

⇒ **ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES**,

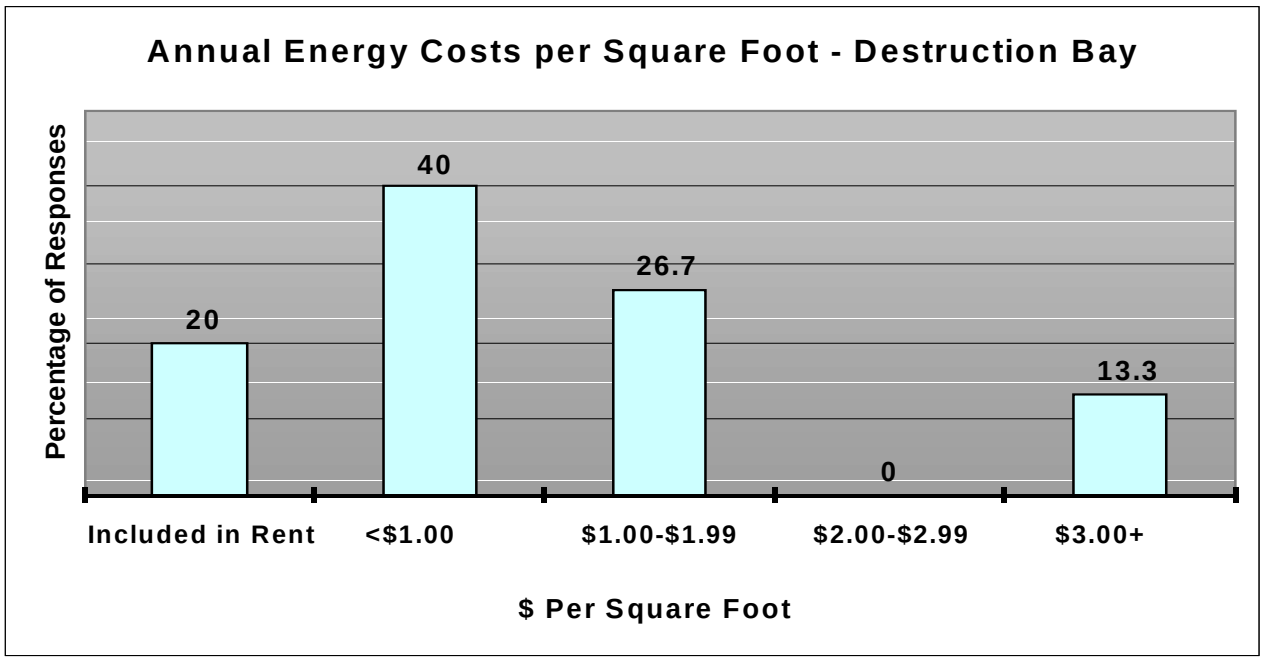
⇒ **PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED**,

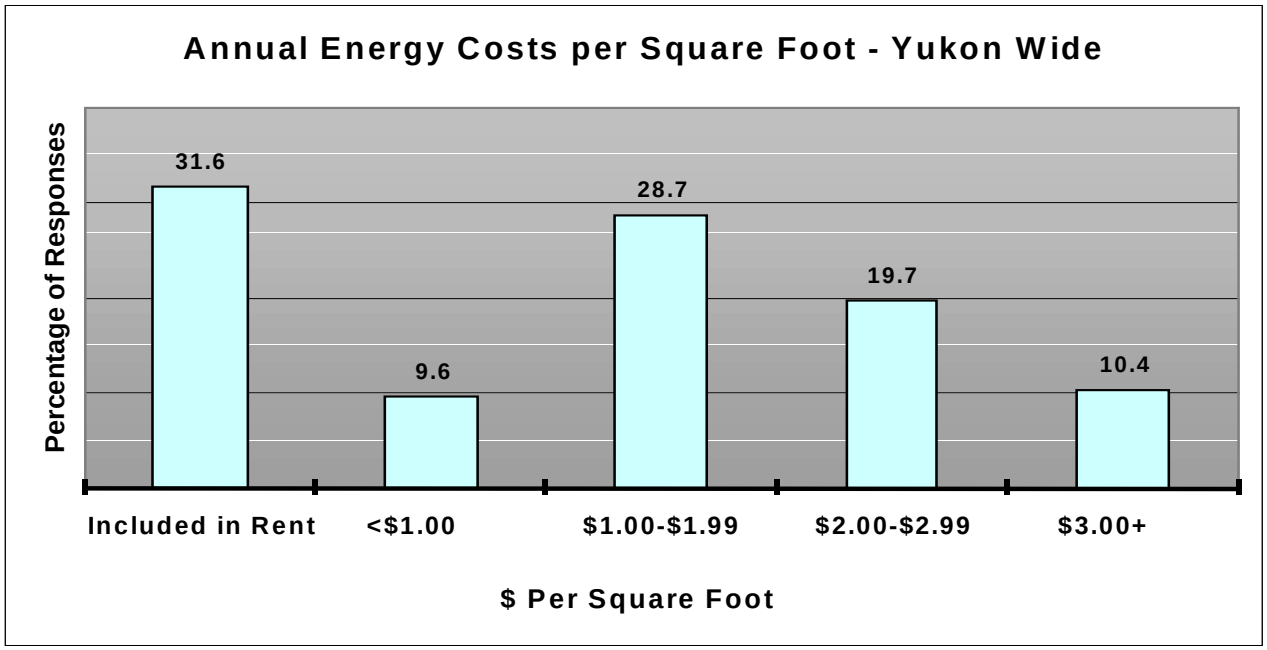
⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED**.

[3] ANNUAL ENERGY COST PER SQUARE FOOT: In calculating the energy cost per square foot, it should be noted that dwelling square footage includes the main floor and the second floor if applicable. It does not include the basement square footage even if the basement is heated. As well, the calculation of the annual energy cost includes the annual cost of heating fuel and the annual cost of electricity.

## 1.1.1 ANNUAL ENERGY COST PER SQUARE FOOT

These bar charts depict heating costs per square foot that households pay in Destruction Bay and in the Yukon.



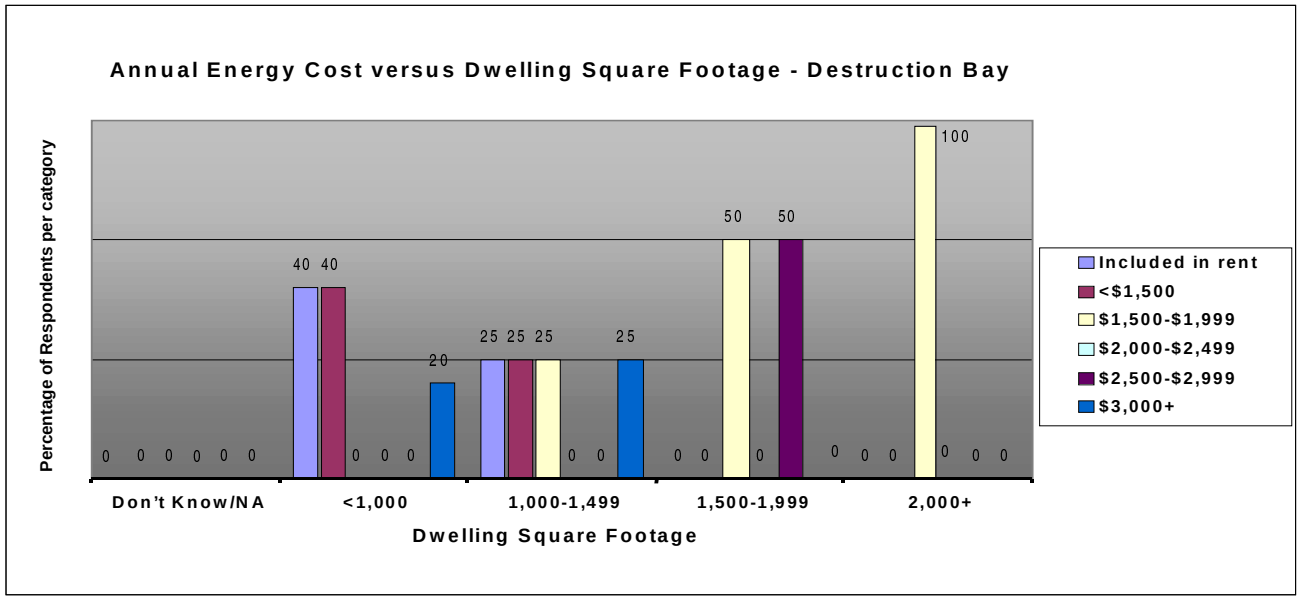



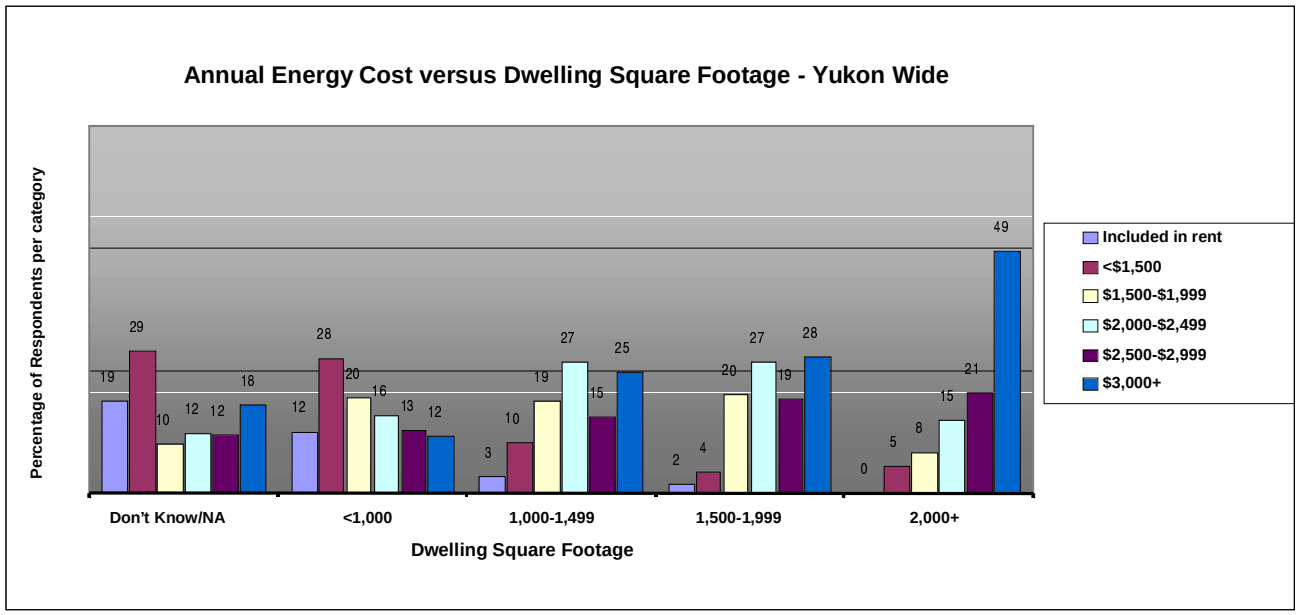

## HIGHLIGHTS

- 40 percent of Destruction Bay households and 9.6 percent Yukon households pay less than $1 per square foot for heating costs.
- 13.3 percent of Destruction Bay households and 30.1 percent Yukon households pay over $2 per square foot for heating costs.

## 1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.



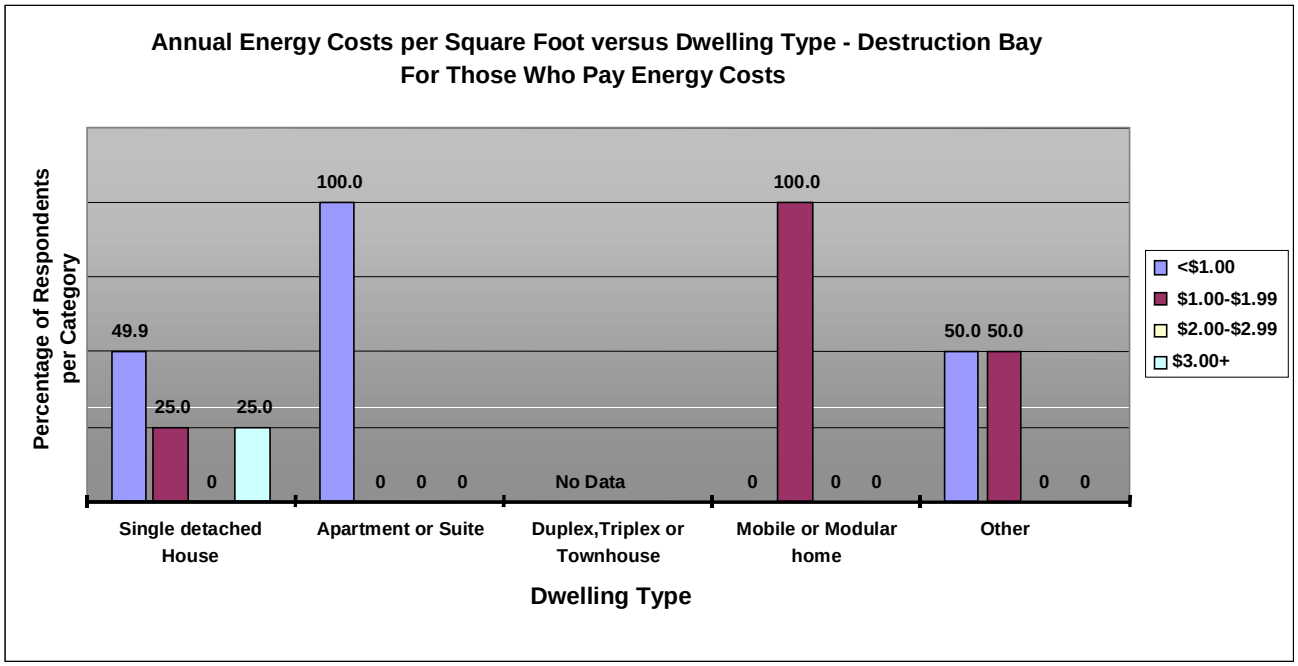



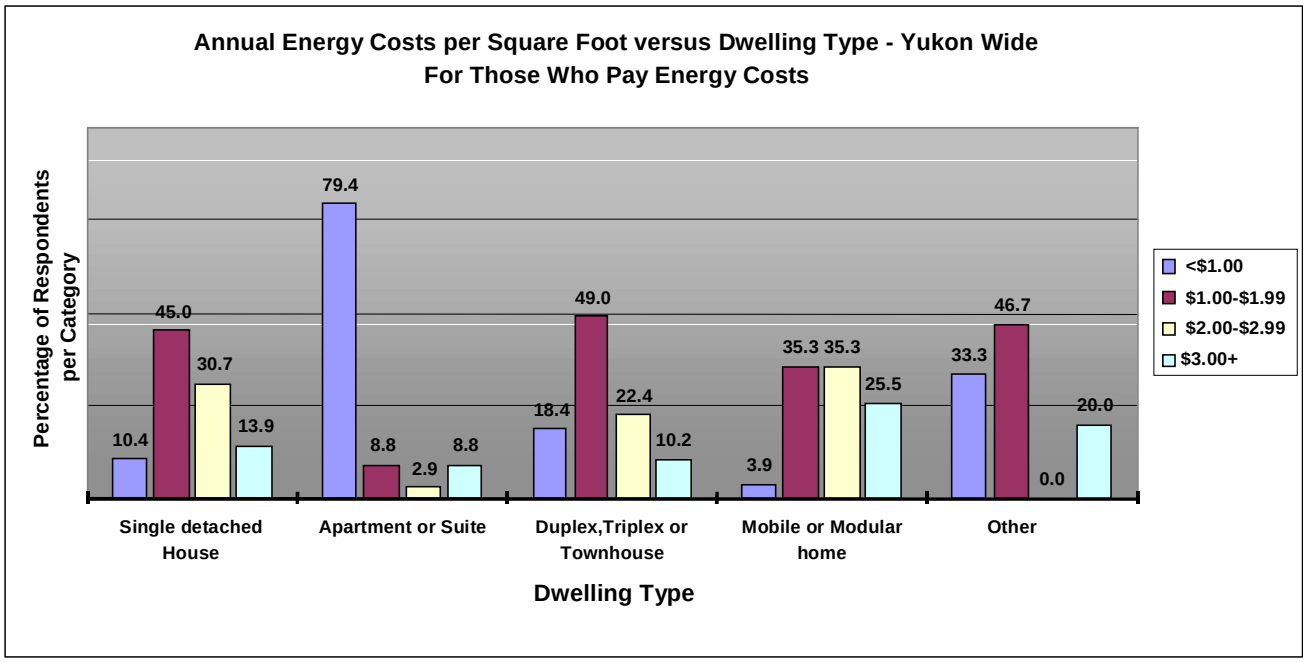

## HIGHLIGHTS

- Generally, larger dwellings tend to have higher heating bills, and smaller dwellings tend to have lower heating bills.
- 100 percent of respondents in dwellings over 2000+ square feet have heating costs between $1,500 and$1,999 per year. This represents one household.

## 1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.



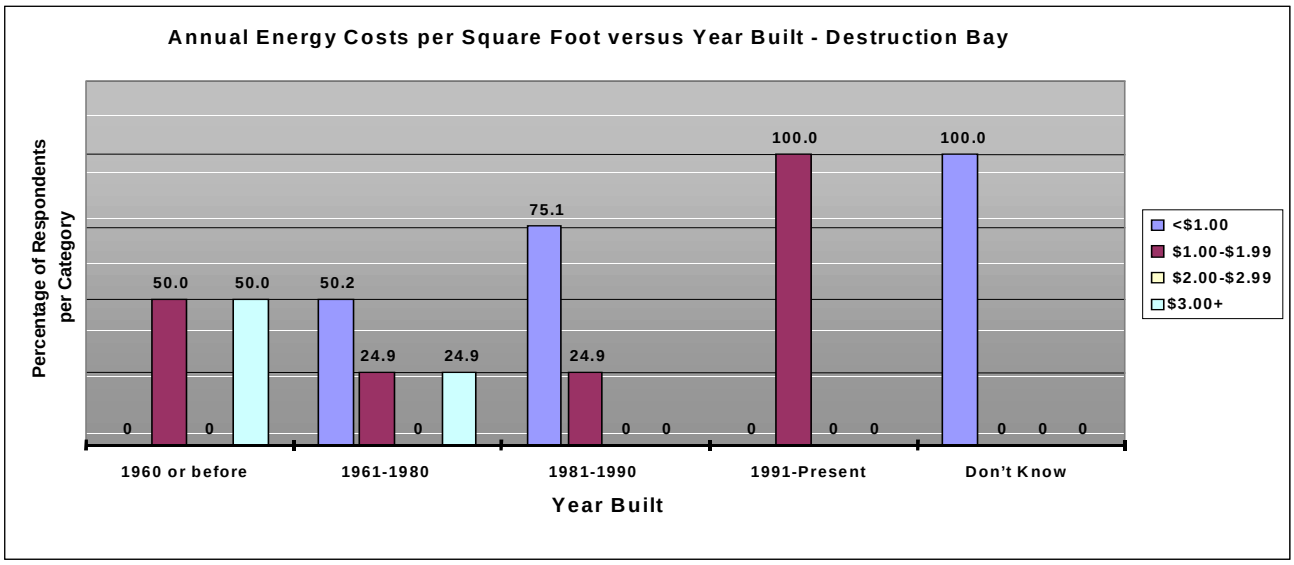

## HIGHLIGHTS

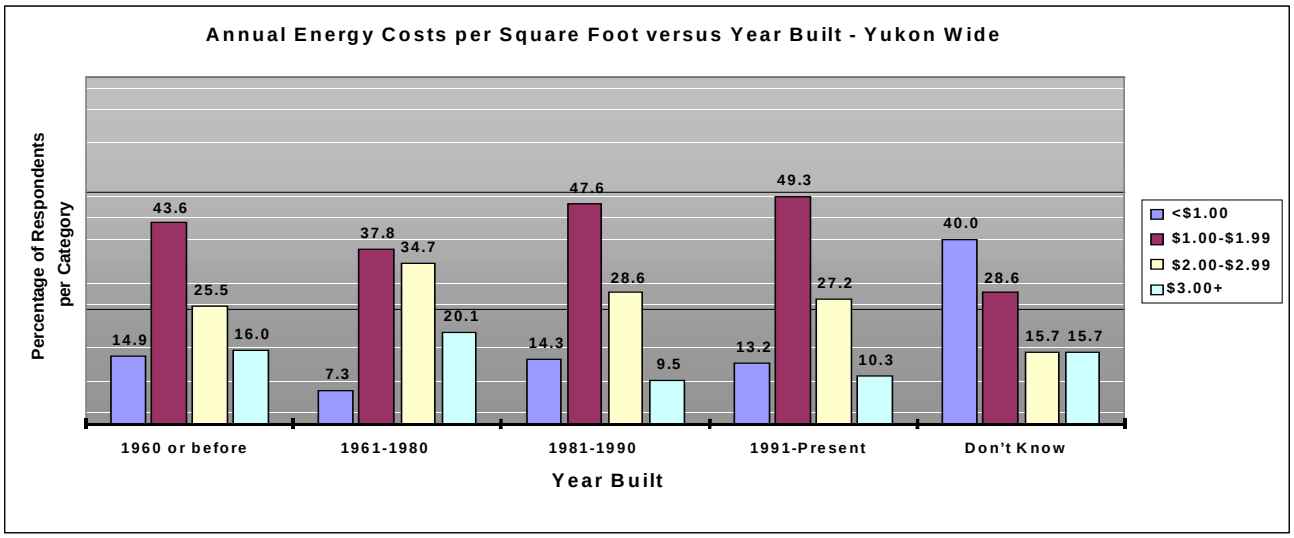
- 74.9 percent of single detached houses have heating costs less than $2 per square foot.
- Apartments or suites tend to have lower heating costs. 100 percent of respondents in the apartment or suite category have heating costs less than $1 per square foot. This represents one household.
- There is no data for duplex, triplex or townhouses.

- 100 percent of respondents in the mobile or modular home category have heating costs between $1 and $1.99 per square foot. This represents one household.
- 100 percent of respondents in the “Other” category have heating costs less than $2 per square foot. This represents two households.
- Caution is advised in interpreting these results. Percentages are potentially misleading in the case of small populations. Total numbers in each category of dwelling are quite small.
- The “Other” category includes dwellings that do not fit into any other category, for example, a five-plex or a mobile home with additions.

## 1.1.4 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING

These bar charts show the relationship between annual energy costs per square foot for householders and the age of the dwelling.



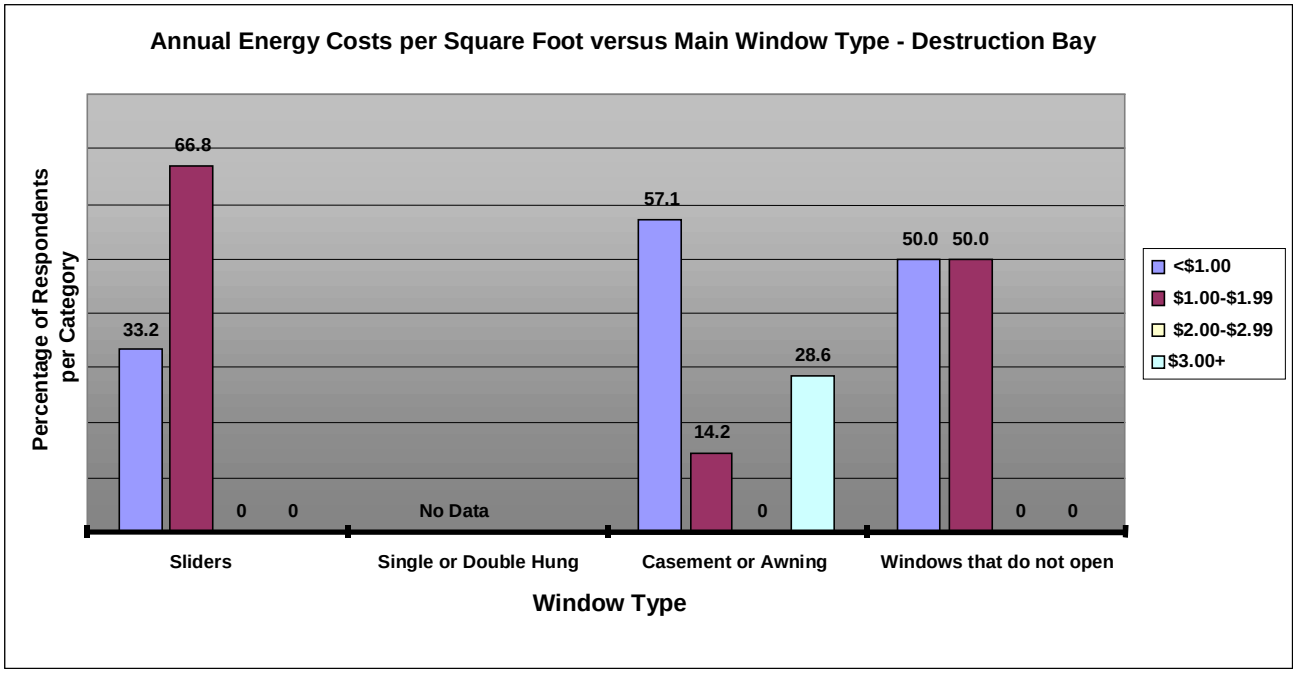



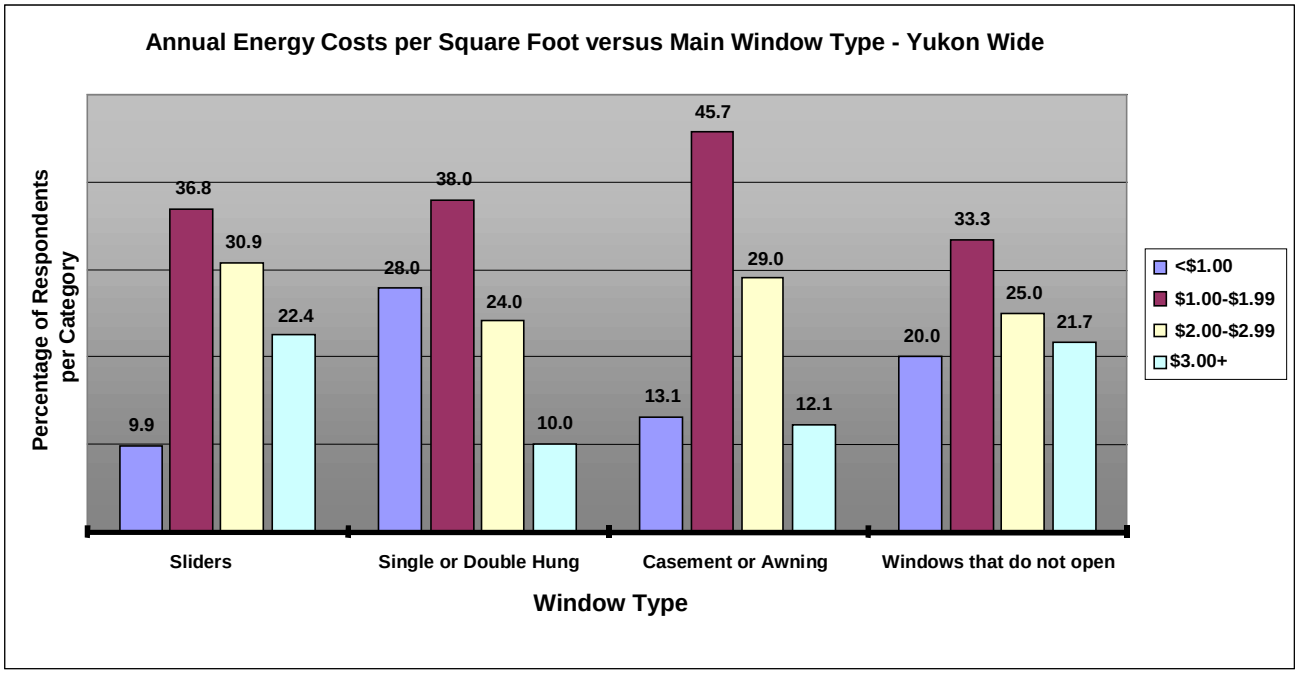

## HIGHLIGHTS

- In Destruction Bay, the data shows that the older the dwelling, the greater the chance heating costs will be more than $3 per square foot. No respondents in dwellings built since 1980 indicated heating costs this high.
- 100 percent of respondents in the 1991 to present category have heating costs less than $2 per square foot. This represents one household.
- 100 percent of respondents in the “Don’t Know” category have heating costs less than $1 per square foot. This represents one household.
- Caution is advised in interpreting these results. Total numbers of dwellings in each category are quite low.

## 1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window type.



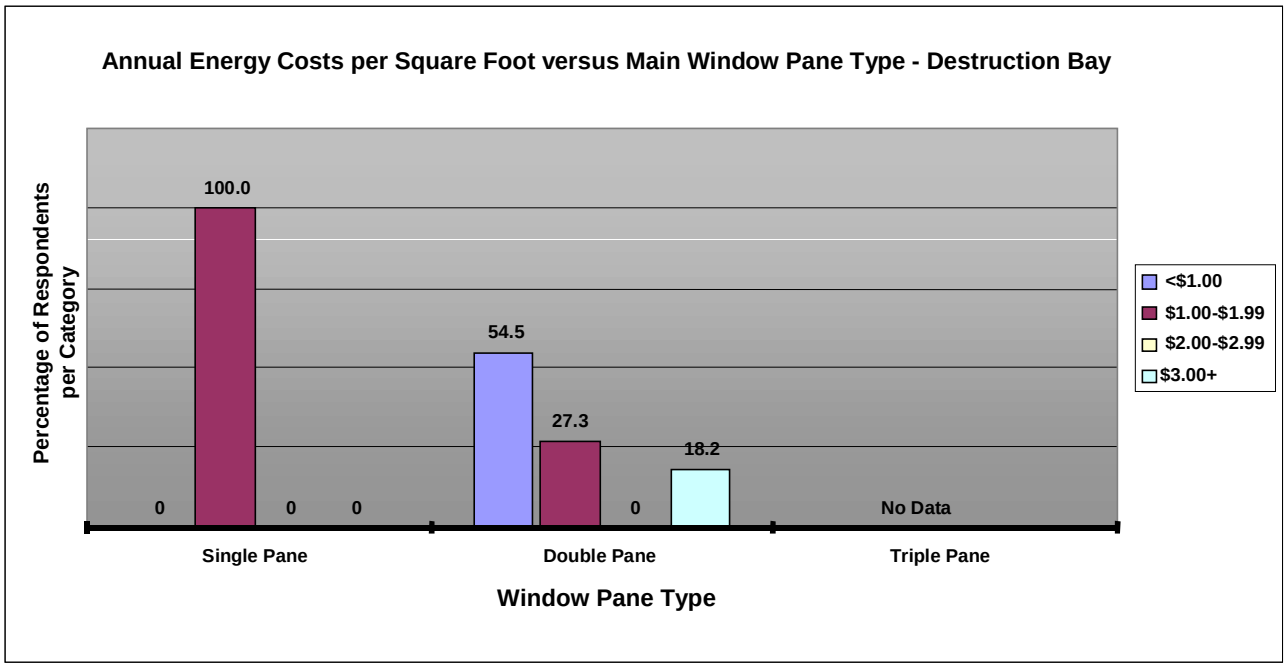

***Definitions:***
***Sliders – windows that slide horizontally,***
***Single Hung – Lower portion of window slides upwards,***
***Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and***
***Casement – a portion of the window swings out horizontally or vertically.***

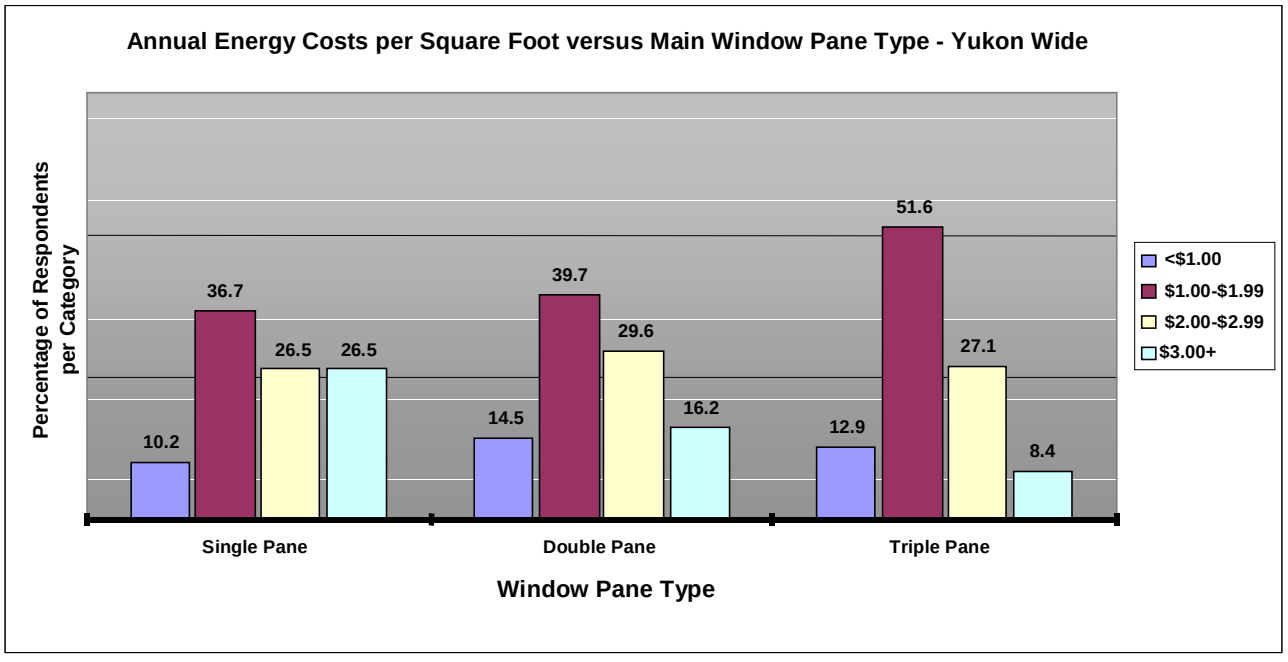
## HIGHLIGHTS

- Destruction Bay results are not similar to Yukon wide results.
- 100 percent of respondents with slider windows have heating costs less than $2 per square foot. This represents four households.
- There is no data for single or double hung windows.
- 57.1 percent of respondents with casement and awning windows have heating costs less than $1 per square foot
- 100 percent of respondents with windows that do not open have heating costs less than $2 per square foot. This represents two households.
- Note, caution should be exercised when identifying a causal relationship between one factor and another. There are other factors such as levels and locations of insulation, and door types that have a significant impact on heating costs.

## 1.1.6 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW PANE TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window pane type.



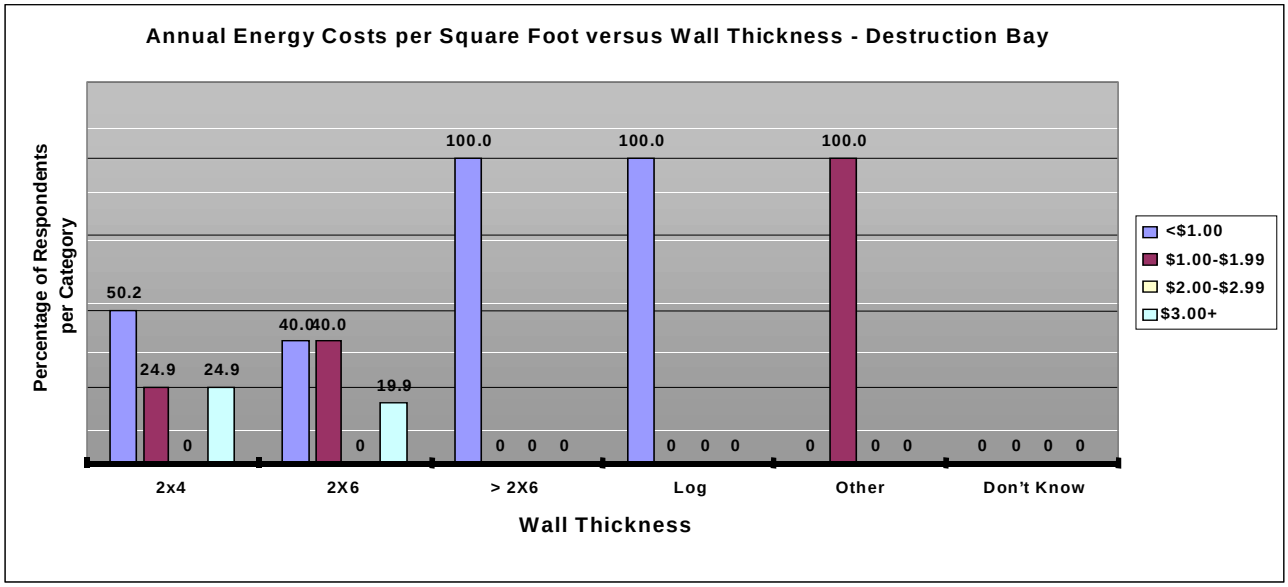



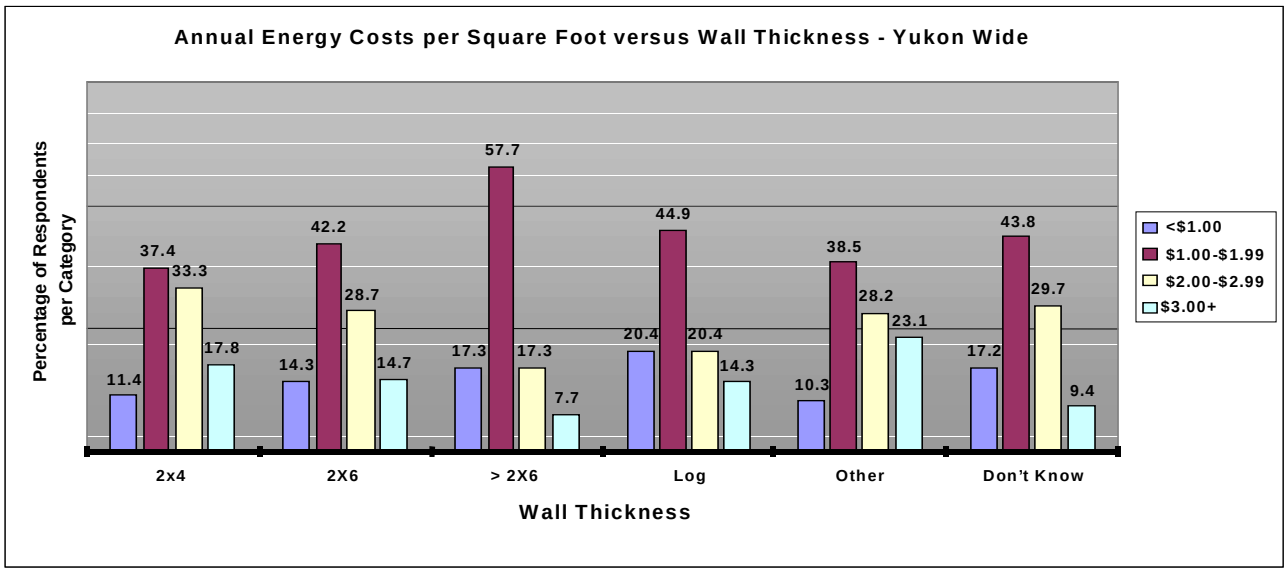

## HIGHLIGHTS

- 100 percent of dwellings with single pane windows had heating costs less than $2 per square foot. This represents one household.
- 54.5 percent of dwellings with double pane windows had heating costs lower than $1 per square foot.
- There is no data for triple pane windows.

## 1.1.7 ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.



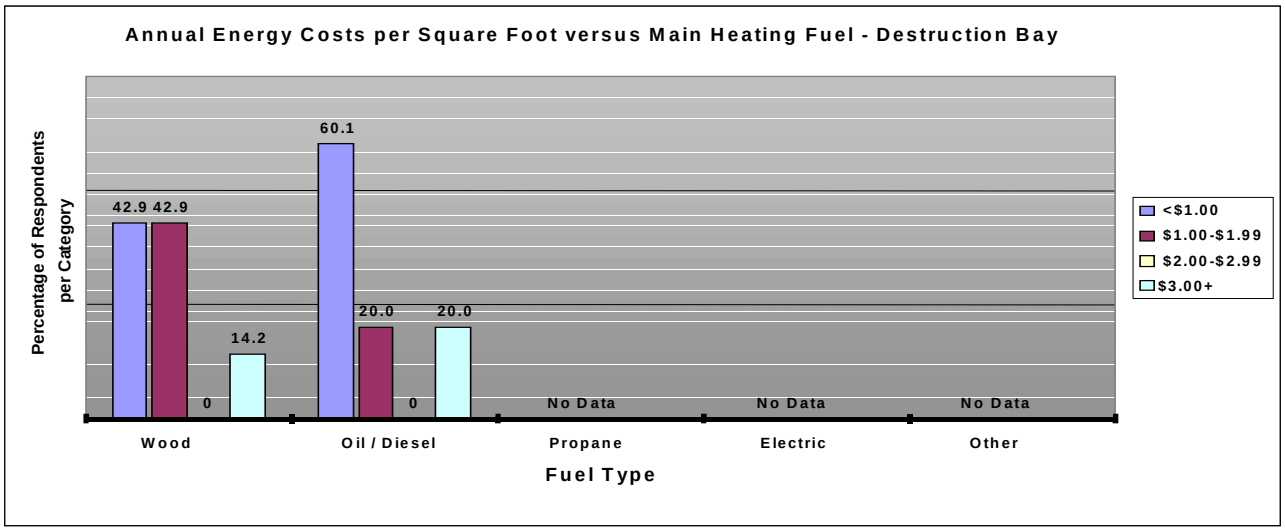



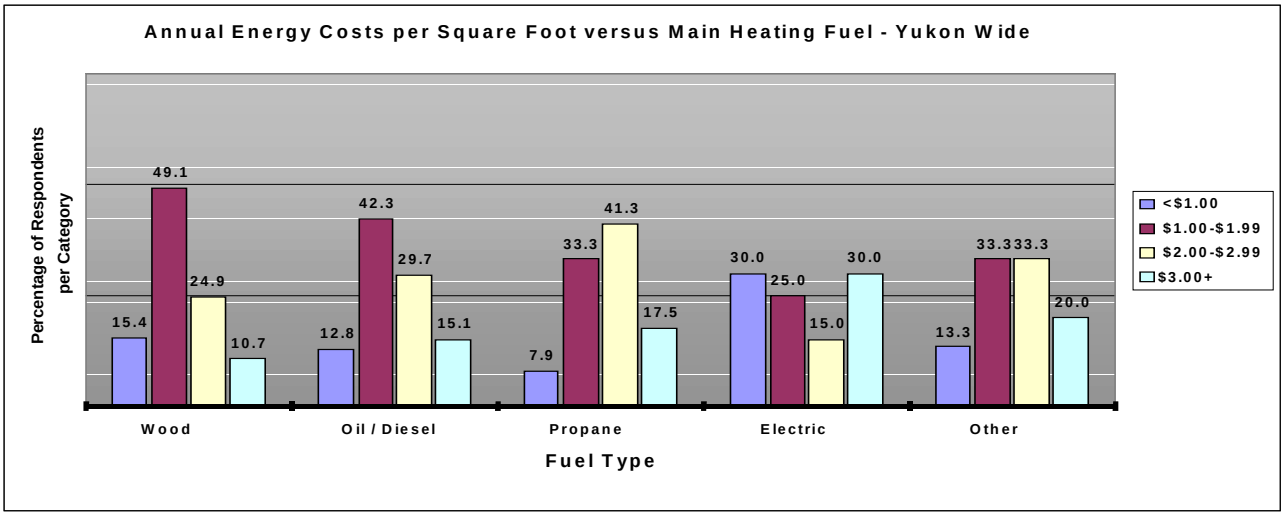

## HIGHLIGHTS

- Generally in Destruction Bay, increased wall thickness is associated with lower energy costs.
- 100 percent of respondents with walls greater than 2X6 have heating costs less than $1 per square foot. This represents one household.
- 100 percent of respondents with log walls have heating costs less than $1 per square foot. This represents one household.
- 100 percent of respondents in the "Other" category have heating costs less than $2 per square foot. This represents one household.
- There is no data for the "Don't Know" category.
- The "Other" category includes wall construction that does not fit into any other category, for example, 2X3 walls.

## 1.1.8 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating fuel.



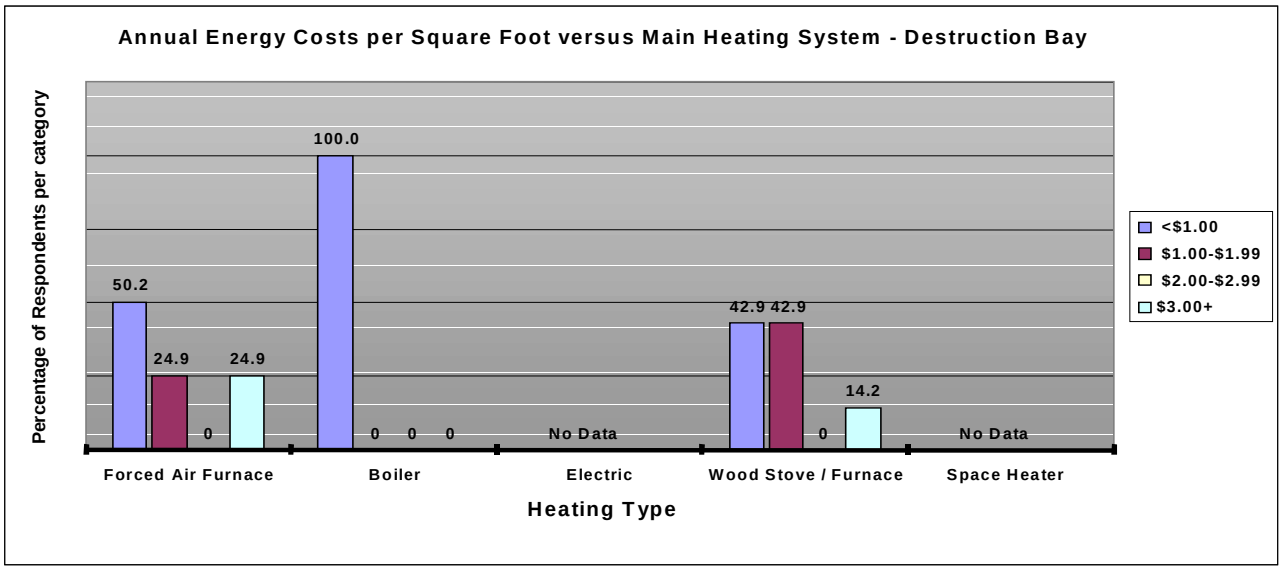



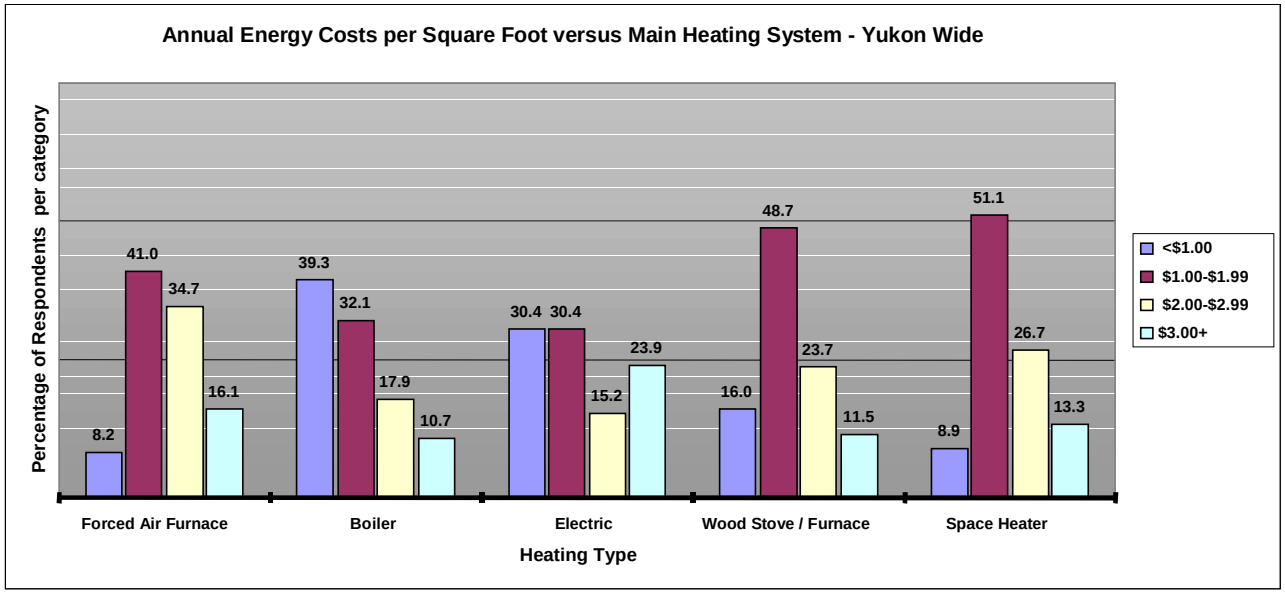

## HIGHLIGHTS

- 14.2 percent of wood heated dwellings have heating costs greater than $3 per square foot.
- 20 percent of oil/diesel heated dwellings have heating costs greater than $3 per square foot.
- There was no data for the categories of propane, electric or other.
- The "Other" category includes fuel that does not fit into any other category, for example, kerosene.
- Destruction Bay results are based on 15 dwellings. Percentage data can be misleading. Total numbers of dwellings in any category of analysis are small.
- Note, it is important to remember that factors other than the type of heating fuel have an impact on heating efficiency and costs.

## 1.1.9 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating system.



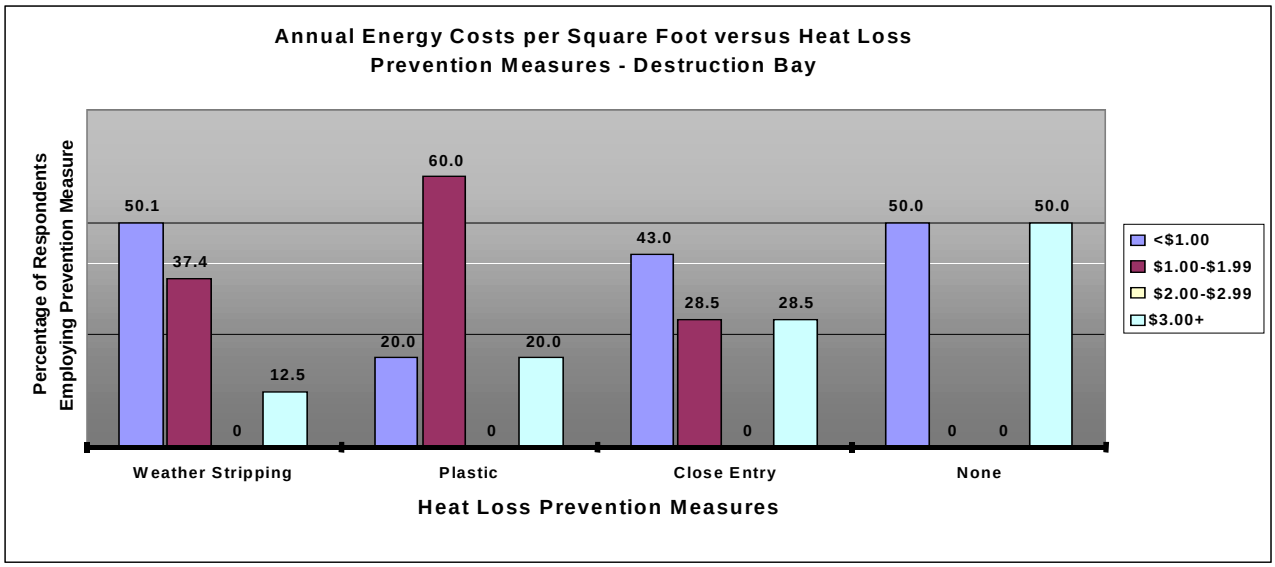



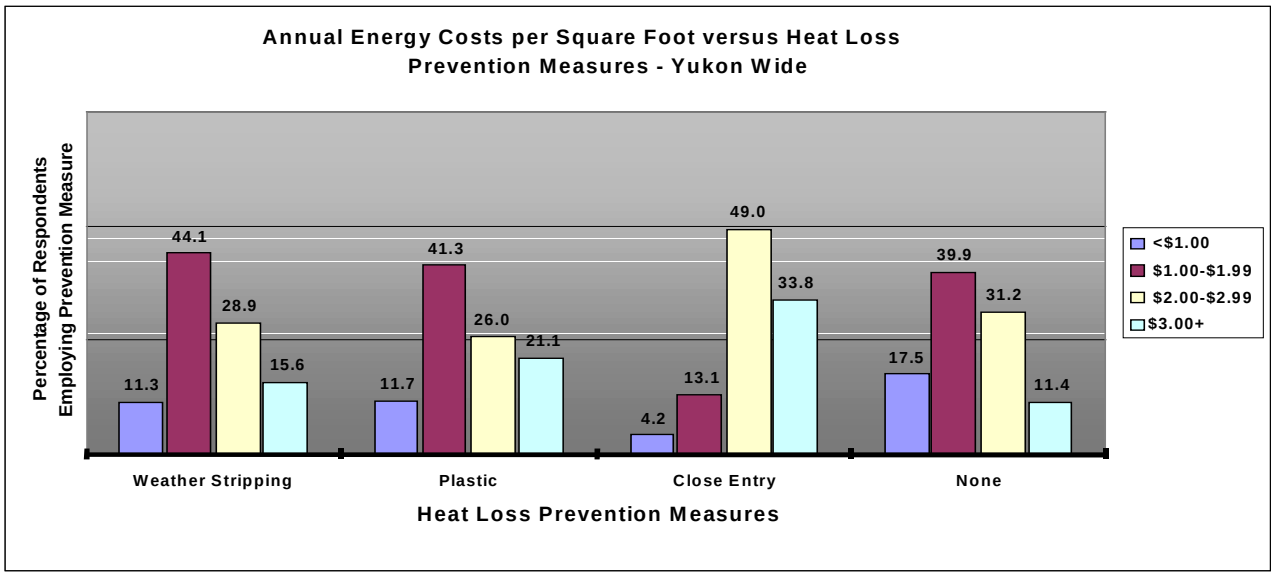

## HIGHLIGHTS

- Of dwellings whose main heating system is a forced air furnace, 24.9 percent have heating costs greater than $3 per square foot and 75.1 percent have heating costs less than $2 per square foot.
- 100 percent of dwellings using a boiler had heating costs less than $1 per square foot. This represents one household.
- There is no data for electric category.
- Of dwellings whose main heating system is a woodstove/furnace, 14.2 percent have heating costs greater than $3 per square foot, and 85.8 percent have heating costs less than $2 per square foot.
- There is no data for the space heater category.

## 1.1.10 ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES

These bar charts show the relationship between annual energy costs per square foot for householders and measures taken to reduce heat loss.



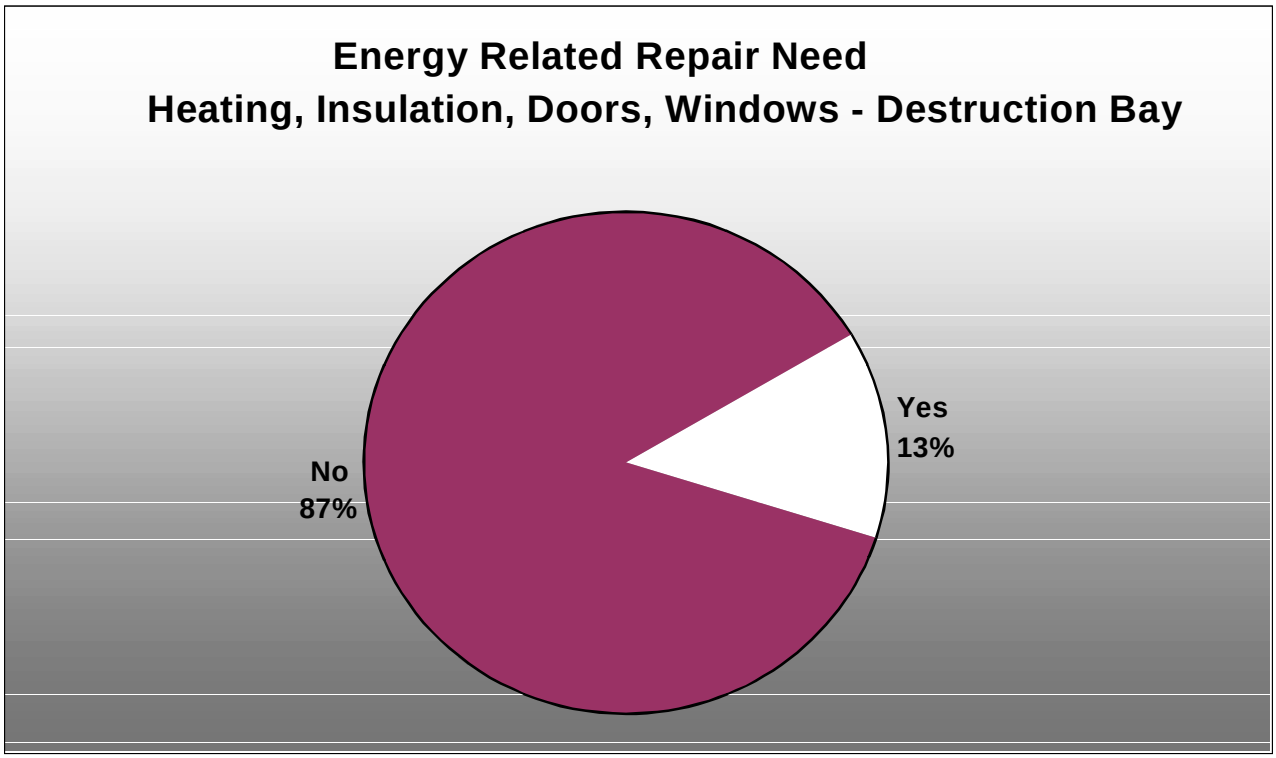



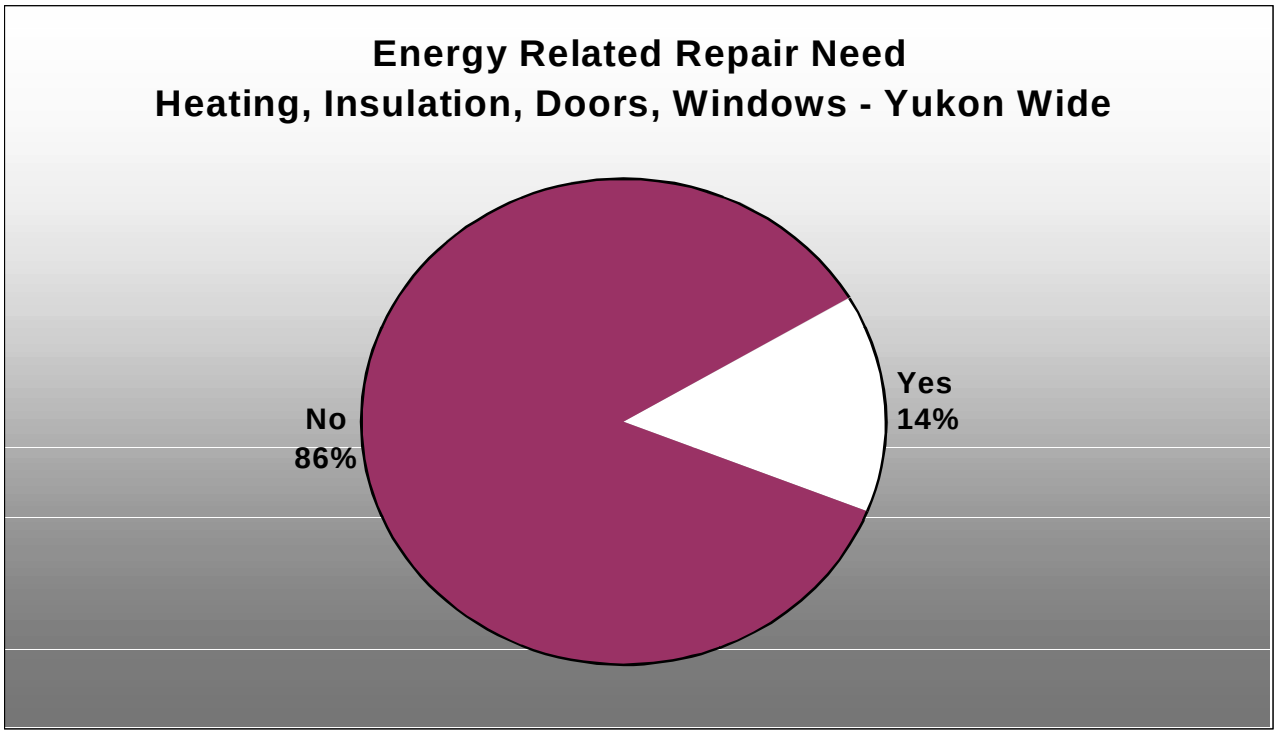

## HIGHLIGHTS

- Of households that use weather stripping as a heat loss prevention method, 12.5 percent have heating costs over $3 per square foot. 50.1 percent of these households heat their homes for less than $1 per square foot.
- Of households that use plastic, 20 percent have heating costs over $3 per square foot. 20 percent of these households heat their homes for less than $1 per square foot.
- Of households that close an entry, 28.5 percent have heating costs over $3 per square foot. 43 percent of these households heat their homes for less than $1 per square foot.
- Of households that use no heat loss prevention methods, 50 percent have heating costs less than $1 per square foot. Another 50 percent have heating costs of more than $3 per square foot.

## 1.1.11 PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED

These pie charts show the percentage of dwellings requiring energy related repairs.



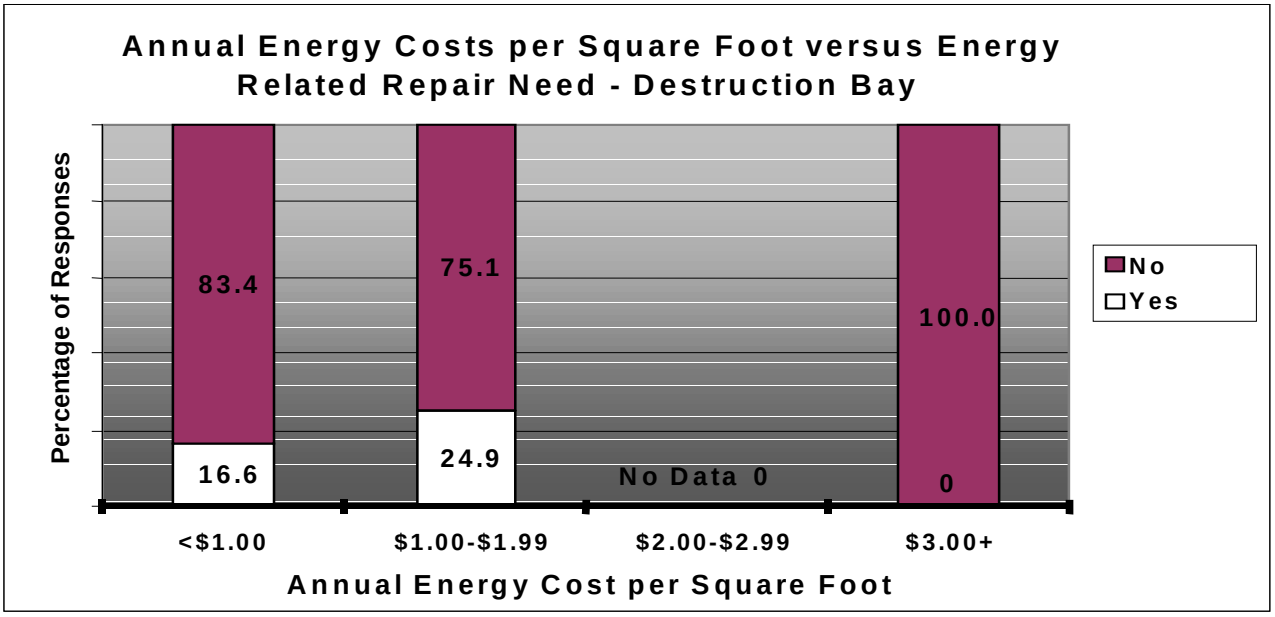



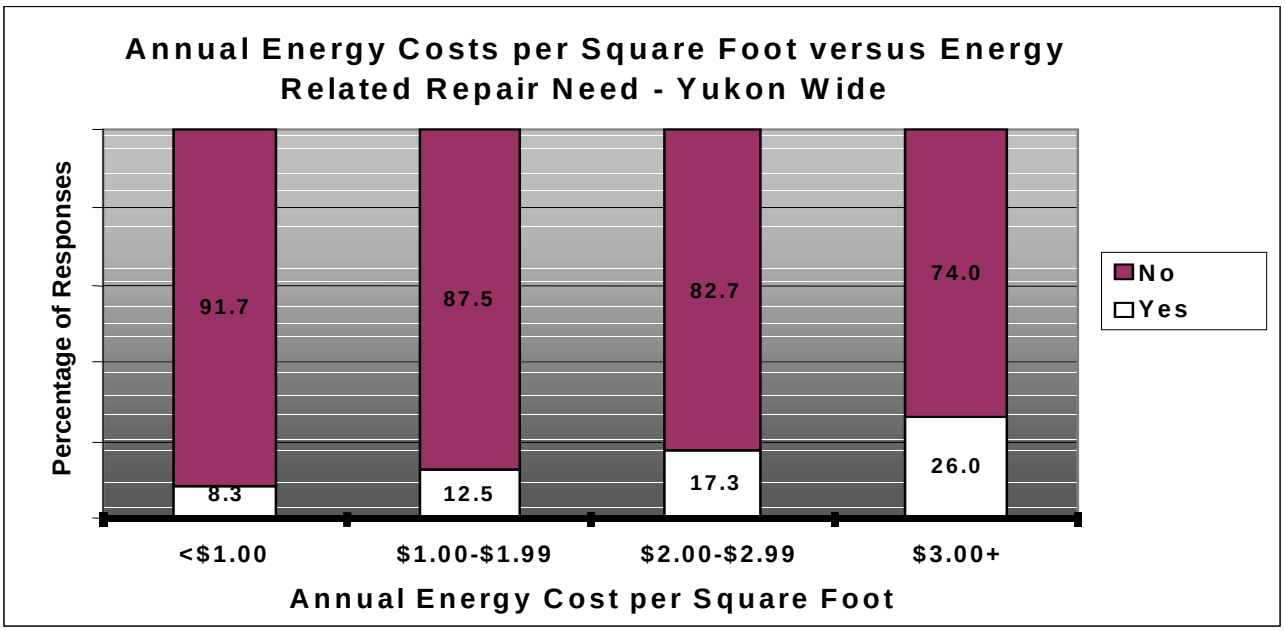

### HIGHLIGHTS

- Destruction Bay results are very similar to Yukon wide results.
- 87 percent do not require repair.
- 13 percent do require repair.

## 1.1.12 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED

These bar charts show the relationship between annual energy costs per square foot for householders and energy related repair needs.




## HIGHLIGHTS

- Yukon wide higher energy costs correlate with higher perceived need for energy related repairs.
- In Destruction Bay, 100 percent of households with annual energy costs over $3 per square foot indicated they had no energy related repair needs. This represents 3 households.
- 41.5 percent of households with annual energy costs less than $2 per square foot indicated they had energy repair needs.

## 1.2 STATE OF REPAIR

The next seven sub-themes show various indicators related to the state of repair of dwellings in Destruction Bay and the Yukon:

⇒ **MAJOR REPAIR NEEDED**,

⇒ **MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME**,

⇒ **TYPE OF MAJOR REPAIR NEEDED**,

⇒ **PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR**,

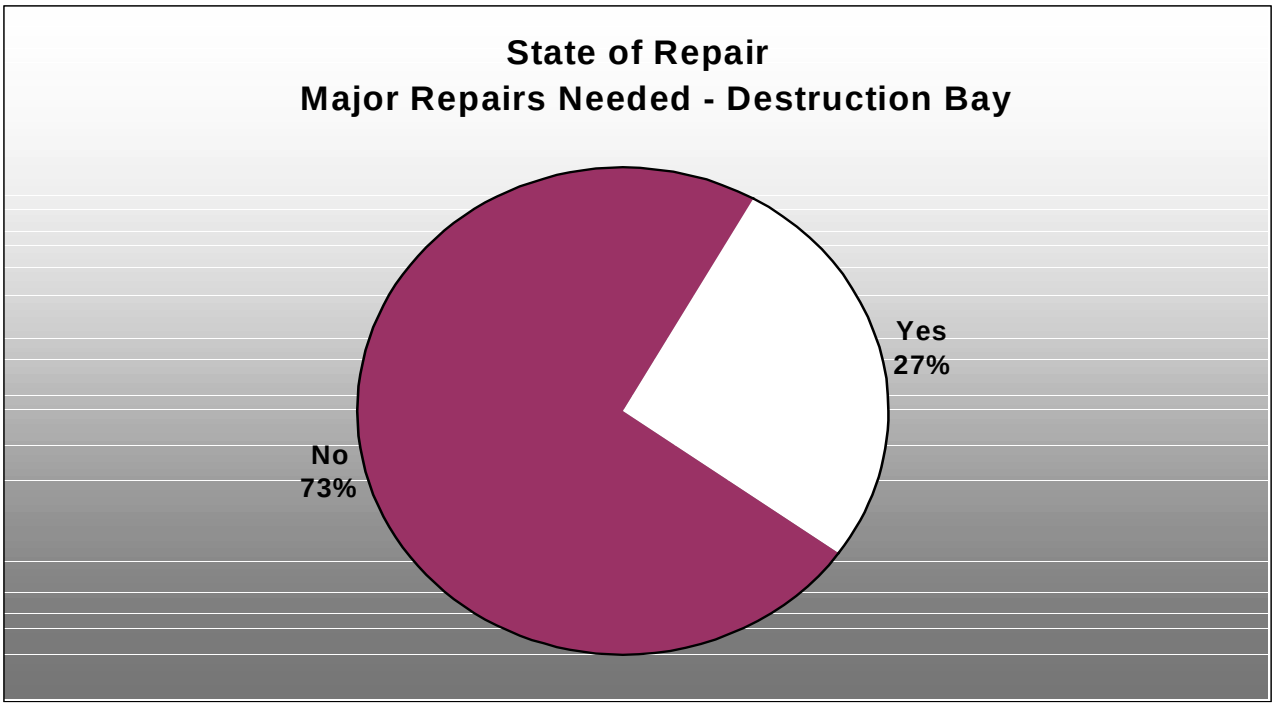
⇒ **ESTIMATED COST OF PLANNED MAJOR REPAIR**,

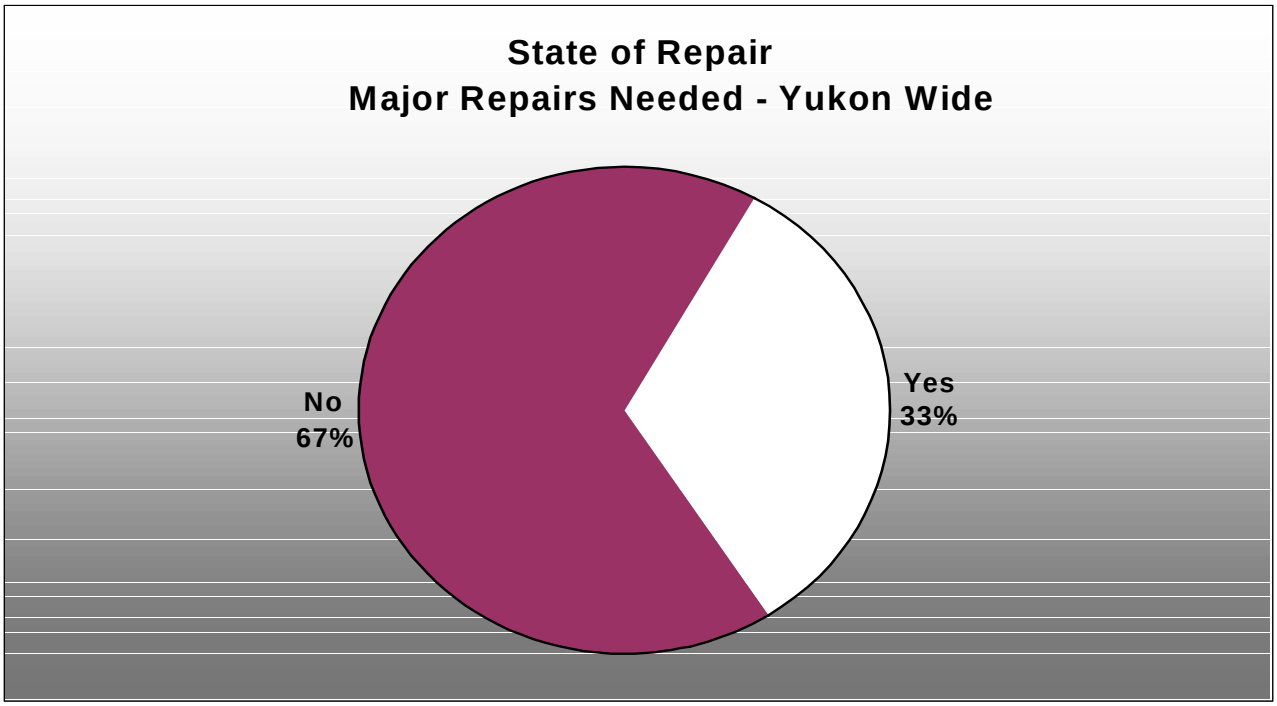
⇒ **PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR**,

⇒ **TYPE OF MINOR REPAIR NEEDED**.

## 1.2.1 MAJOR REPAIR NEEDED

These pie charts show the percentage of dwellings that require major repairs both in Destruction Bay and the Yukon.



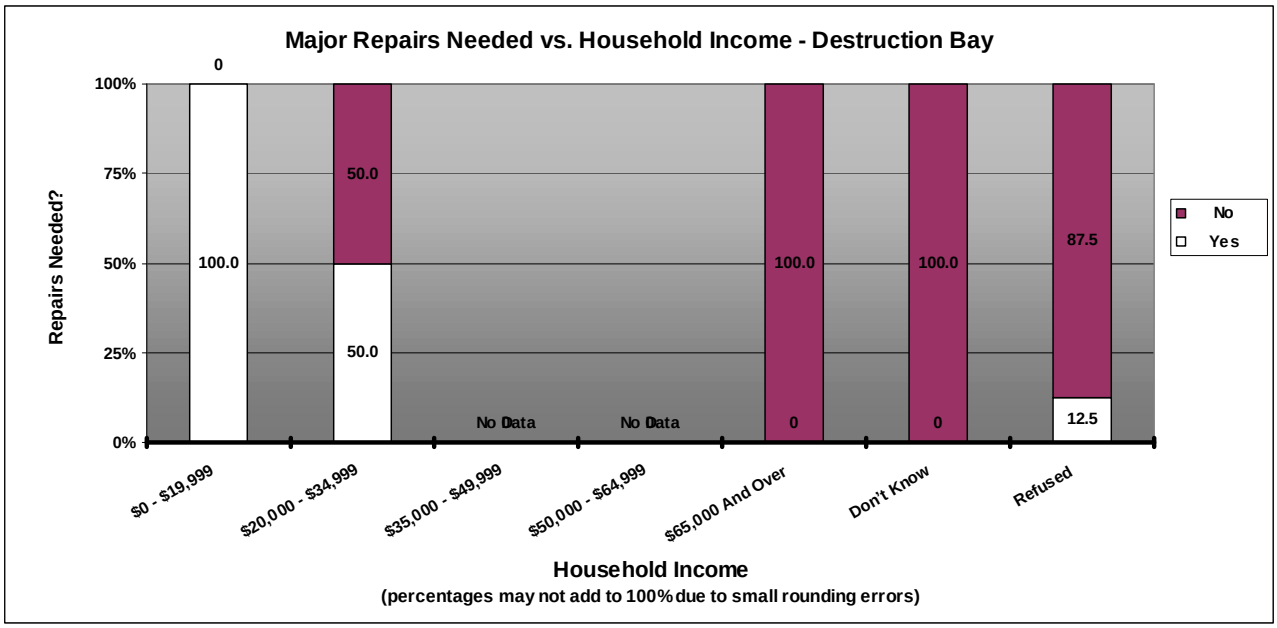



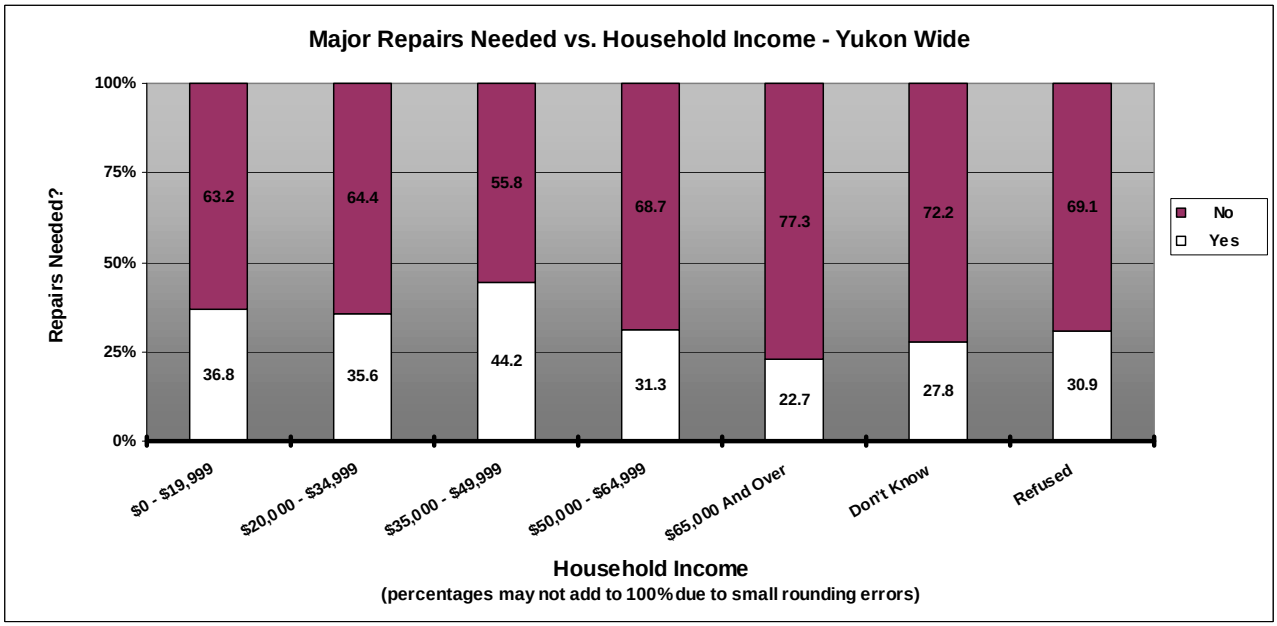

## HIGHLIGHTS

- 27 percent of all dwellings in Destruction Bay require major repairs.
- On a percentage basis, this is lower than the 33 percent of all dwellings in the Yukon that require major repairs.

## 1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.



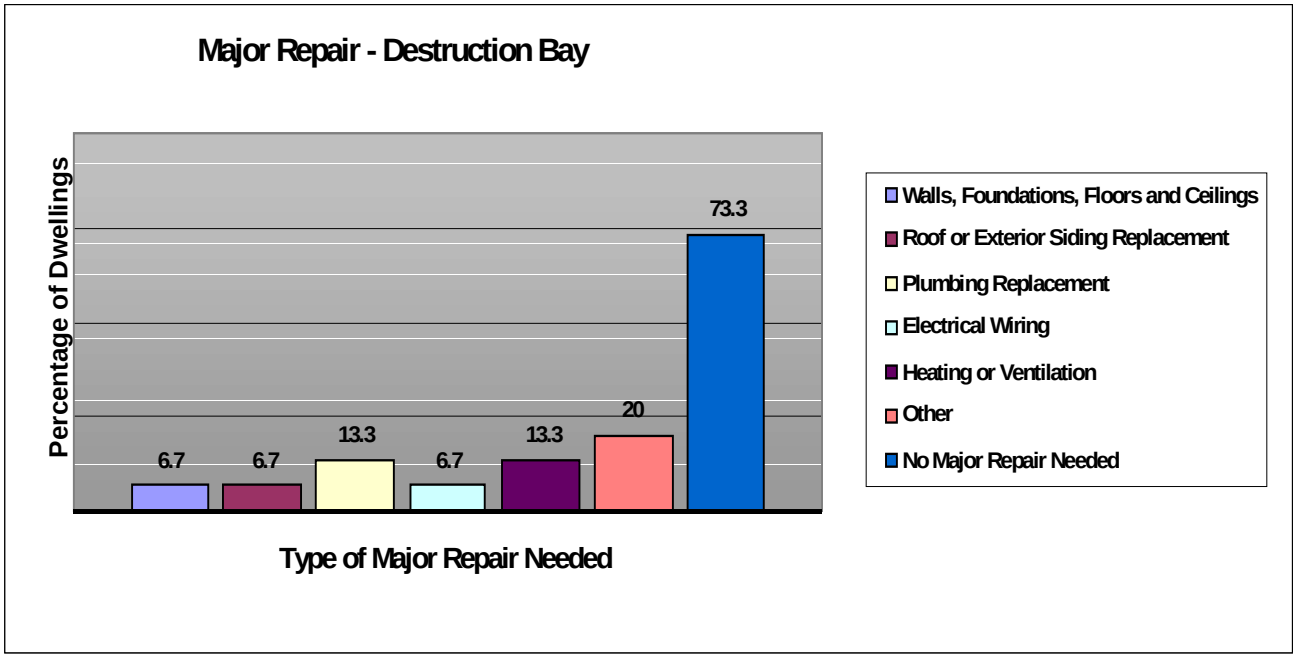



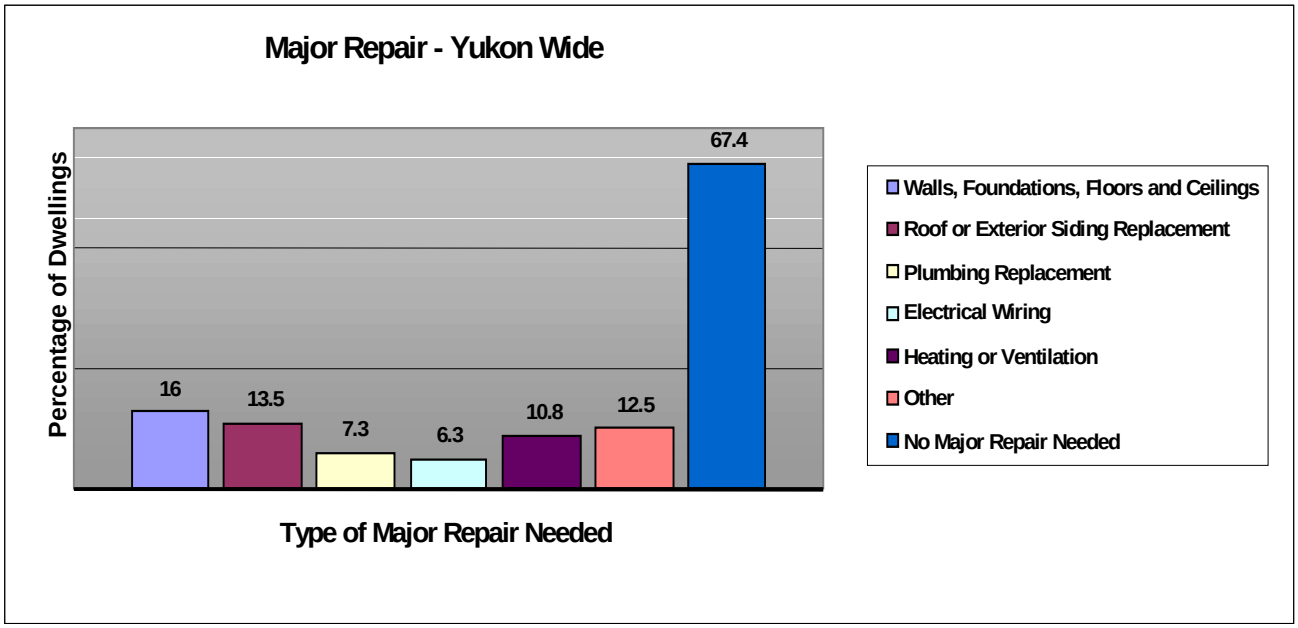

## HIGHLIGHTS

- 100 percent of respondents with a household income of $0 to $19,999 require major repairs to their dwelling. This represents two households.
- 100 percent of respondents with a household income of $65,000 and over do not require major repairs to their dwelling. This represents two households.
- 100 percent of respondents in the category of "Don't Know" do not require major repairs to their dwelling. This represents one household.
- The percentages referred to in the Destruction Bay chart represents only a few households. The total number of respondents in each category is very small.

## 1.2.3 TYPE OF MAJOR REPAIR NEEDED

The types of repairs needed are shown below. Respondents may have provided more than one response.



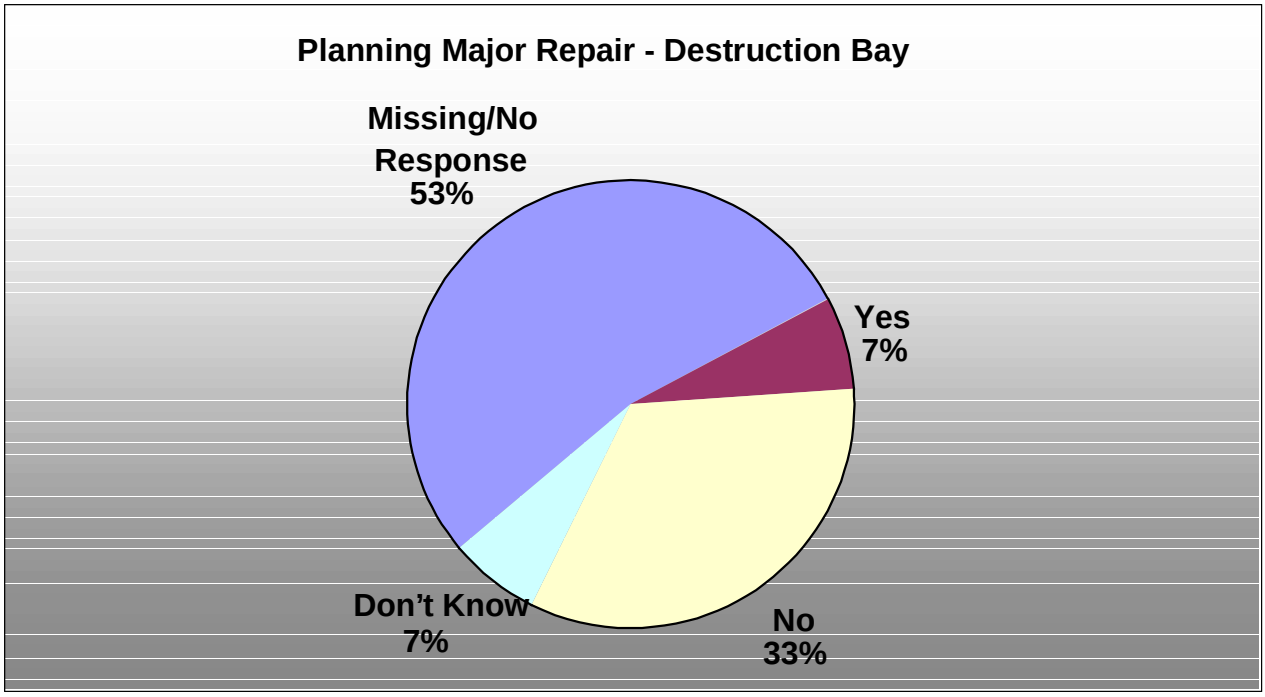



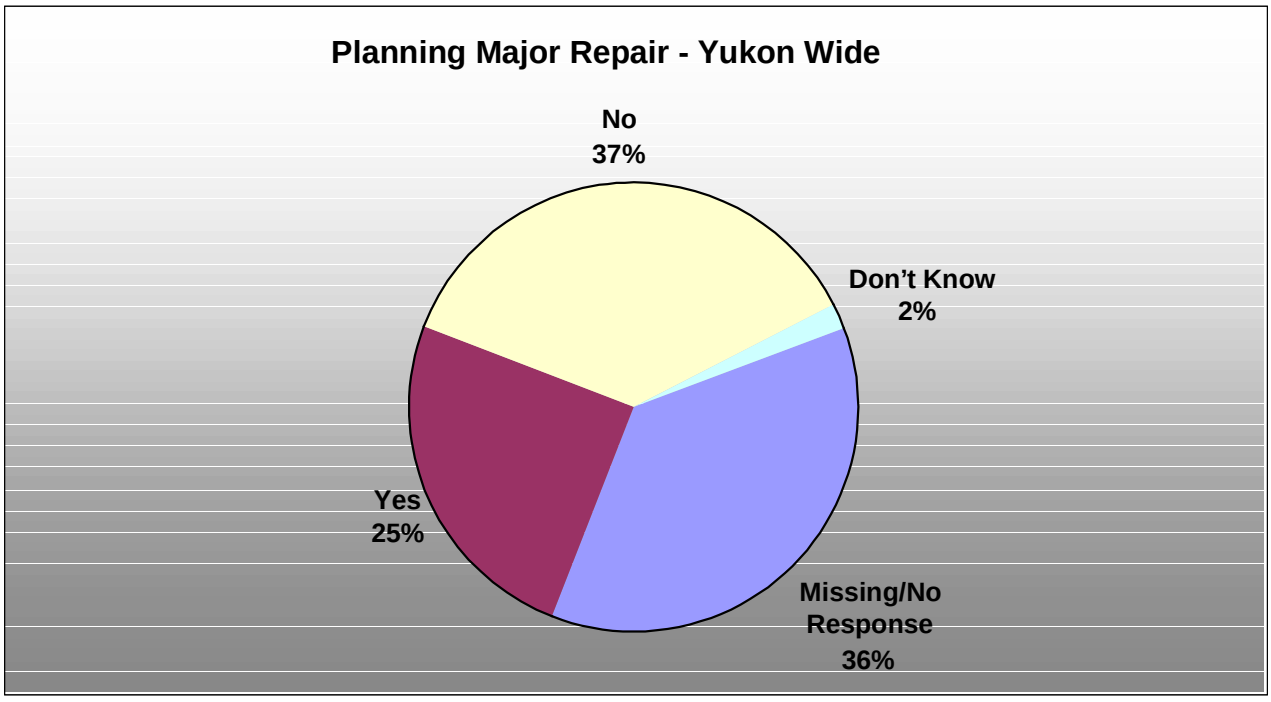

## HIGHLIGHTS

- Destruction Bay households responded that 13.3 percent required major repairs to plumbing, 13.3 percent required major repairs to heating or ventilation, and 20 percent required other repairs.
- "Other" refers to major repairs not included in another category.

## 1.2.4 PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR

These pie charts show the percentage of households planning major repairs.



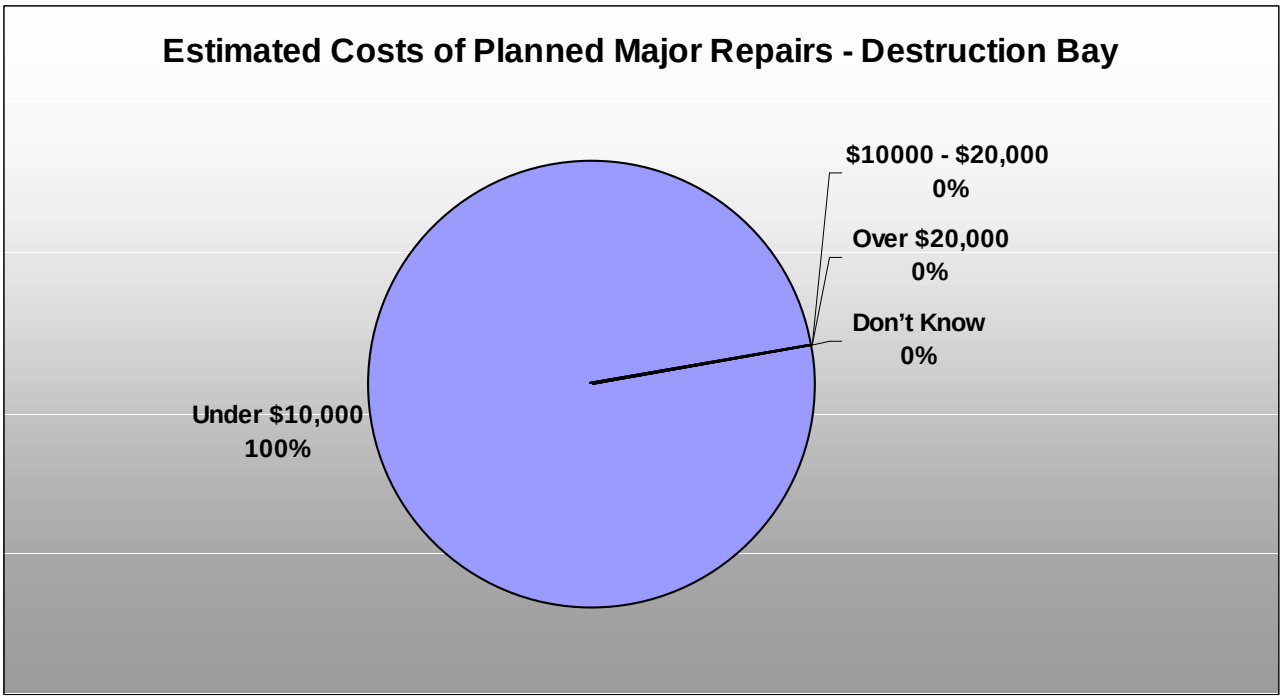



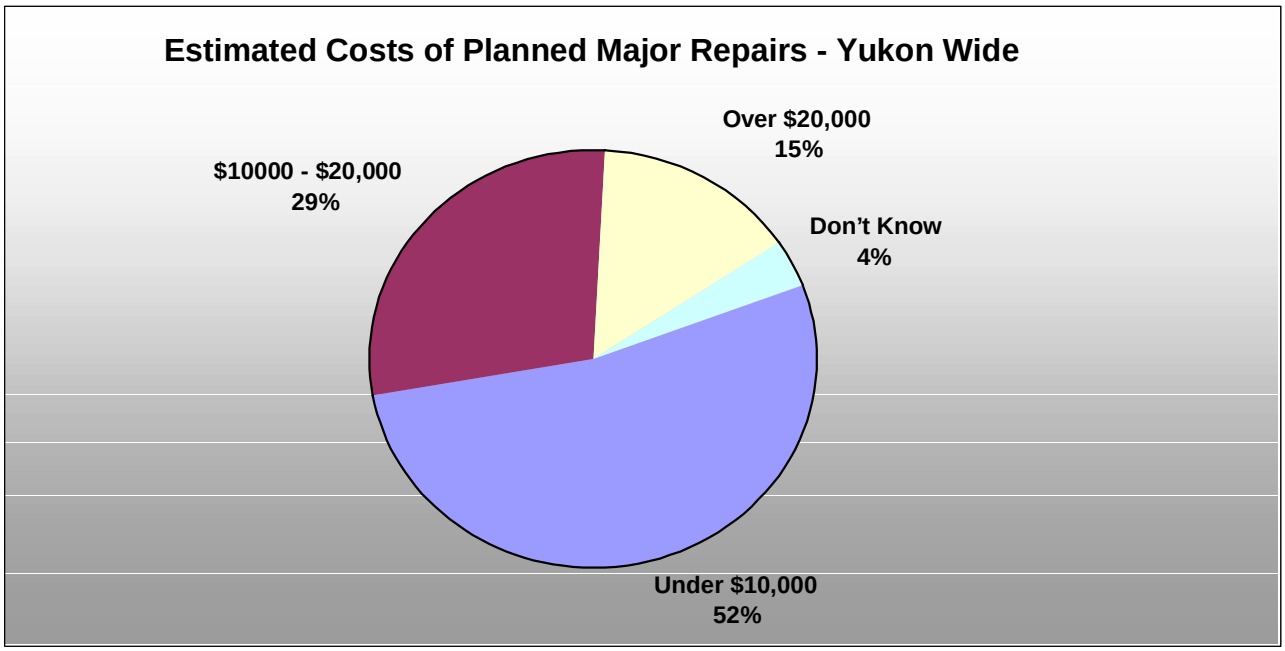

### HIGHLIGHTS

- In Destruction Bay, 7 percent of all owner households plan to do major repairs. This is significantly lower than the Yukon wide percentage of 25.

## 1.2.5 ESTIMATED COST OF PLANNED MAJOR REPAIR

The following pie charts summarize the estimated costs of major repairs planned by owner households who plan to make major repairs to their homes in the next two years:



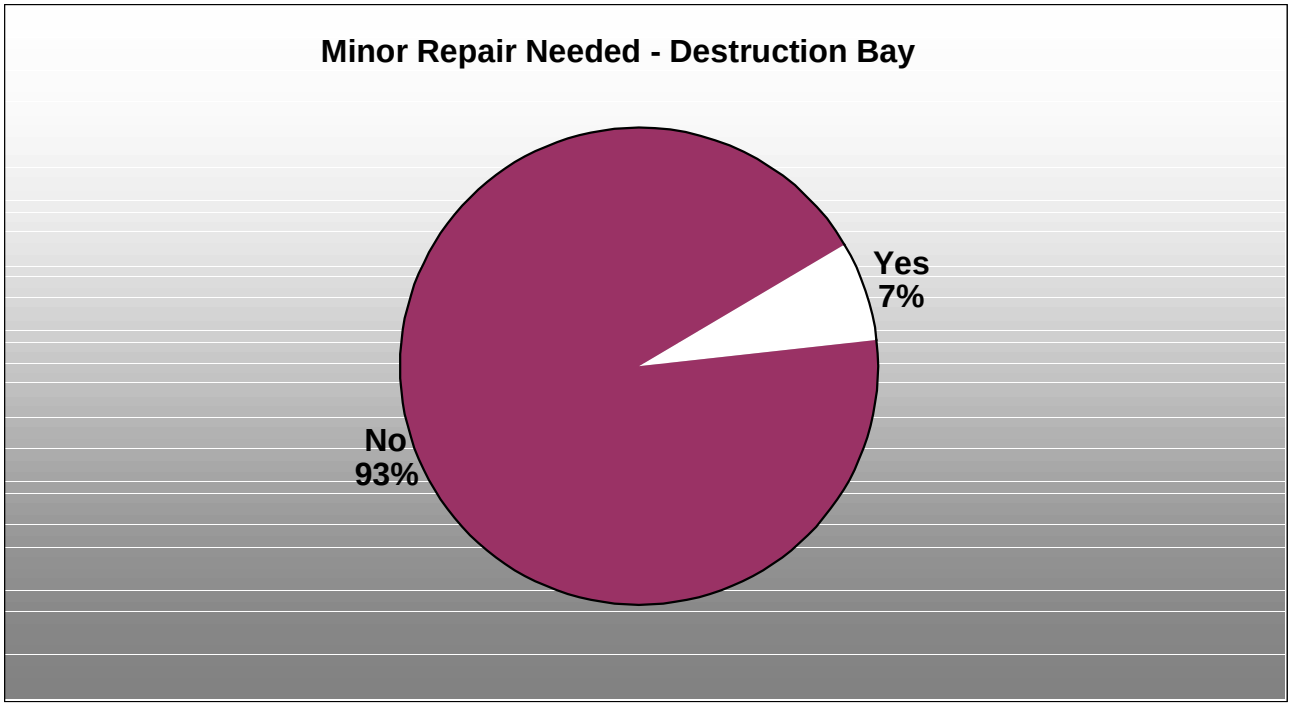



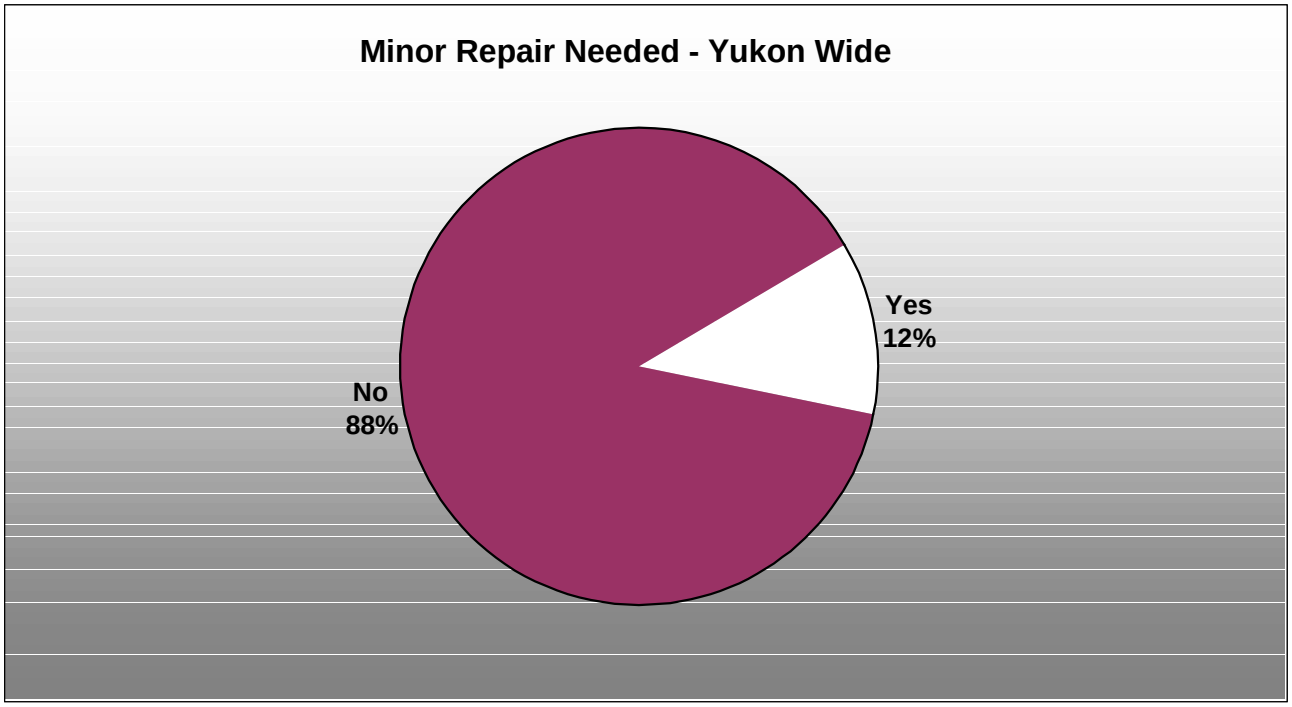

## HIGHLIGHTS

- 100 percent of Destruction Bay owner households, who plan to do major repairs, indicated the repairs would cost less than $10,000. This represents one household.

## 1.2.6 PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR

The following pie charts show the percentage of households that indicated their dwellings needed minor repairs:



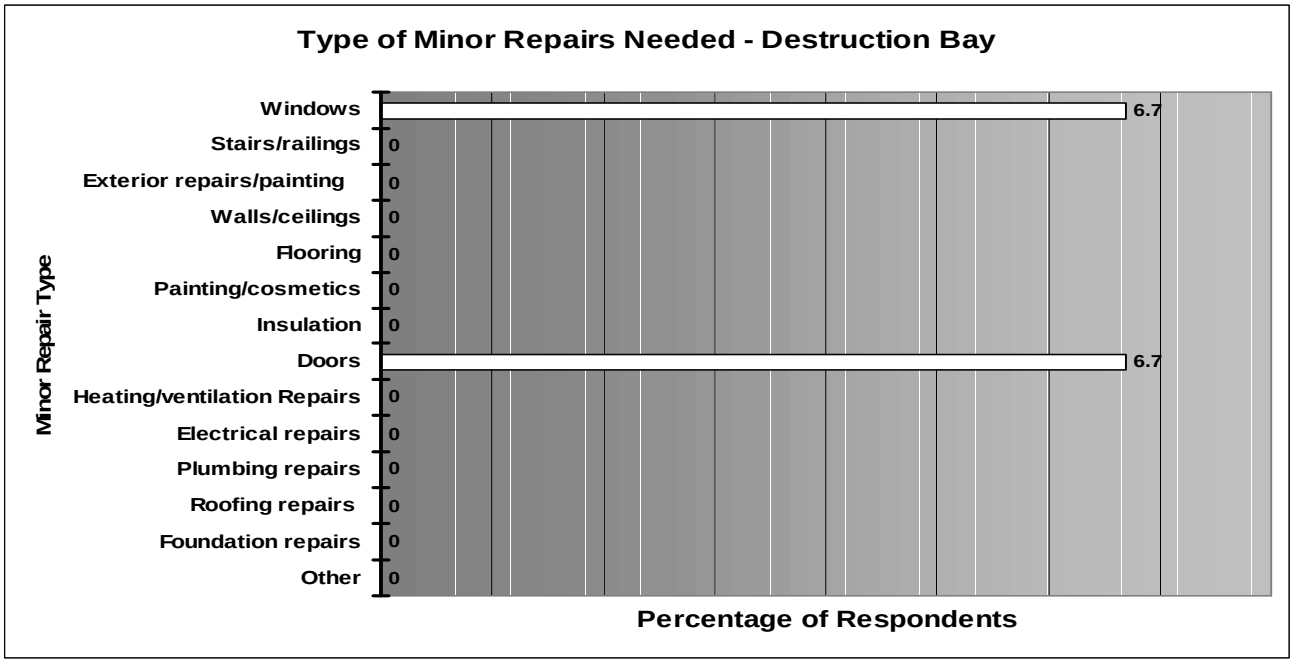



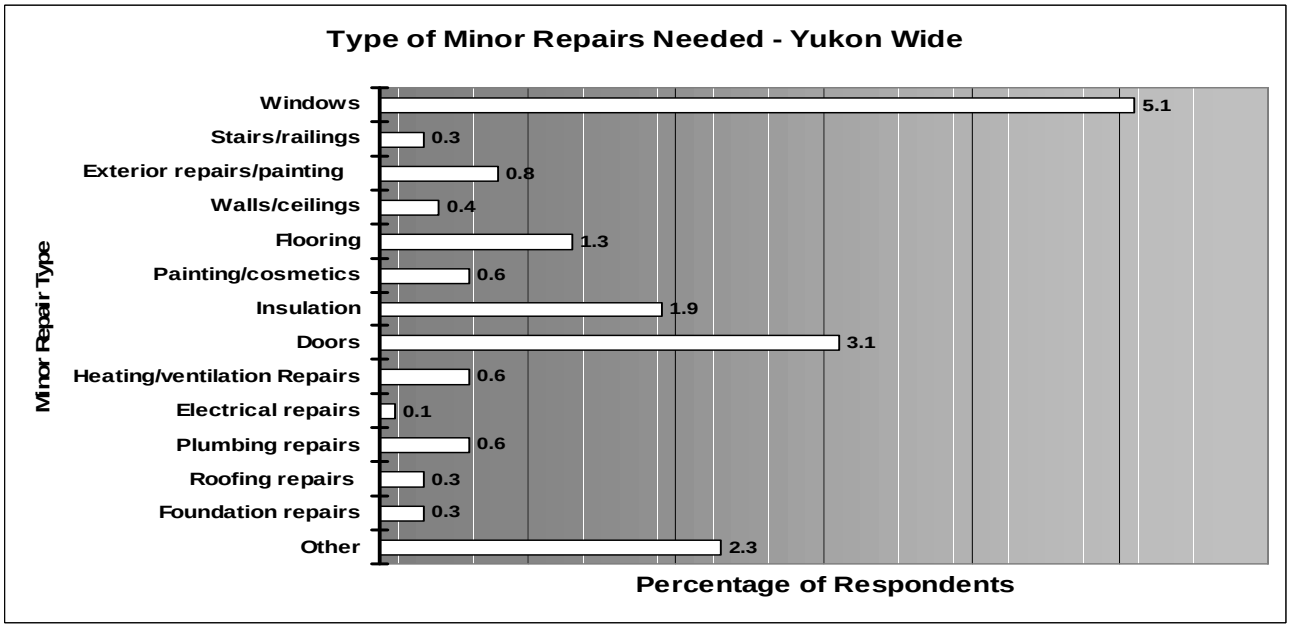

### HIGHLIGHTS

- 7 percent of Destruction Bay dwellings require minor repairs. This is less than the Yukon wide percentage of 12.

## 1.2.7 TYPE OF MINOR REPAIR NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.




## HIGHLIGHTS

- The variety of minor repairs required in Destruction Bay is quite limited.
- 6.7 percent require minor repairs to windows.
- 6.7 percent require minor repairs to doors.
- “Other” refers to minor repairs not included in another category.

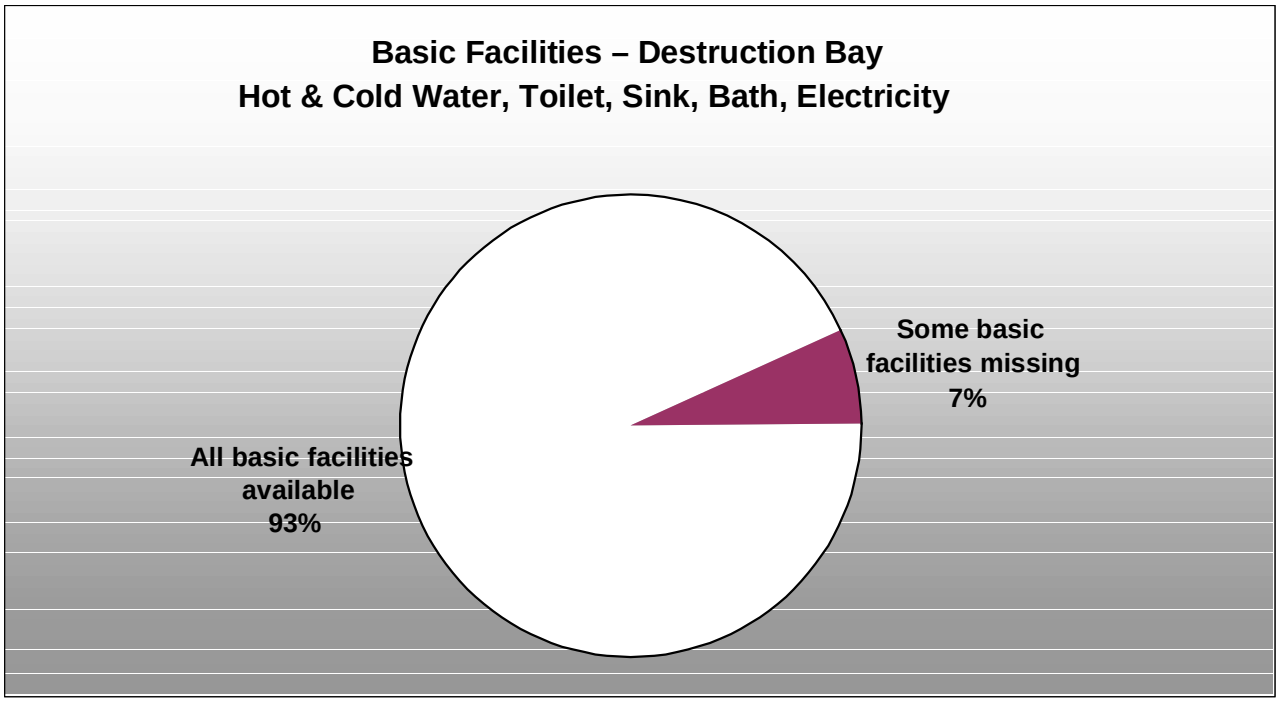
# 1.3 BASIC FACILITIES

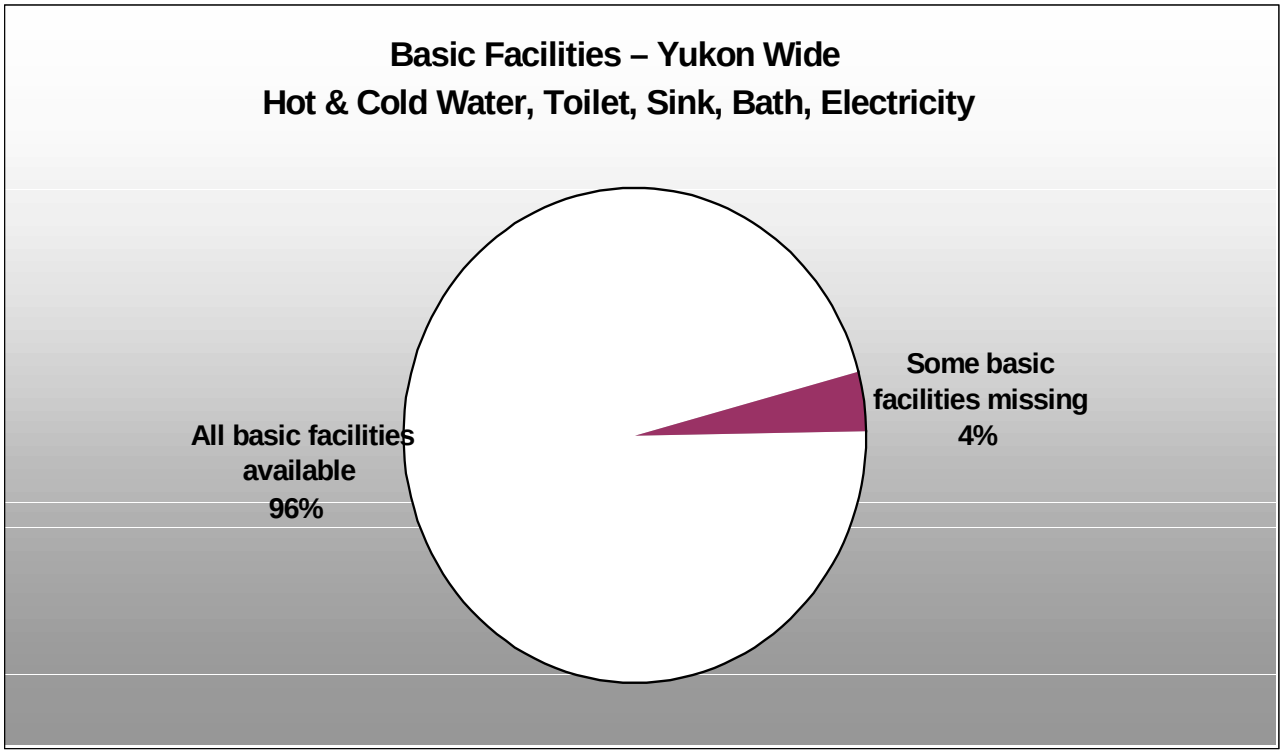
Basic facilities include hot and cold water, indoor toilet, sink, bath, and electricity. The next sub-theme shows the percentage of households that have basic facilities:

⇒ **BASIC FACILITIES**.

## 1.3.1 BASIC FACILITIES

The following pie charts show the percentage of households that have basic facilities.




## HIGHLIGHTS

- 7 percent of dwellings within Destruction Bay lack some basic facilities. This represents one household.
- Within the Yukon as a whole, 4 percent of dwellings lack some basic facilities.

## 1.4 HEALTH AND SAFETY DEFICIENCIES

The next six sub-themes show the percentage of households that have health and safety deficiencies including lack of smoke alarms, ventilation, clean water, and safe sewage:

⇒ **HEALTH AND SAFETY DEFICIENCIES**,

⇒ **SMOKE ALARMS**,

⇒ **MECHANICAL VENTILATION**,

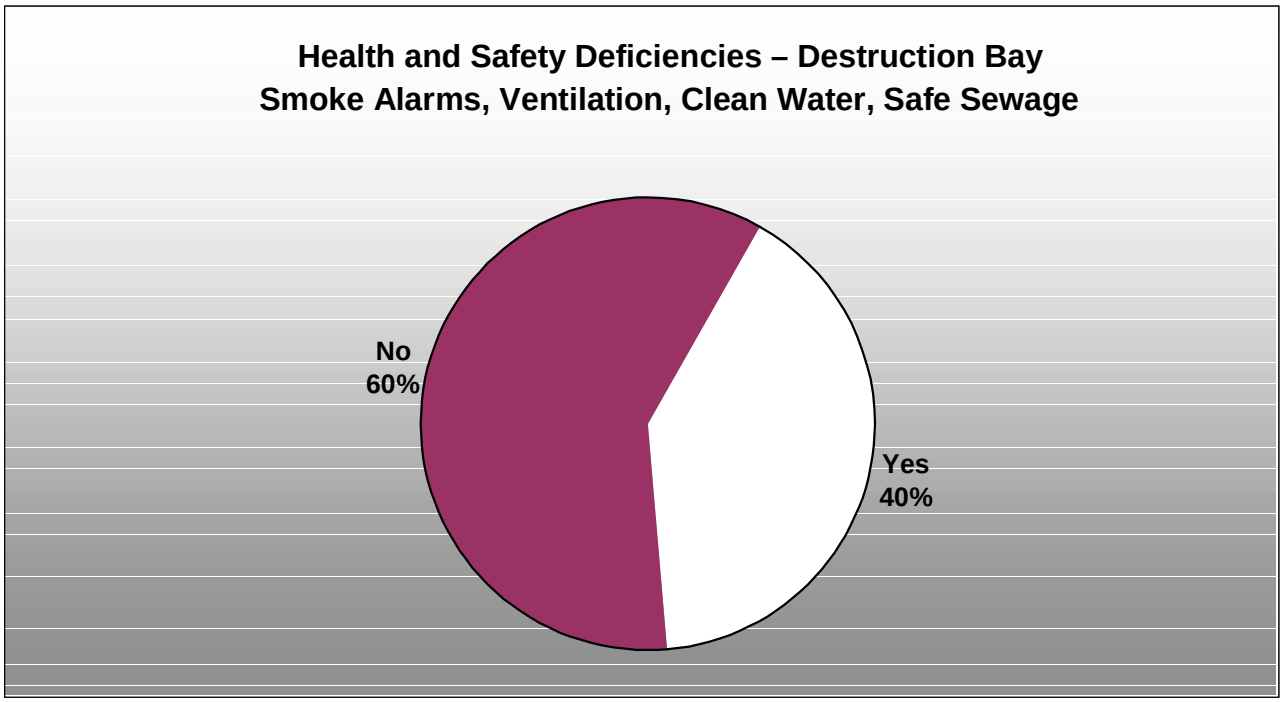
⇒ **KITCHEN/BATHROOM EXHAUST**,

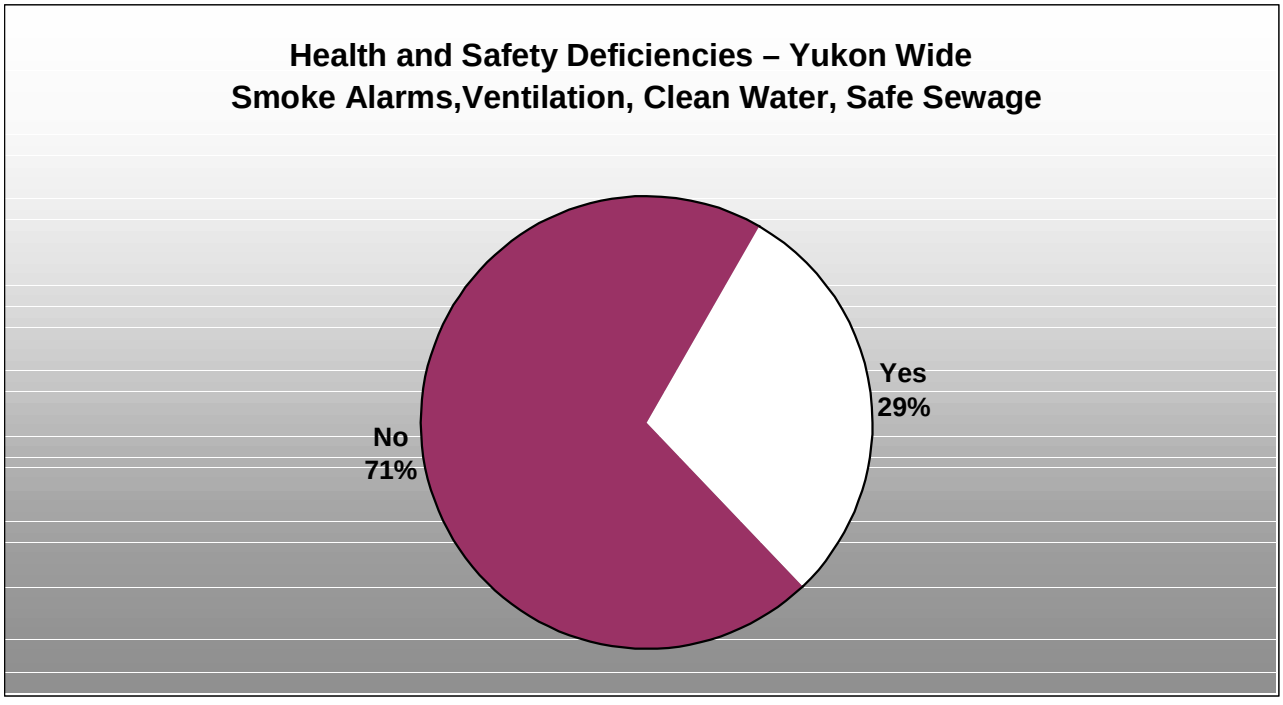
⇒ **WATER SUPPLY**,

⇒ **SEWAGE DISPOSAL**.

## 1.4.1 HEALTH AND SAFETY DEFICIENCIES

The following pie charts show the percentage of households that have health and safety deficiencies:



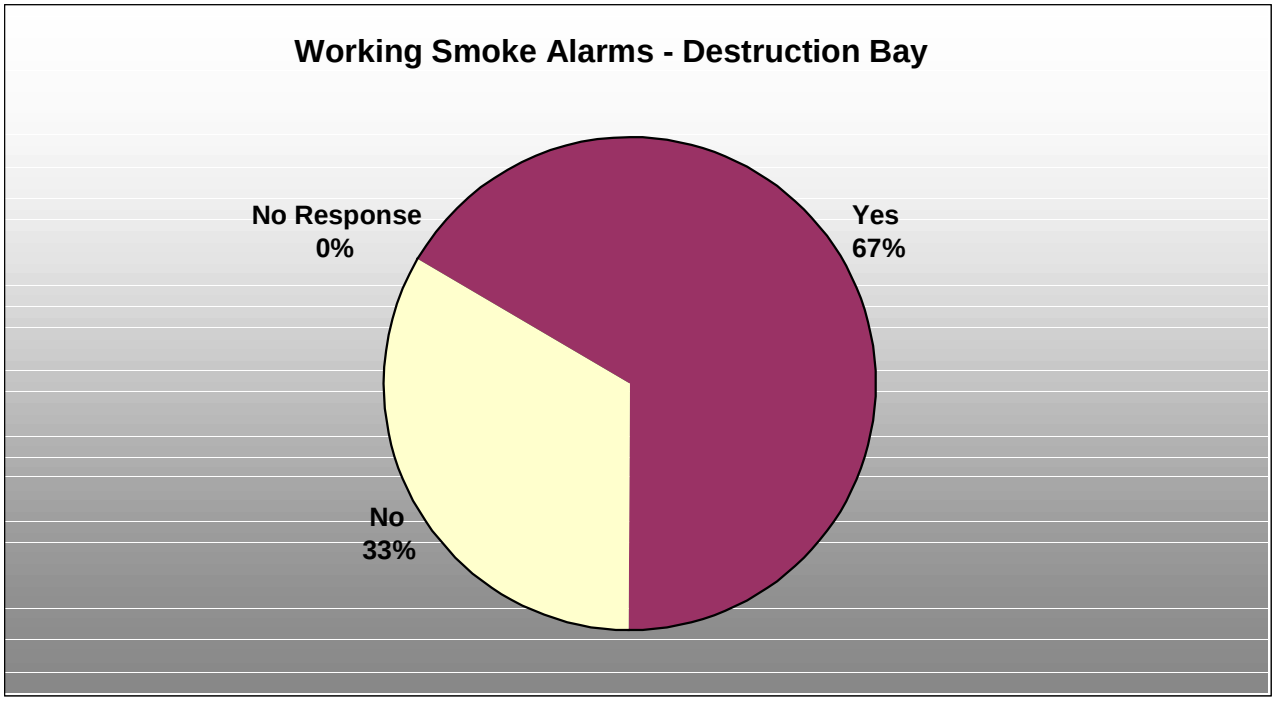



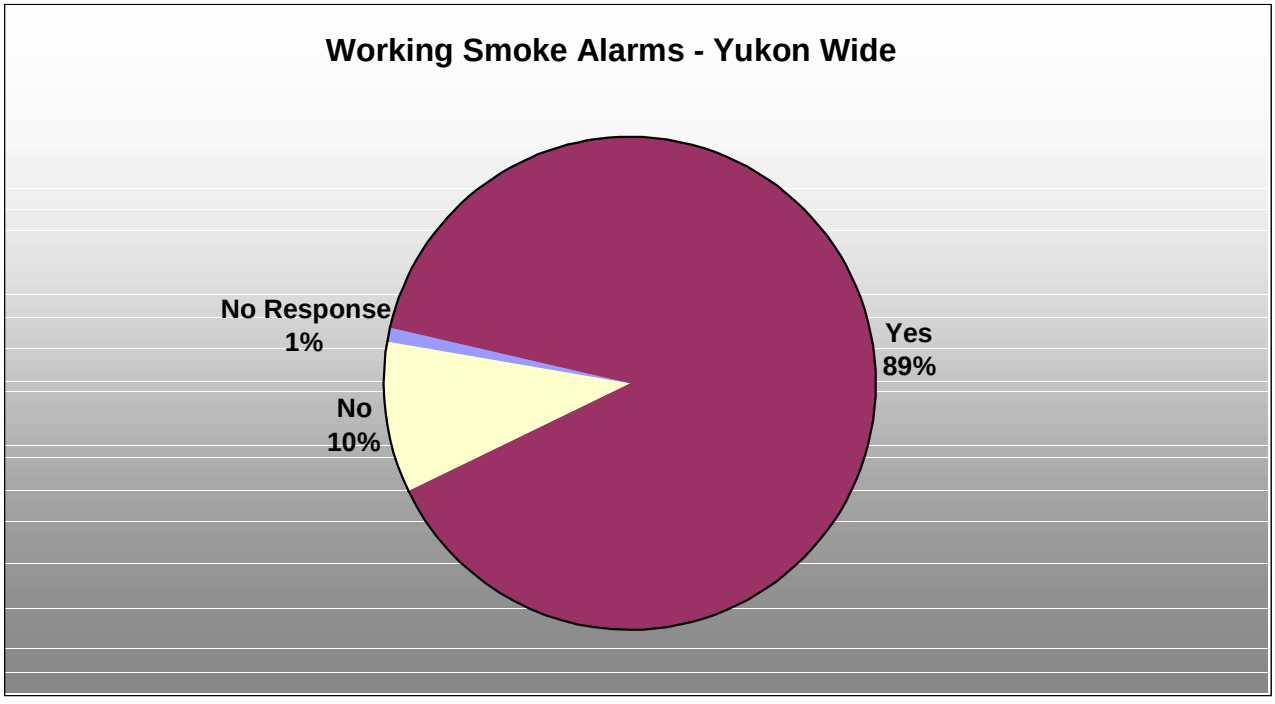

### HIGHLIGHTS

- 40 percent of all Destruction Bay dwellings are deficient in at least one health and safety feature.
- Within the Yukon as a whole, 29 percent of dwellings are deficient in at least one feature.

## 1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms:



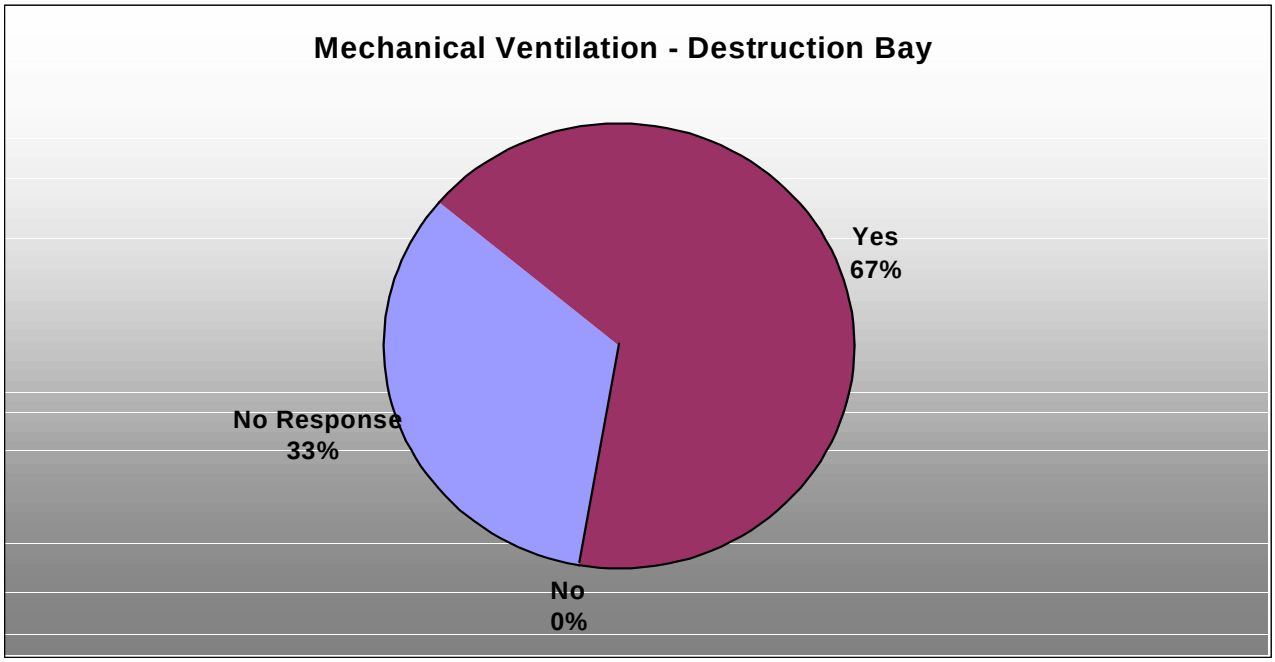



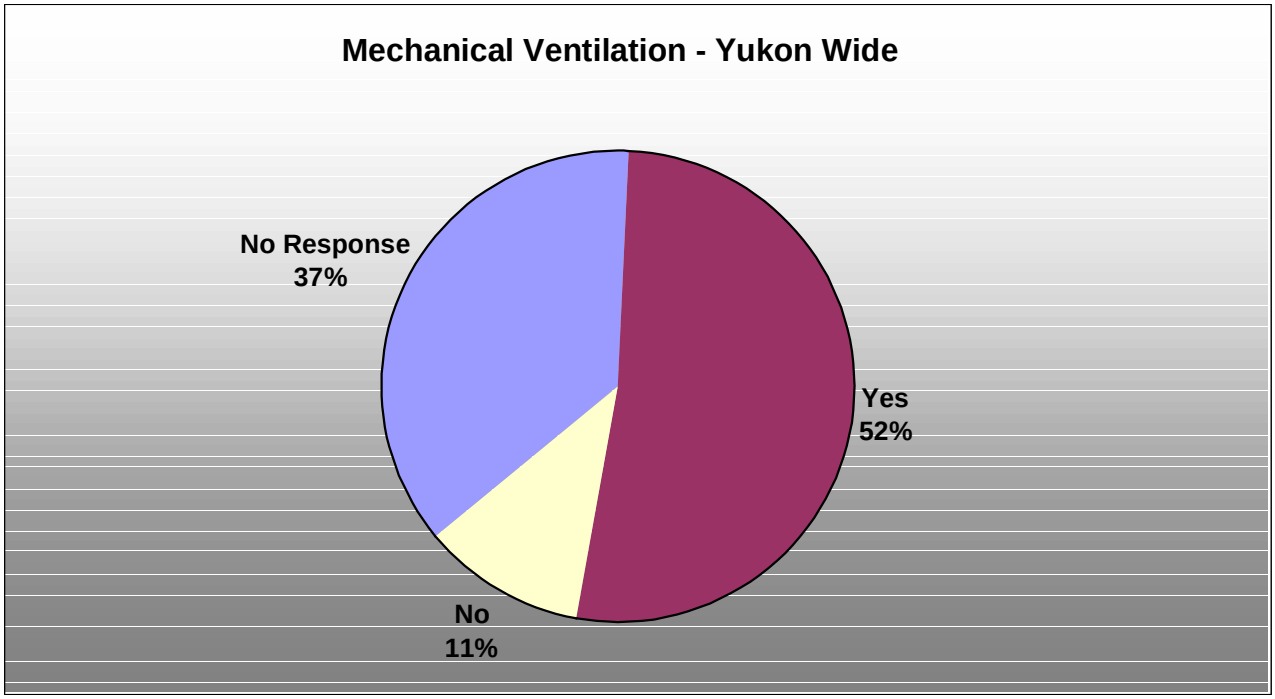

### HIGHLIGHTS

- 33 percent of all Destruction Bay dwellings do not have working smoke alarms. This is over three times the Yukon rate.
- Yukon wide only 10 percent, approximately 1,100 dwellings in the Yukon, do not have working smoke alarms.

## 1.4.3 MECHANICAL VENTILATION

Mechanical ventilation includes heat recovery ventilators, central fans without heat recovery, and direct fresh air supplied by ducting to a furnace return air duct. The following pie charts show the percentage of households that have mechanical ventilation:



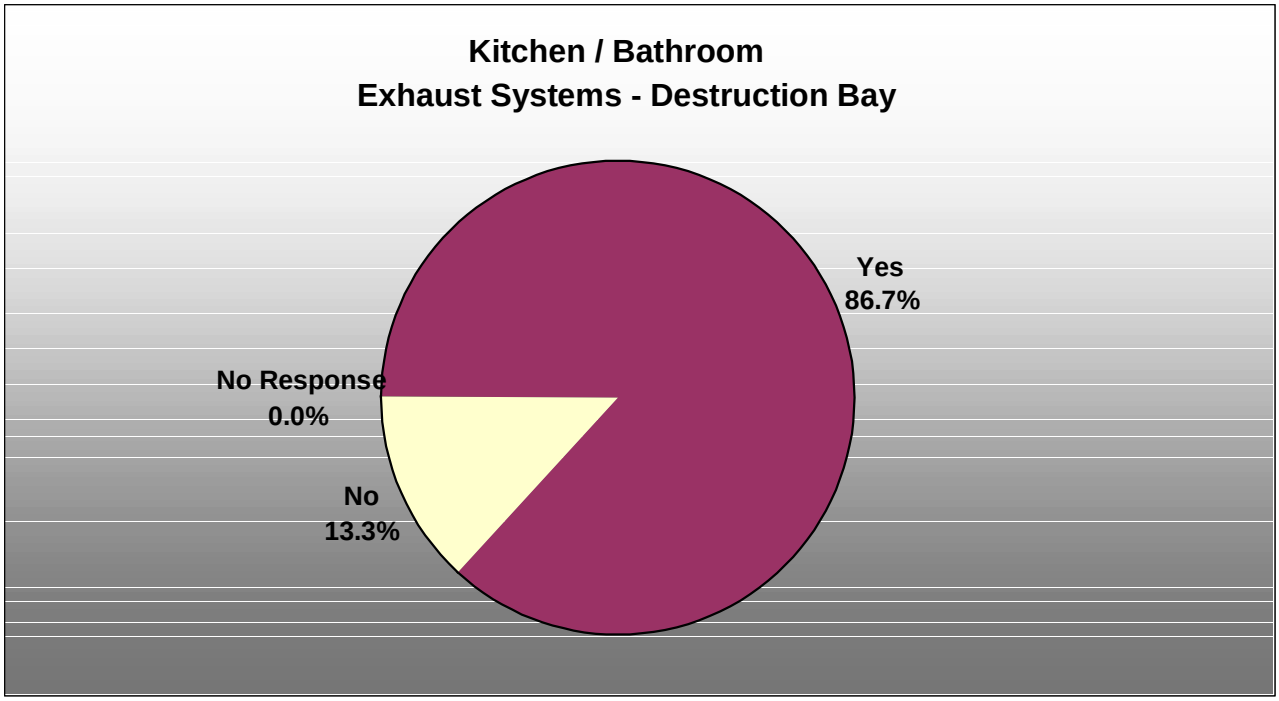



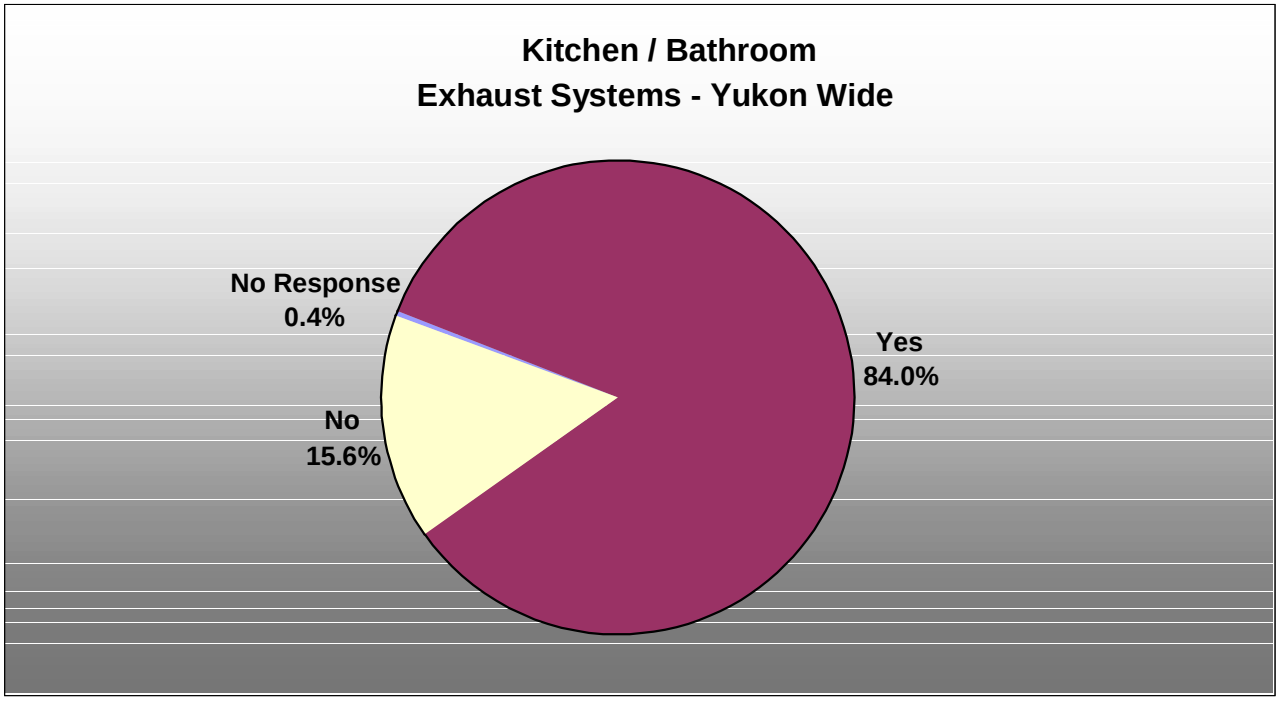

### HIGHLIGHTS

- 67 percent of respondents in Destruction Bay said they had mechanical ventilation in their homes. This is a higher percentage than the corresponding Yukon wide percentage of 52.
- 33 percent gave no response.

## 1.4.4 KITCHEN/BATHROOM EXHAUST SYSTEMS

The following pie charts show the percentage of households that have kitchen/bathroom exhaust systems:



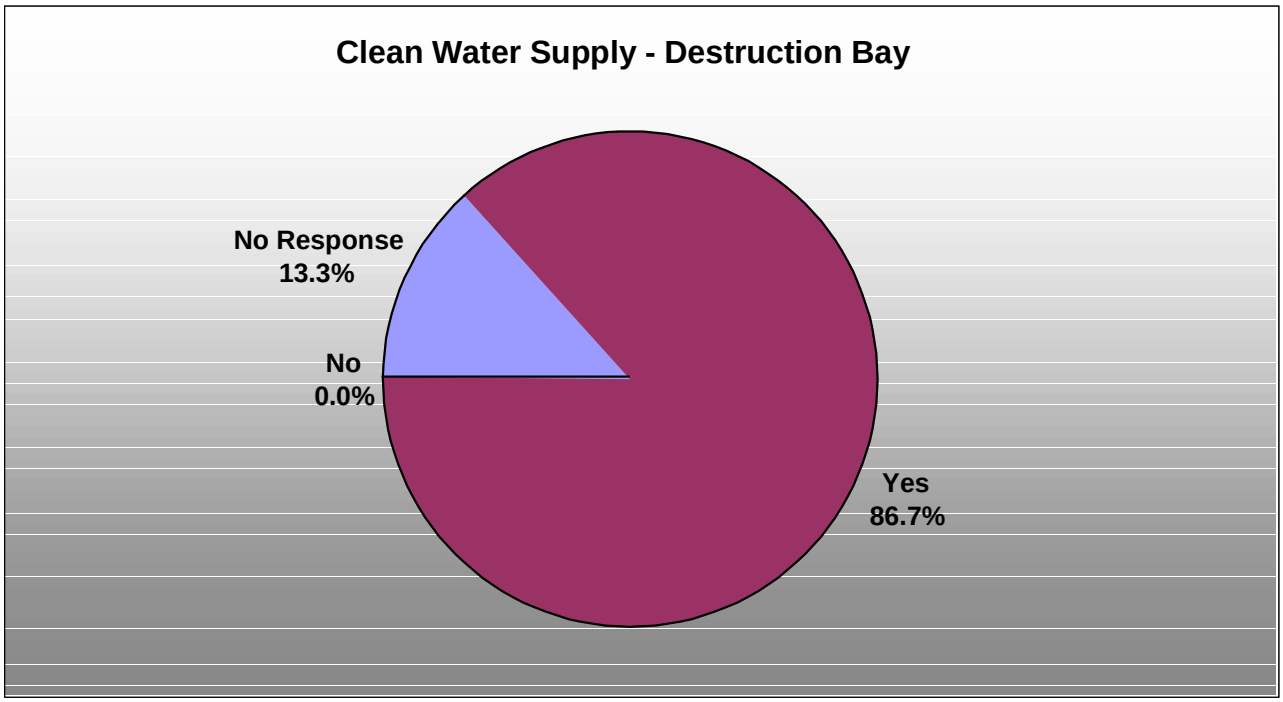



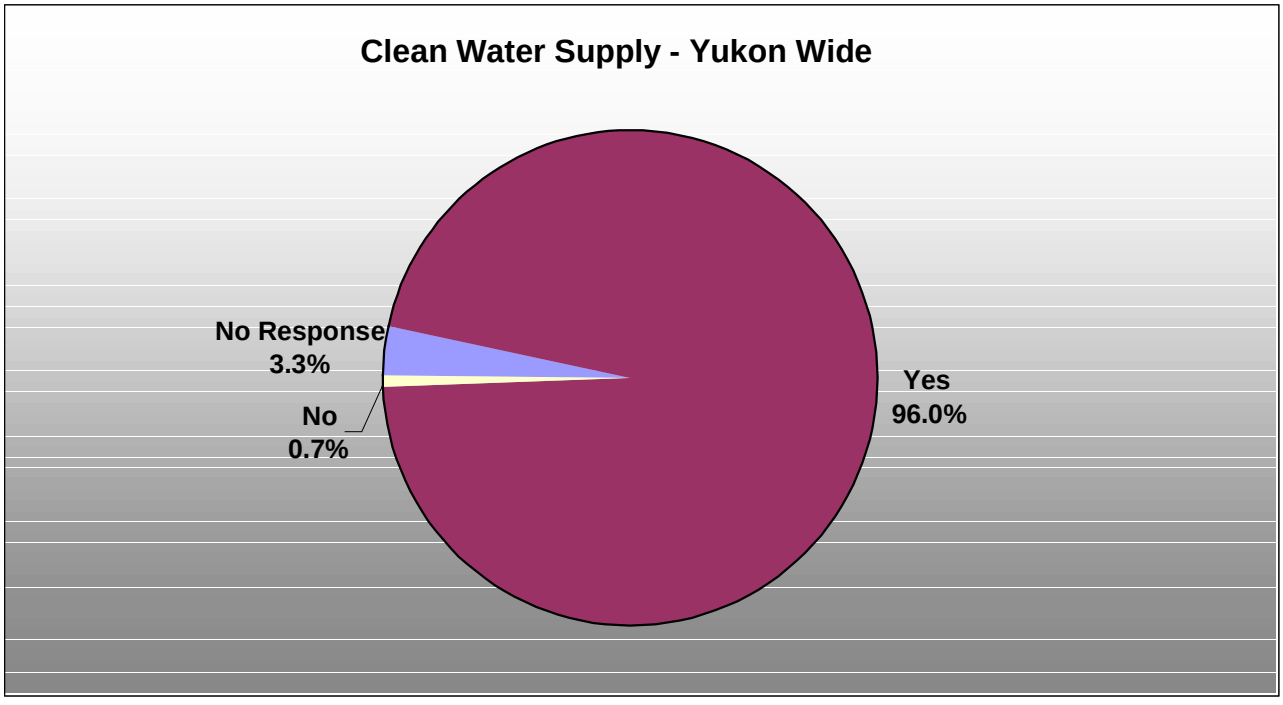

### HIGHLIGHTS

- Destruction Bay and the Yukon have similar results.
- 13.3 percent do not have exhaust systems in Destruction Bay.

## 1.4.5 WATER SUPPLY

The following pie charts show the percentage of households that have a clean water supply:



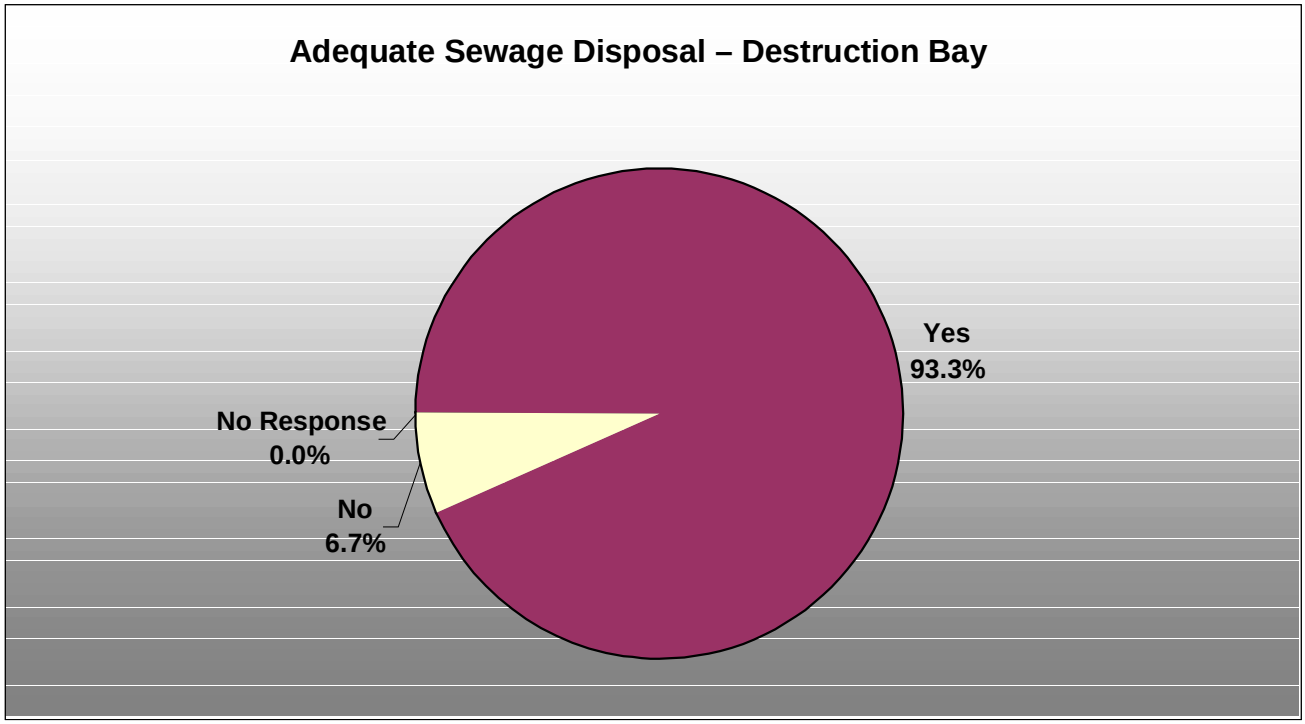



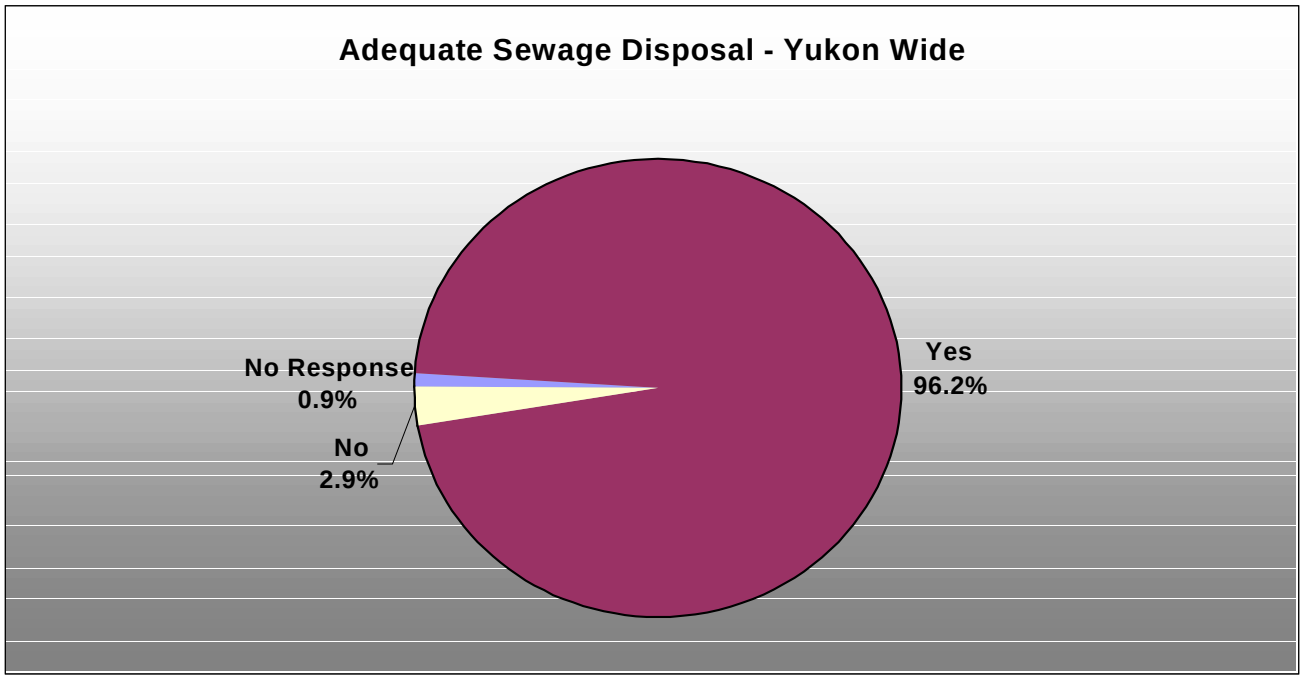

### HIGHLIGHTS

- 86.7 percent of respondents in Destruction Bay indicated they have a clean water supply. This is lower than the corresponding Yukon percentage of 96.
- 13.3 percent did not provide a response.

## 1.4.6 SEWAGE DISPOSAL

The following pie charts show the percentage of households that have adequate sewage disposal:




## HIGHLIGHTS

- The majority of households in Destruction Bay and in the Yukon have adequate sewage disposal.
- 6.7 percent of Destruction Bay does not have adequate sewage disposal.

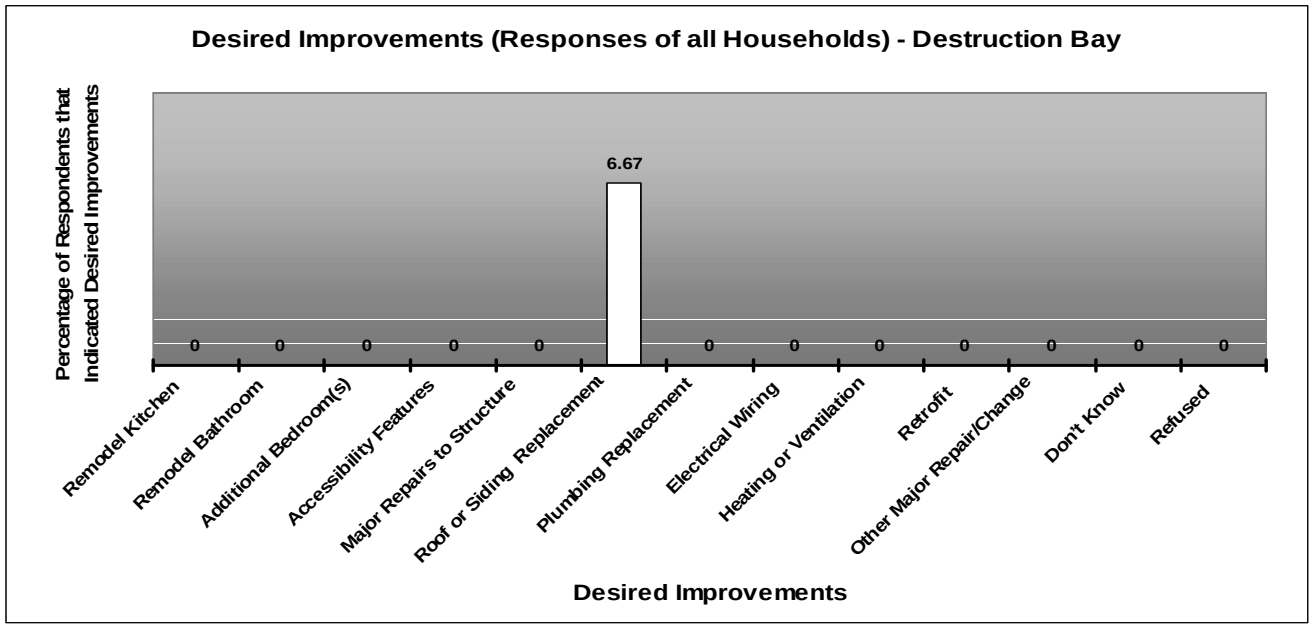
## 1.5 DESIRED IMPROVEMENTS

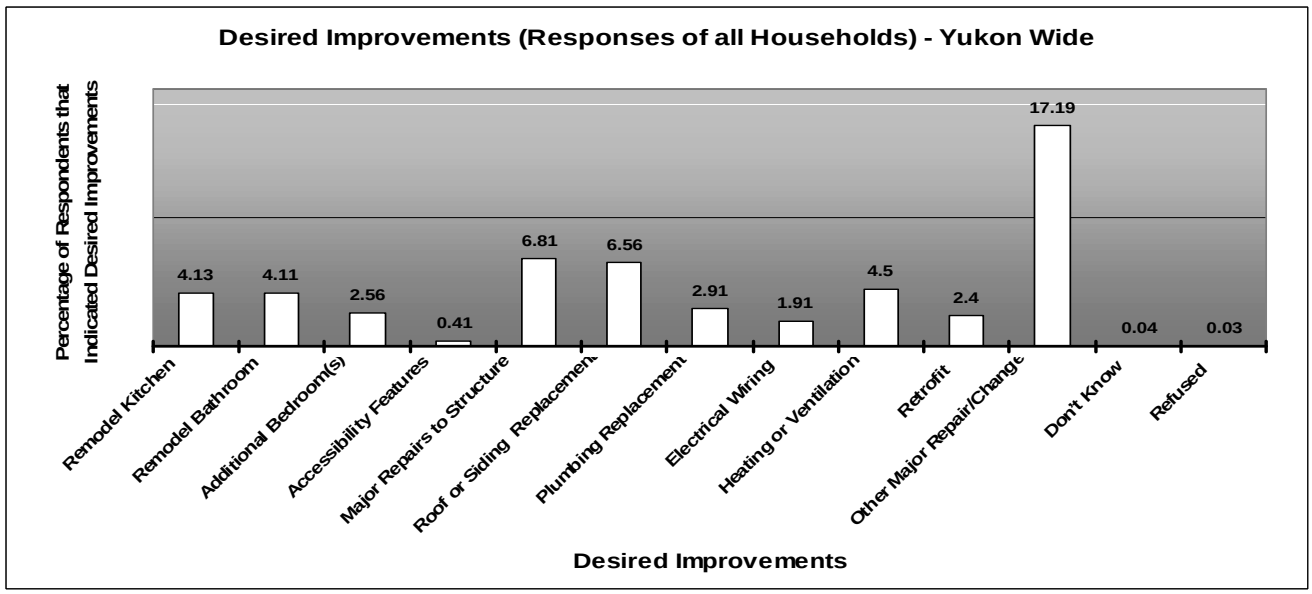
Respondents were asked what types of changes or repairs they would like to make in the next two years. The next sub-theme shows the percentage of households that desire improvements:

⇒ **DESIRED IMPROVEMENTS**.

## 1.5.1 DESIRED IMPROVEMENTS

"Major Repairs to Structure" includes repairs to walls, foundation, floors and ceiling. "Other Major Repair/Change" addresses the development of and/or addition of new space. These bar charts show the percentage of respondents who indicated various desired improvements.




## HIGHLIGHTS

- In Destruction Bay, the type of desired improvement is very limited compared to the Yukon.
- Only 6.7 percent of respondents indicated a desire to replace their dwellings' roof or siding. This represents one household.

# 2 DWELLING AFFORDABILITY

Dwelling affordability is a measure of the ability of the occupants of a dwelling to pay for their housing. Dwelling affordability was determined using ranges of incomes and ranges of expenses. Using these ranges, and the standard of 30 percent shelter cost to income ratio as a cut-off, it was possible to determine households where there was an affordability problem, households where there was no affordability problem, and households where there was a "possible" affordability problem. There were also households where respondents did not provide household income and/or expense information. These fell into the "insufficient data" category.

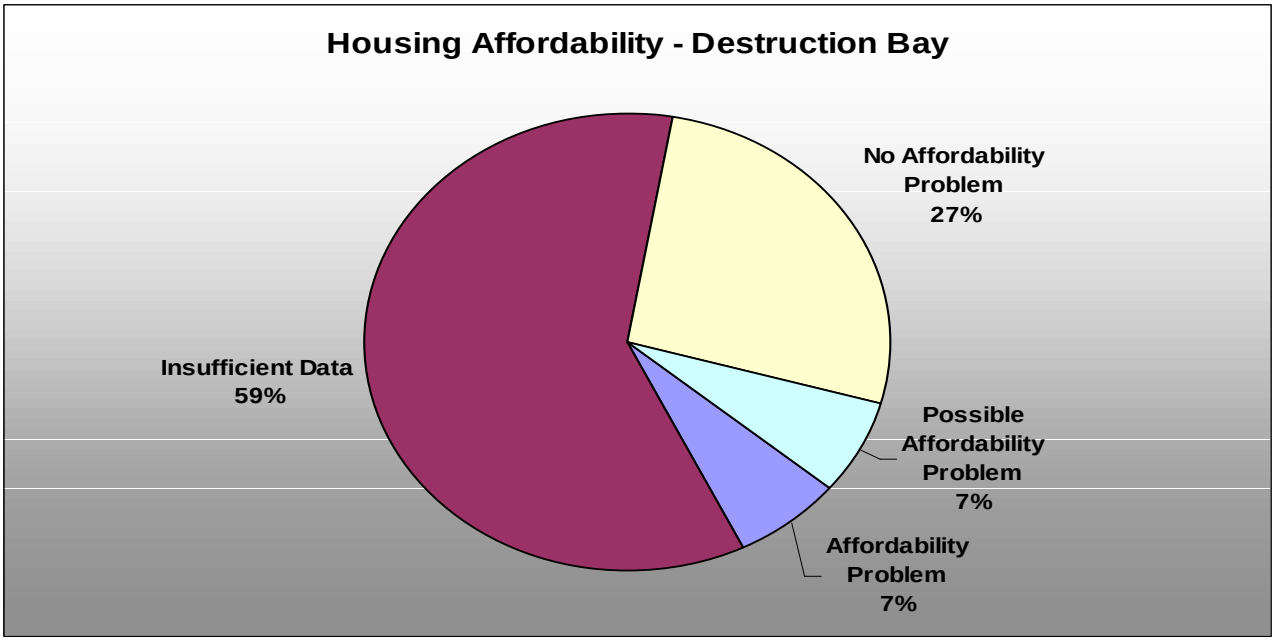
## 2.1 PRESENCE OR ABSENCE OF AFFORDABILITY PROBLEM

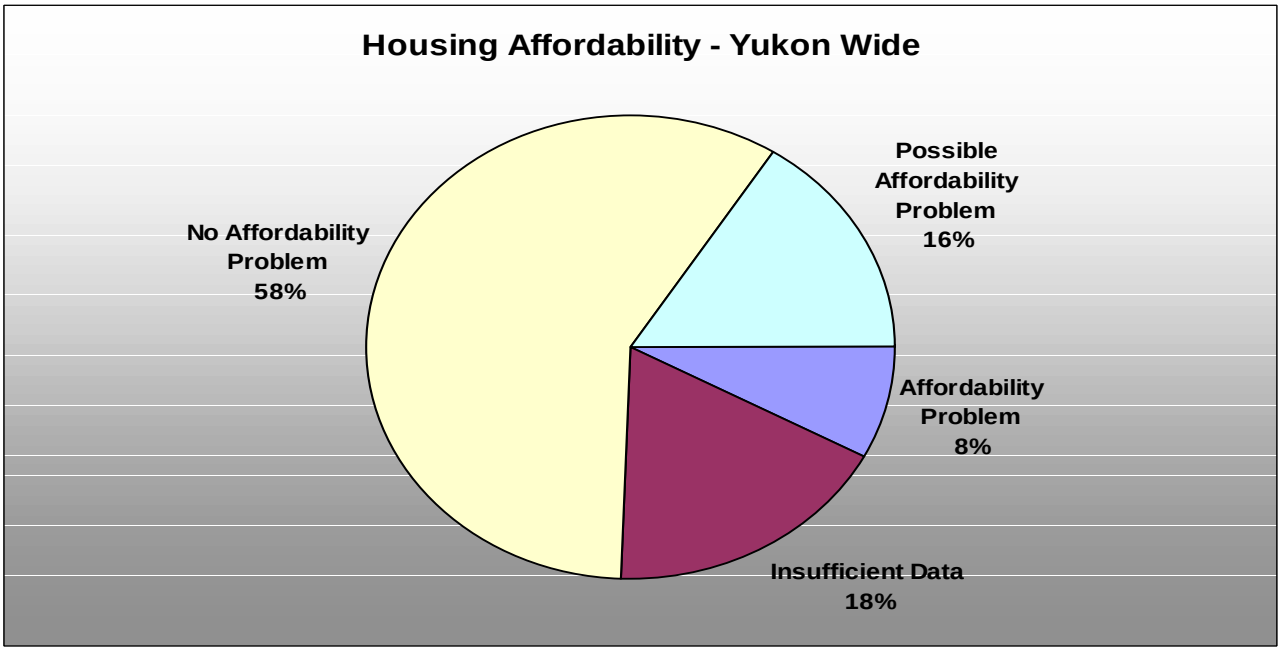
Respondents were asked whether they had an affordability problem. The next sub-theme shows dwelling affordability in Destruction Bay and in the Yukon:

⇒ **AFFORDABILITY.**

## 2.1.1 AFFORDABILITY

The following pie charts show the percentage of households in each category:




### HIGHLIGHTS

- In Destruction Bay, 27 percent of households indicated that they had no affordability problem.
- 7 percent of households indicated having an affordability problem where they spend more than 30 percent of their income on shelter costs.
- Another 7 percent of households are indicated having a possible affordability problem.
- 59 percent of respondents fall into the “insufficient data” category.

# 3 DWELLING SUITABILITY

"Dwelling suitability" in housing refers to the appropriateness of the dwelling for the people living in it including factors such as crowding and accessibility.

## 3.1 CROWDING

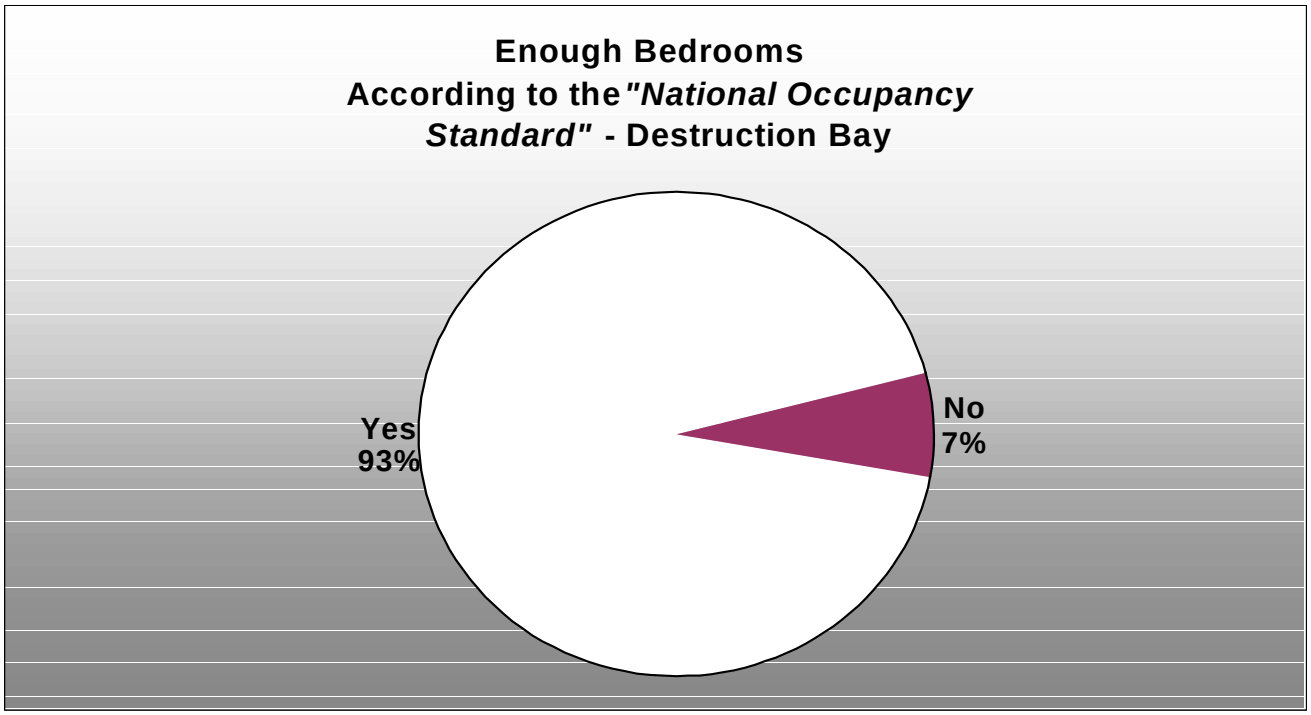
The National Occupancy Standard stipulates, for example, a minimum number of bedrooms required in a dwelling depending on the age and gender composition of the household. According to this standard, for example, separate bedrooms are required for each adult over the age of 18 unless that adult is in a married or common-law relationship with another household member. The next two sub-themes address crowding:

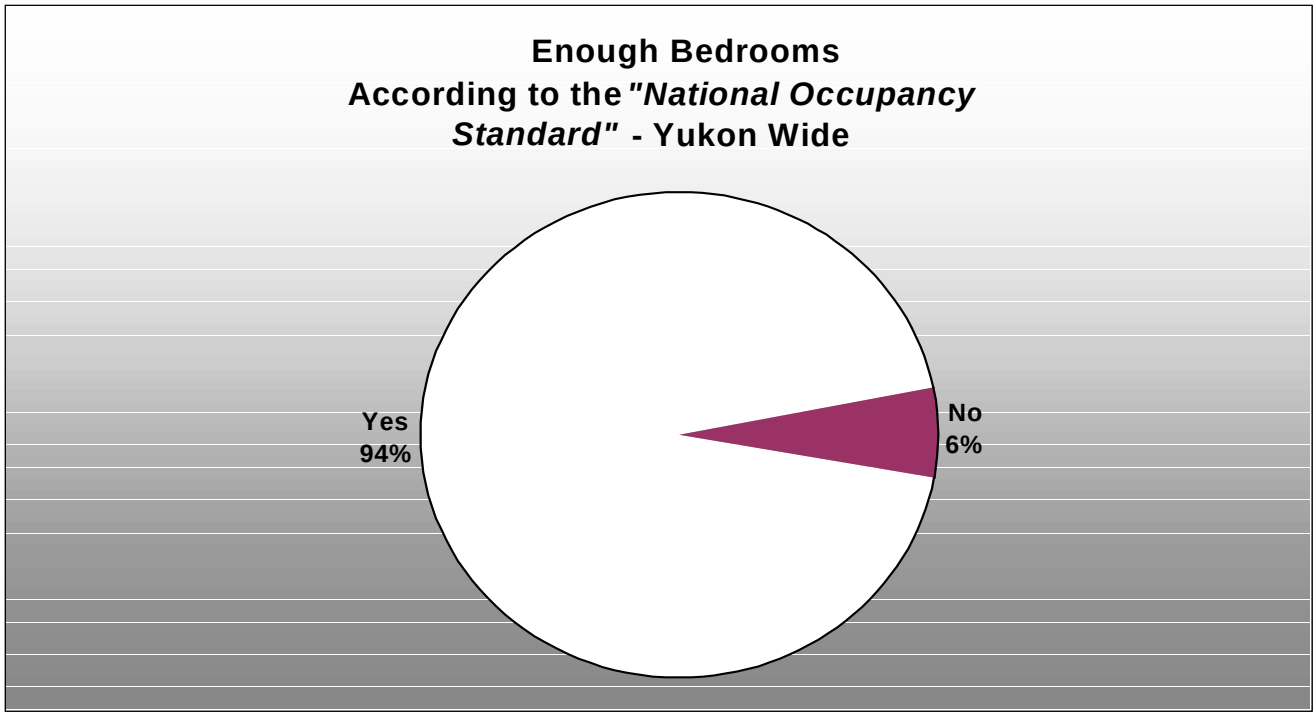
⇒ **BEDROOMS**,

⇒ **PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS**.

## 3.1.1 BEDROOMS

The following pie charts show the percentage of households with enough bedrooms:



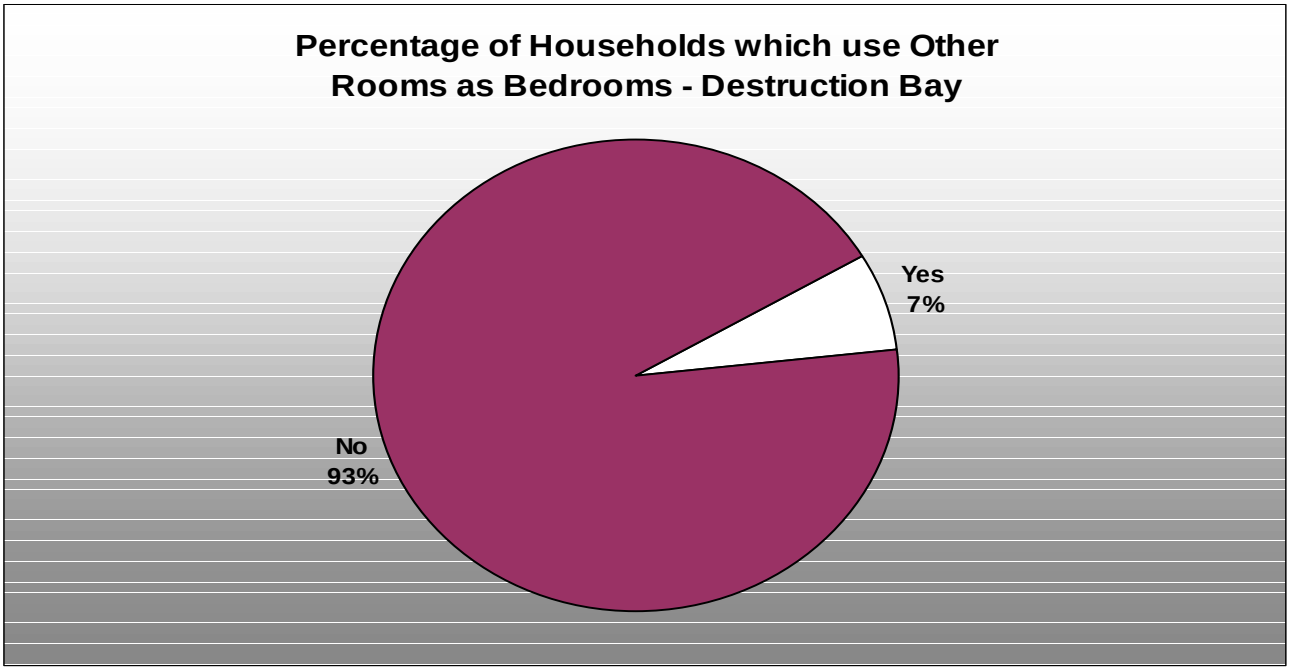



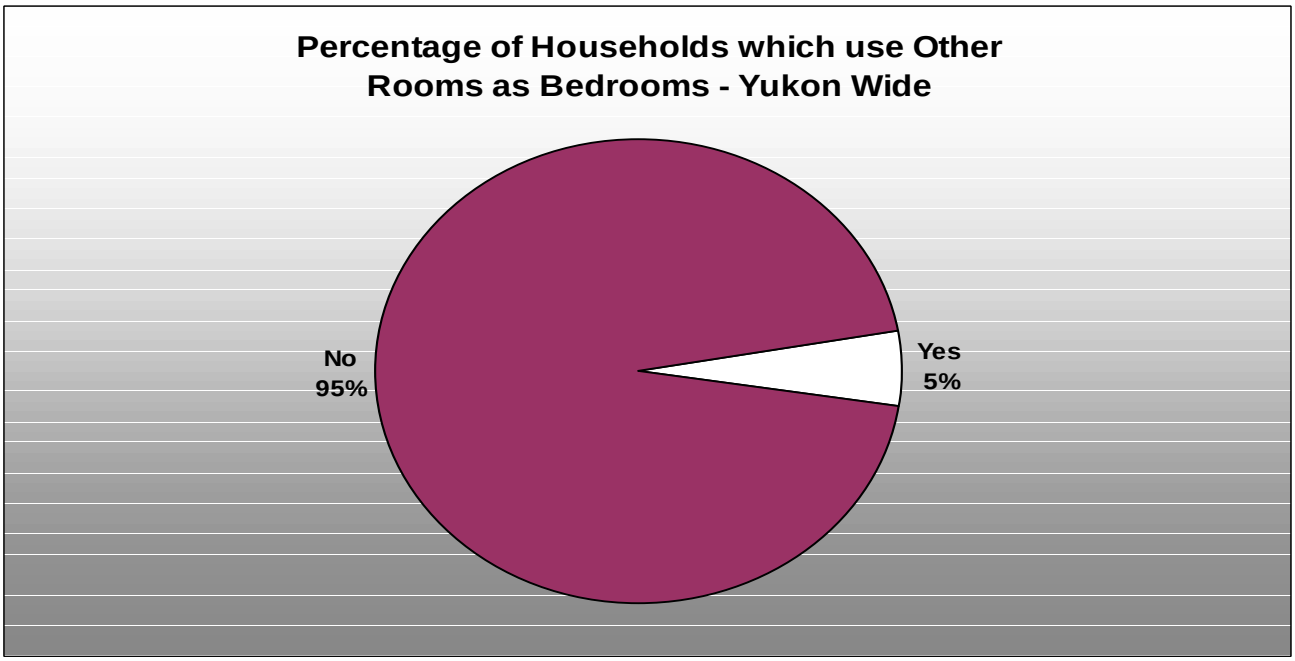

### HIGHLIGHTS

- Destruction Bay and Yukon wide results are similar.
- According to the *National Occupancy Standard,* 7 percent of all households in Destruction Bay and 6 percent in the Yukon do not have enough bedrooms.

## 3.1.2 PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS

Some households use rooms other than bedrooms as bedrooms. The percentage of households that do this is shown below for both Destruction Bay and the Yukon in general.




### HIGHLIGHTS

- The majority of households both in Destruction Bay at 93 percent, and the Yukon at 95 percent do not use rooms other than bedrooms as bedrooms.
- 7 percent of households in Destruction Bay use other rooms as bedrooms. This represents one household.

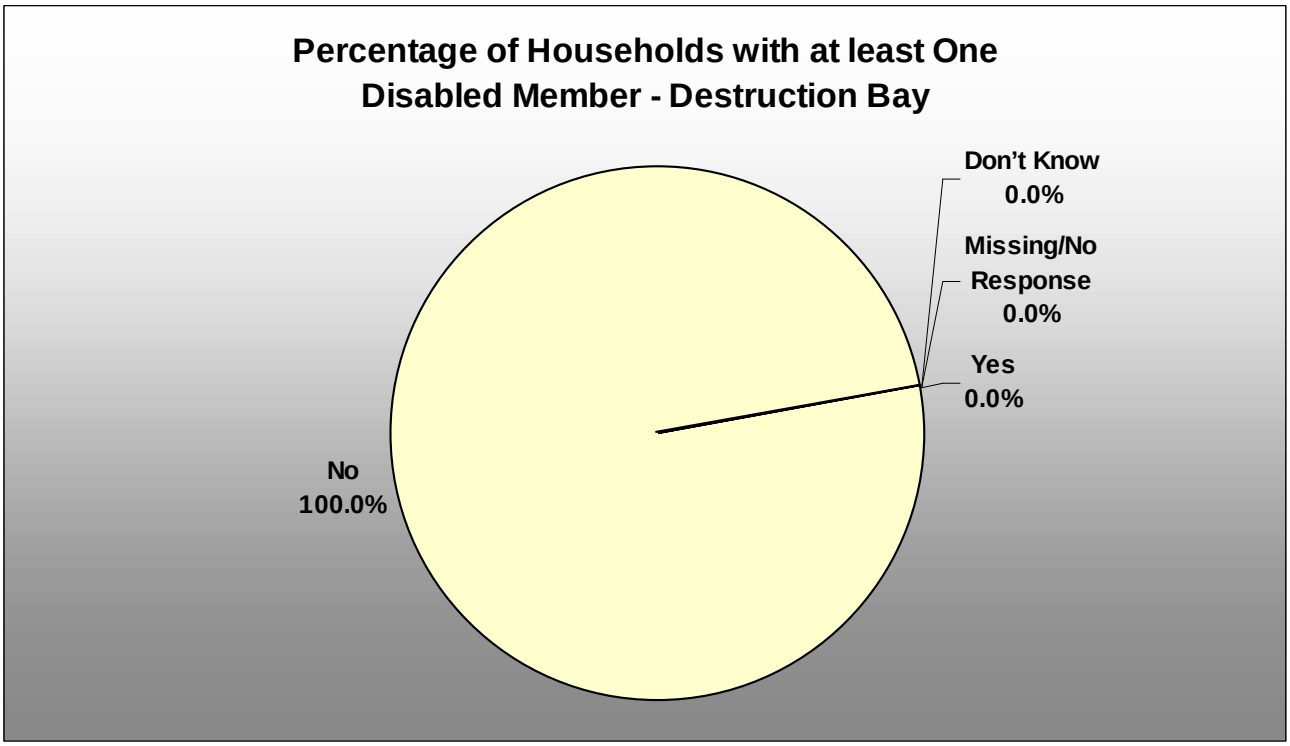
## 3.2 ACCESSIBILITY FOR DISABLED AND ELDERLY

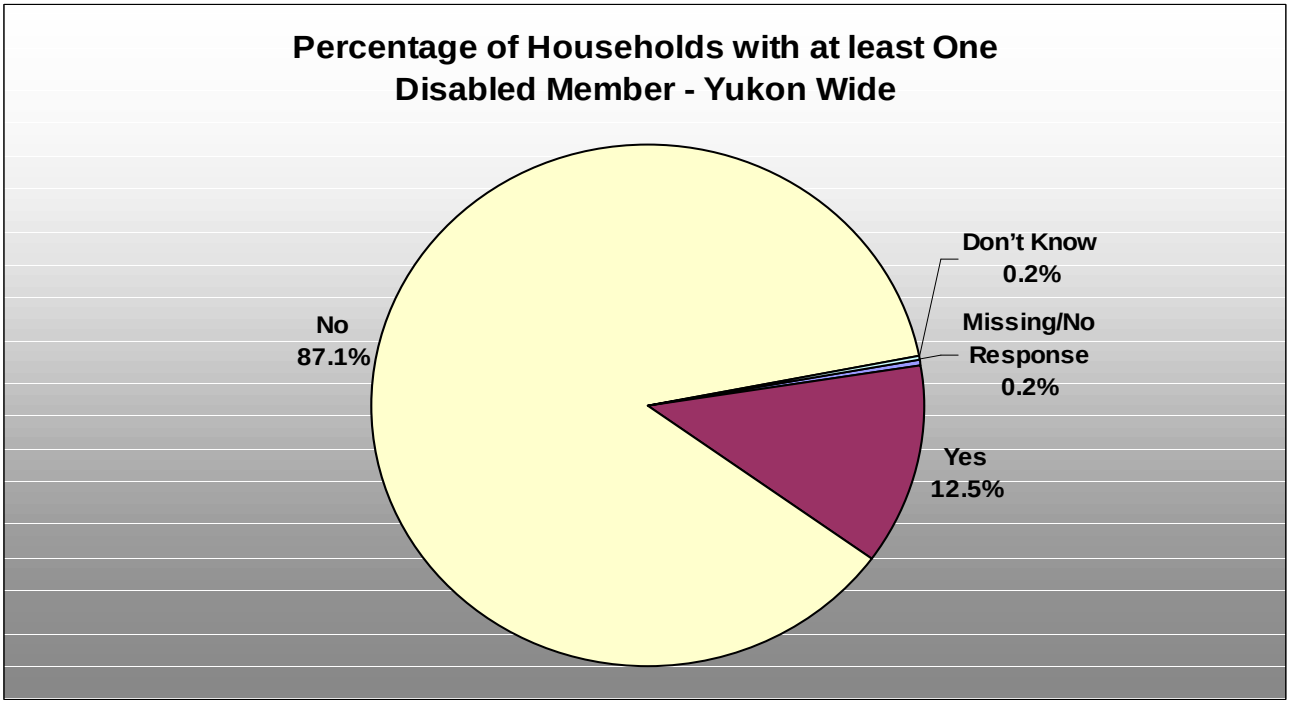
Another factor used in determining the suitability of housing is accessibility of the dwelling for those households with one or more disabled members. In order to determine the importance of this factor, the number of households that have disabled members must be determined. This information is shown in the next sub-theme:

⇒ **PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON.**

## 3.2.1 PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON

"Disability" was defined as either a mobility impairment requiring a wheelchair, other mobility impairment (for example, arthritis), visual, auditory, or other disability. The following pie charts show the percentage of households that have at least one disabled person.




### HIGHLIGHTS

- None of the respondents surveyed in Destruction Bay indicated that their household included a disabled person.

# 4 ACCESS TO HOME OWNERSHIP

This category of information helps us to determine why renters have chosen to remain renters rather than buying a dwelling.

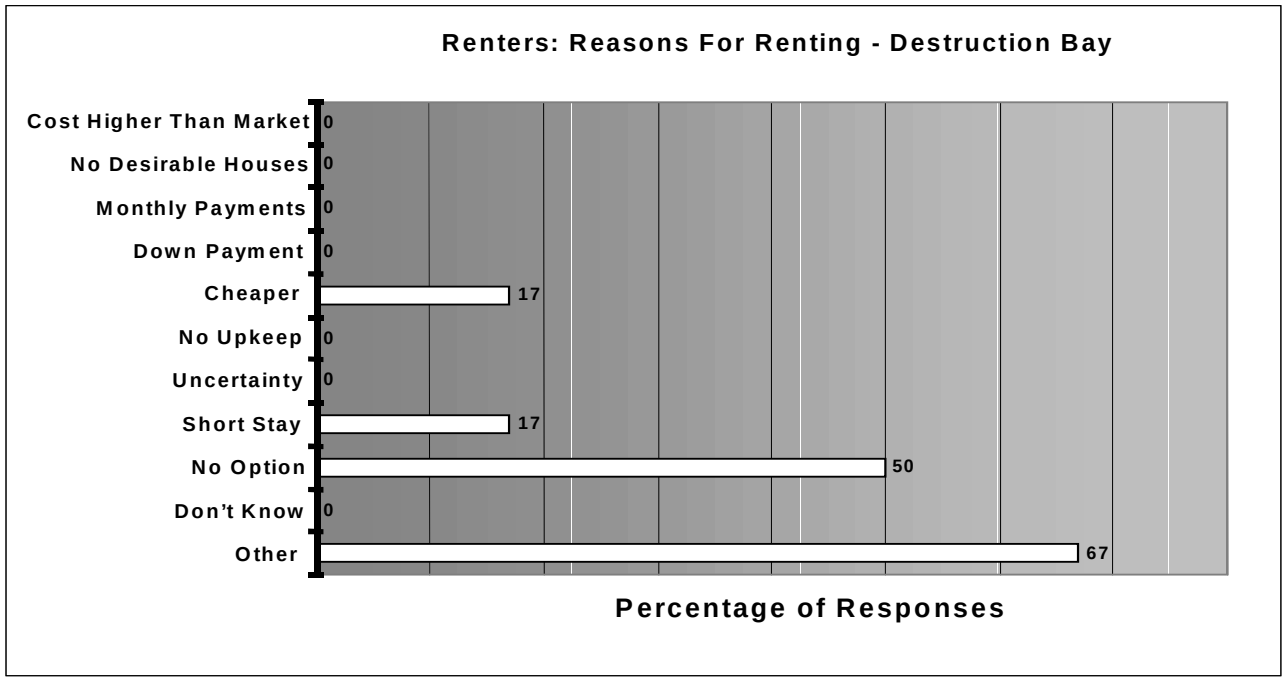
## 4.1 RENTERS

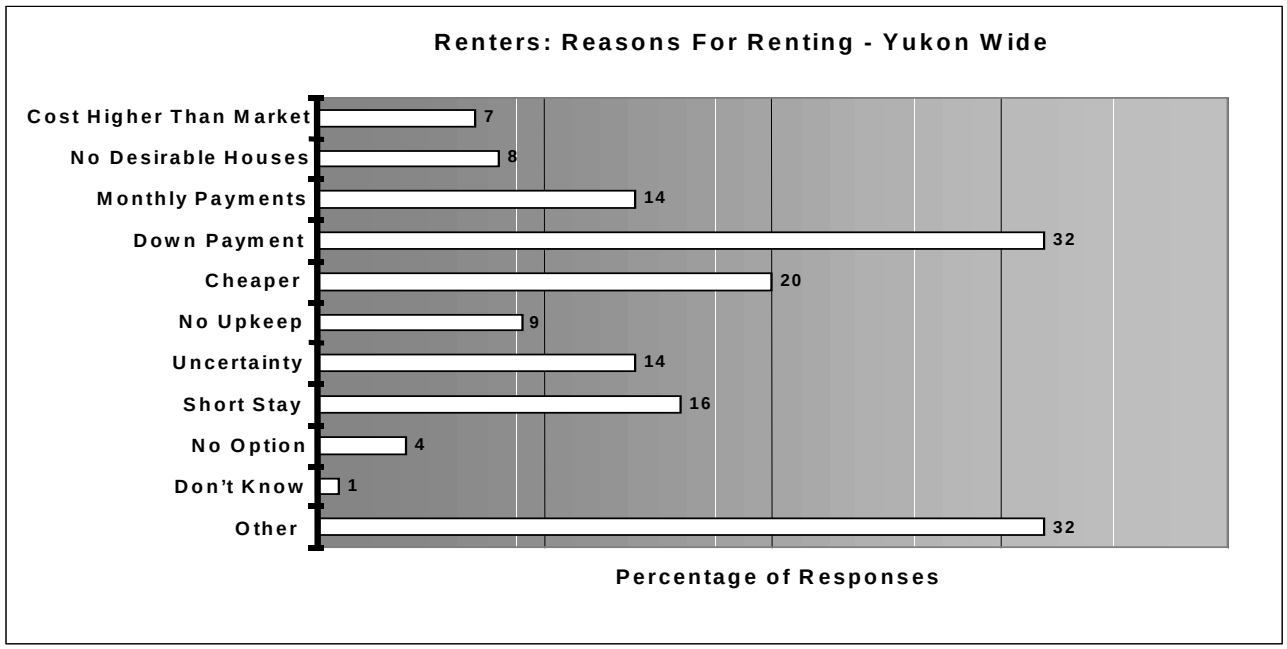
The next sub-theme shows the responses of renters when asked, “Why have you chosen to rent rather than purchase housing?”

⇒ **RENTERS REASONS FOR RENTING**.

## 4.1.1 RENTERS REASONS FOR RENTING

These bar charts show the responses of renters.




## HIGHLIGHTS

- Aside from the unspecified "Other" answer, cheaper at 17 percent, short stay at 17 percent, and no option at 50 percent were the most common answers given by respondents in Destruction Bay.
- "Other" includes reasons not captured in another category.

# 5 SENIORS AND ELDERS NEEDS

The last set of housing quality indicators this study covers is the housing needs of seniors and elders. The study of the appropriateness of, and the need for adaptations in seniors and elders housing is essentially a sub-study of "Dwelling Suitability". However, because of our aging population, it has become increasingly important to understand the housing needs of this sub-group of the population. We have made a particular effort in this study to understand current, and probable future needs of this group. Again, in order to understand the importance of this, the number of households must be determined.

## 5.1 HOUSEHOLD TYPE

The following charts show the percentages of various types of households in the population. They also illustrate a range of housing quality indicators associated with the three kinds of households:

- *Senior Household*: refers to a household in which all members are 55 years of age and over.
- *Mixed Senior Household:* refers to a household in which there is at least one member 55 years of age and over, and at least one member less than 55 years.
- *Non-Senior Household*: refers to a household in which there are no members over the age of 55.

The next six sub-themes address household types:

⇒ **HOUSEHOLD TYPE BREAKDOWN**,

⇒ **HOUSEHOLD TYPE VERSUS REPAIR NEED**,

⇒ **HOUSEHOLD TYPE VERSUS BASIC HOUSEHOLD FACILITIES,**

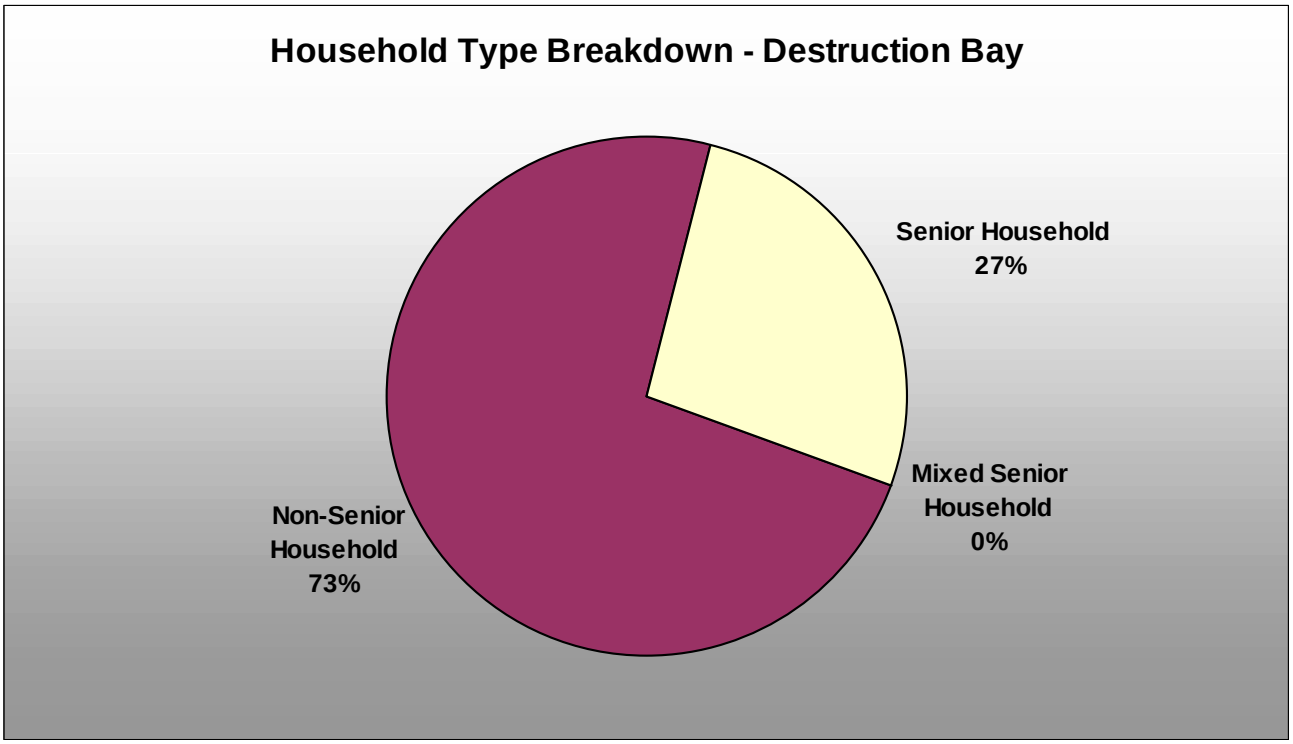
⇒ **DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE**,

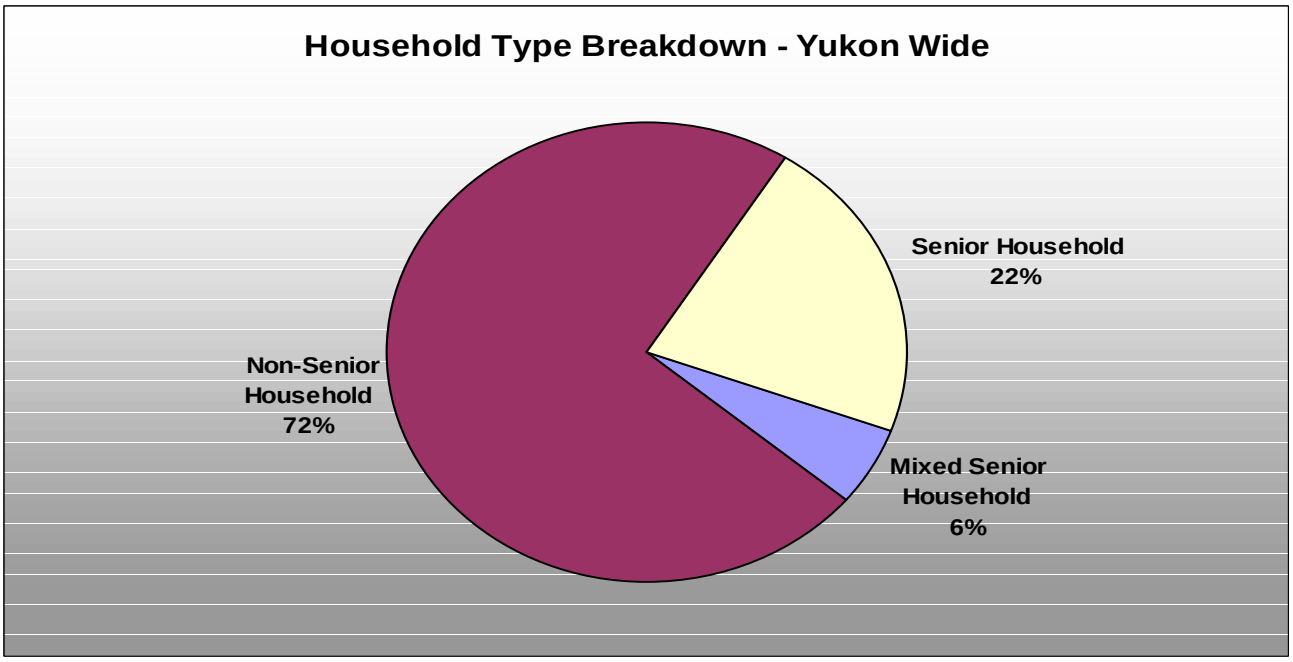
⇒ **DWELLING MANAGEABILITY FOR A SENIOR,**

⇒ **PROBLEMS THAT A SENIOR WOULD HAVE LIVING IN THIS DWELLING**.

## 5.1.1 HOUSEHOLD TYPE BREAKDOWN

The following pie charts show household type breakdown:



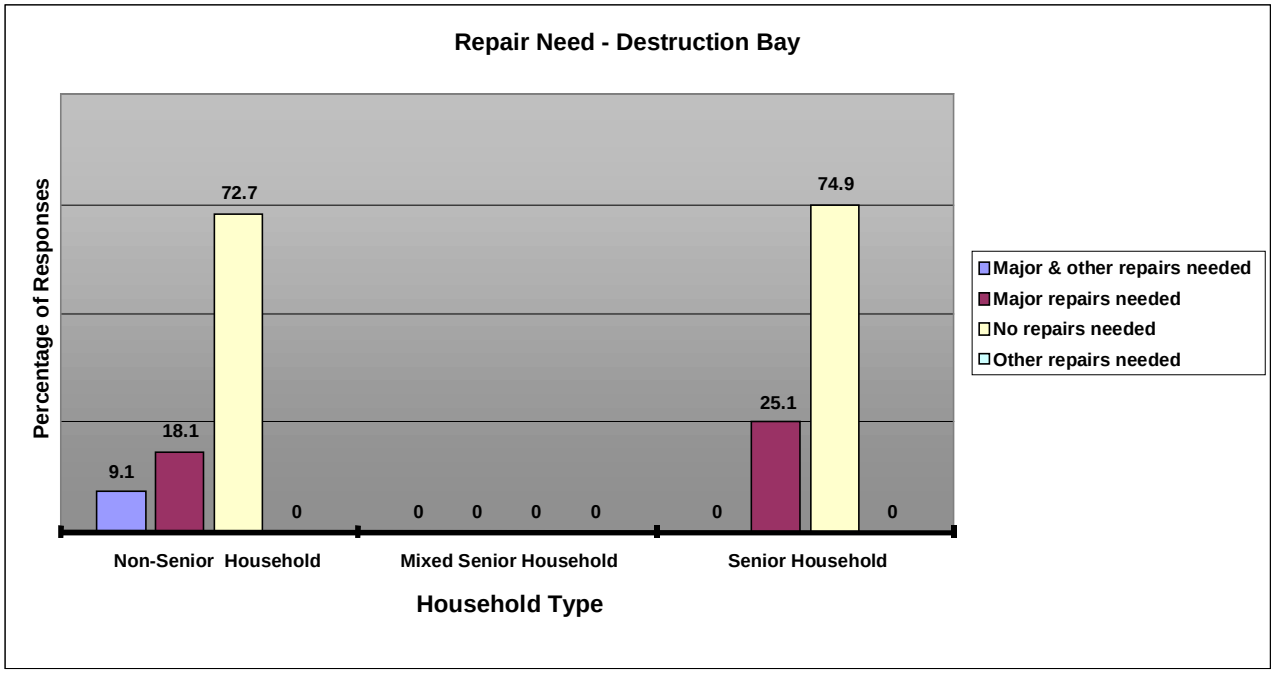



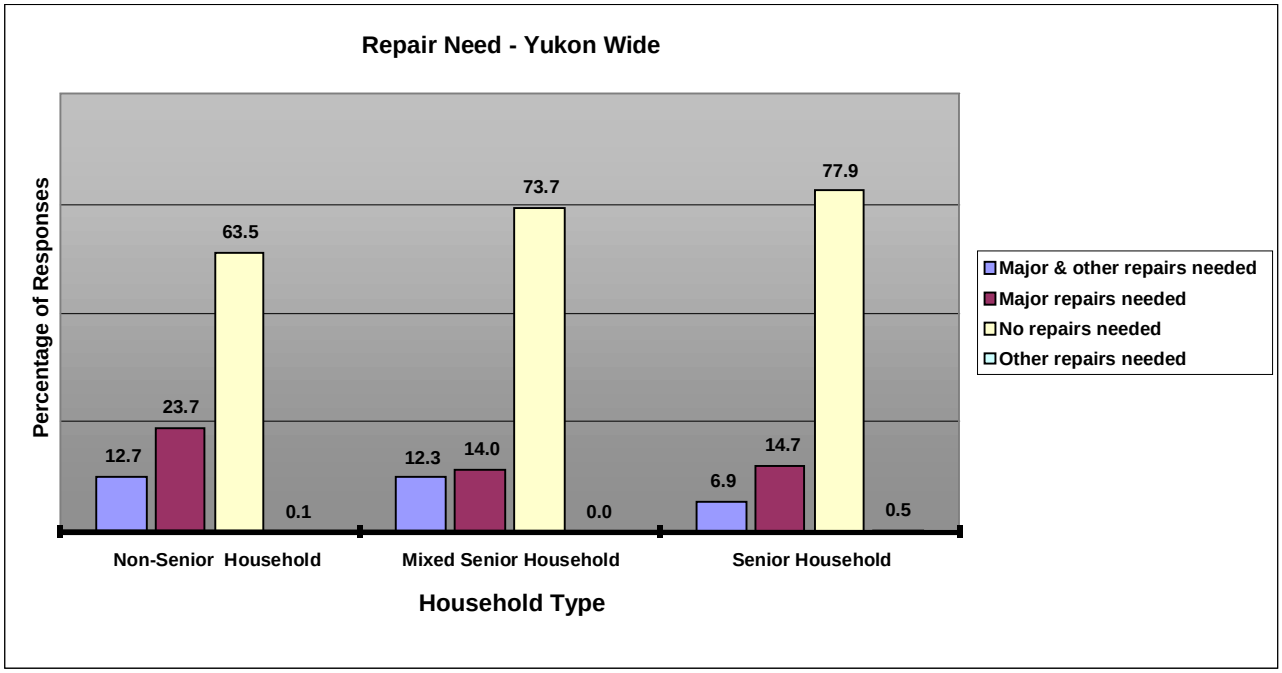

### HIGHLIGHTS

- Senior households represent 27 percent of all households in Destruction Bay.
- There are no mixed senior households in Destruction Bay.

## 5.1.2 HOUSEHOLD TYPE VERSUS REPAIR NEED

These bar charts are included to show the kinds of households that are in need of repair.



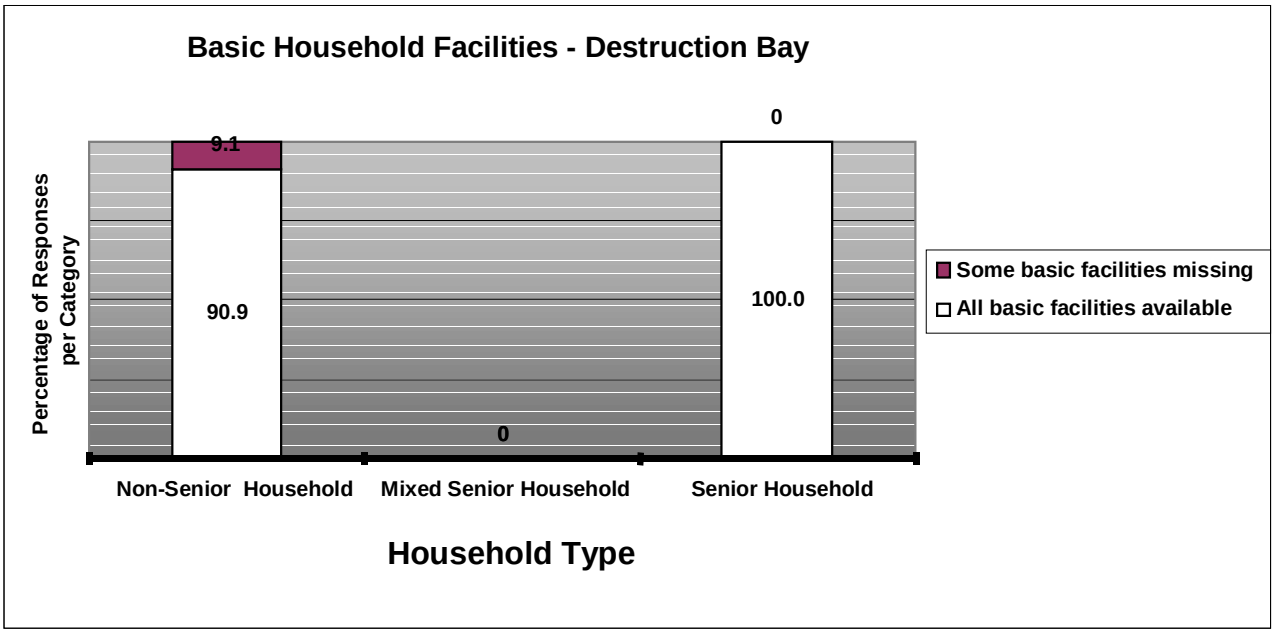



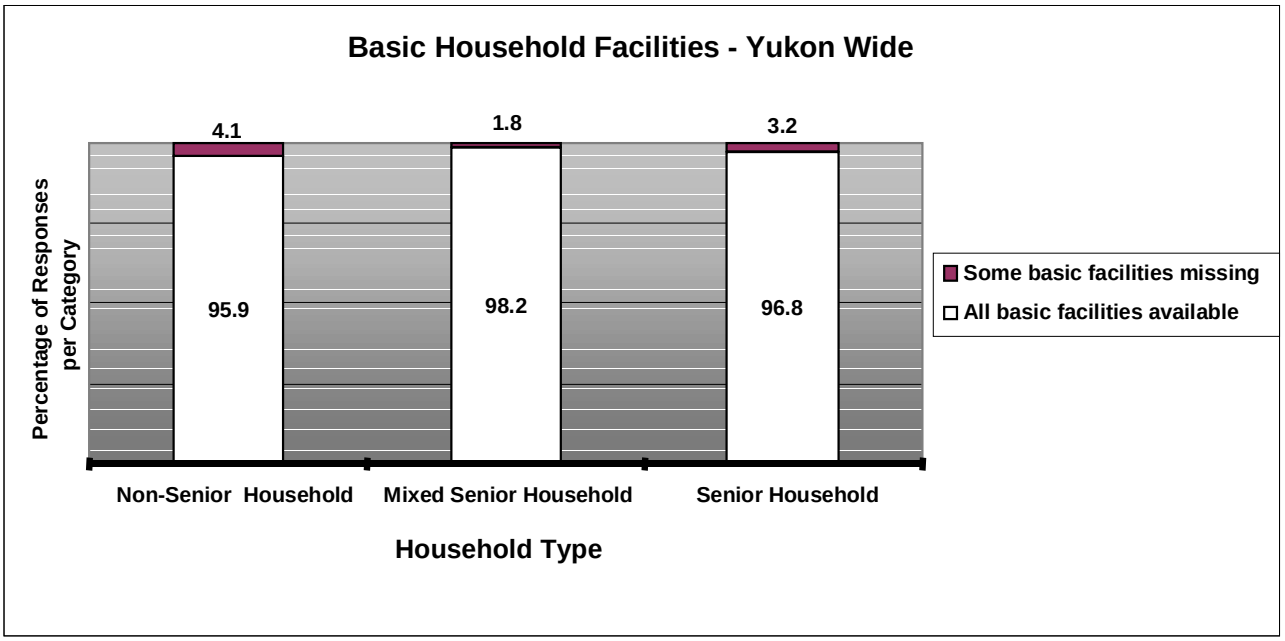

## HIGHLIGHTS

- 25.1 percent of senior households require major repairs to their dwelling. This represents one household.
- 74.9 percent of senior households do not require major repairs to their dwelling. This represents three households.

## 5.1.3 HOUSEHOLD TYPE VERSUS BASIC HOUSEHOLD FACILITIES

These bar charts compare the type of households with basic facilities.



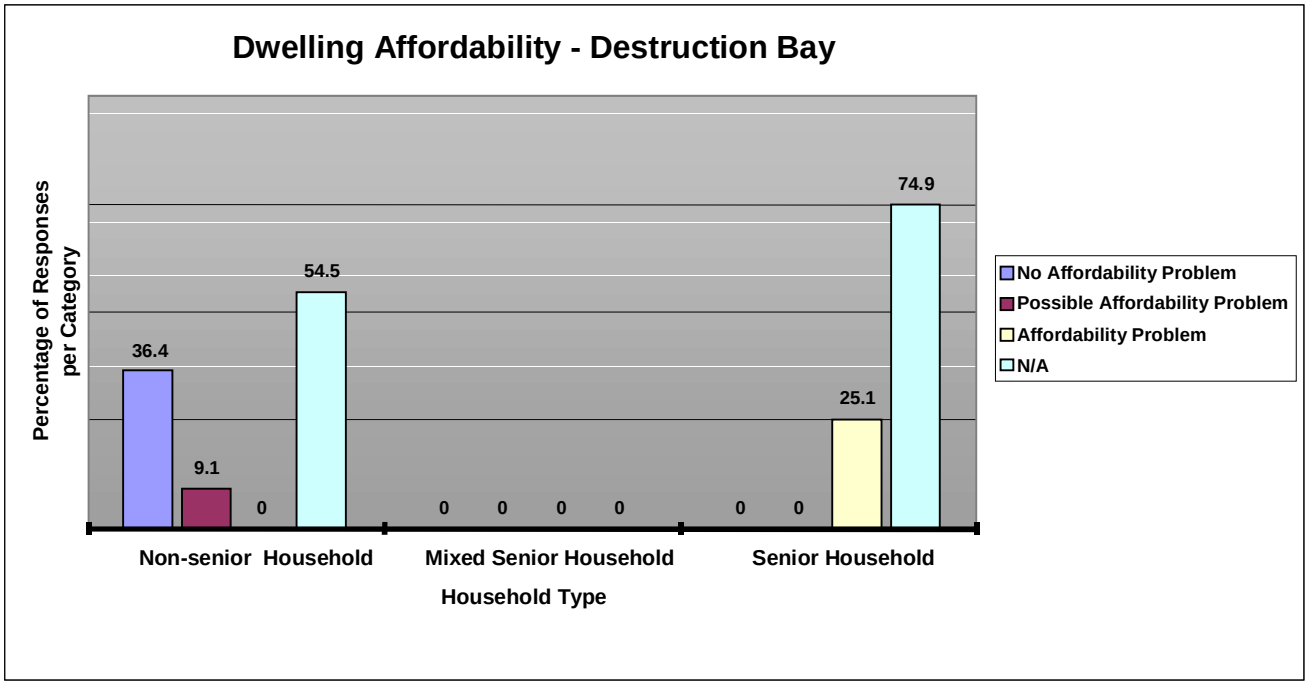



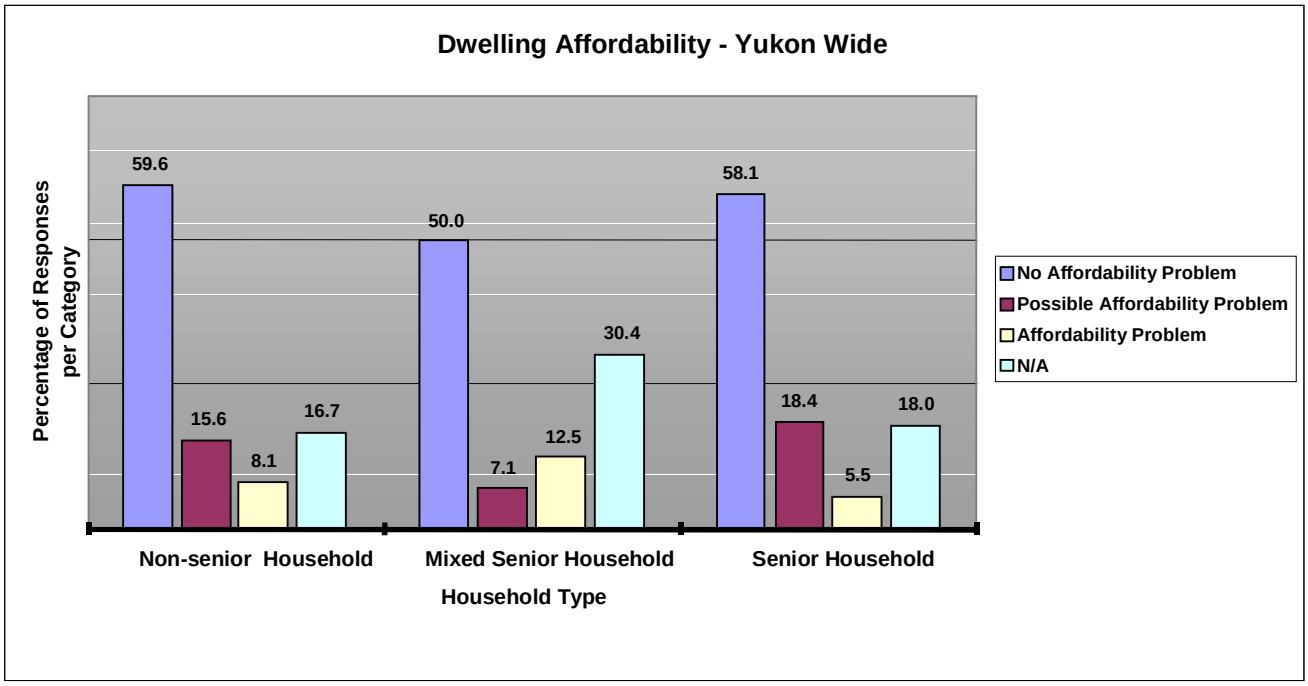

## HIGHLIGHTS

- Almost all households have basic household facilities.
- 100 percent of senior households have all basic facilities. This represents four households.

## 5.1.4 DWELLING AFFORDABILITY FOR HOUSEHOLD TYPE

These bar charts compare the dwelling affordability for the kinds of households.



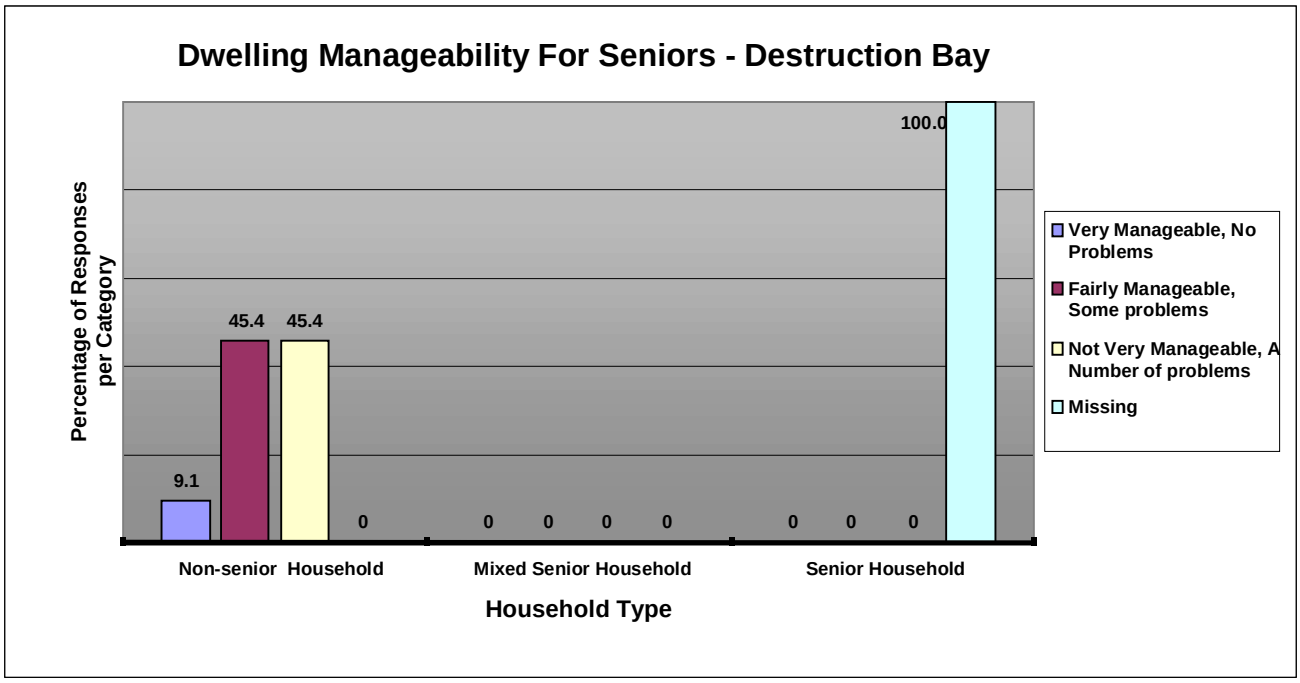



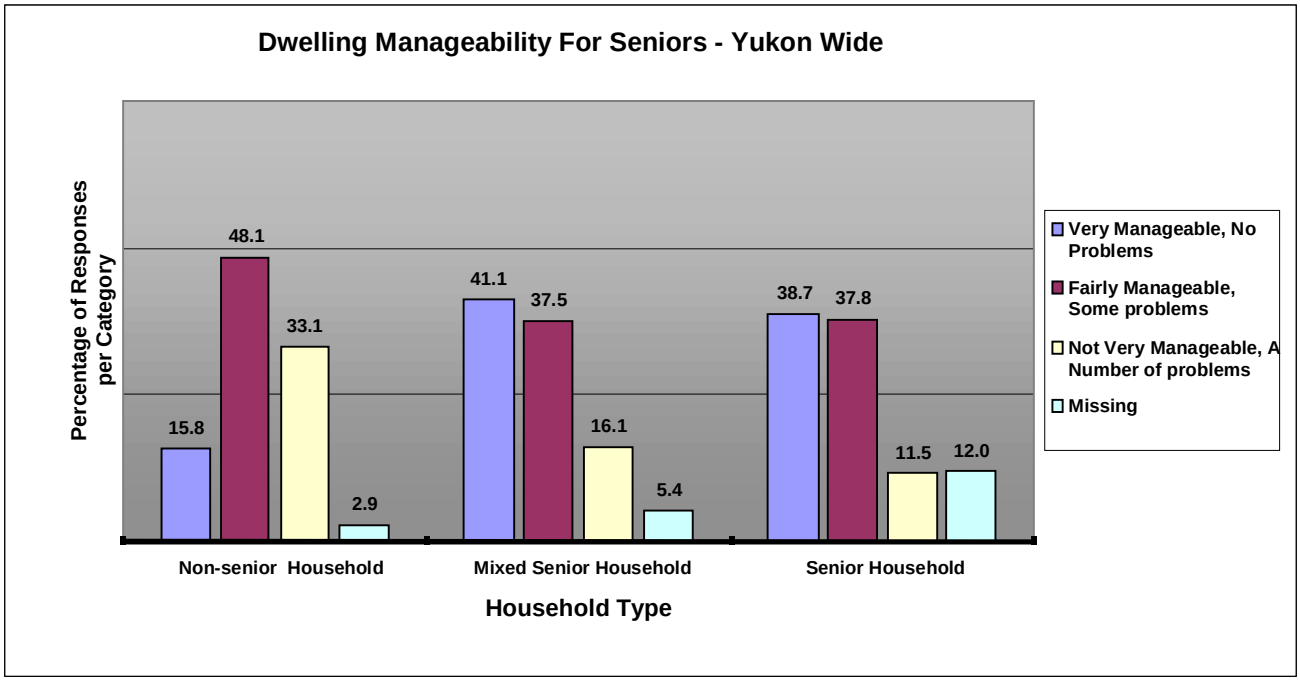

## HIGHLIGHTS

- 25.1 percent of senior households in Destruction Bay have an affordability problem. This represents one household.

## 5.1.5 DWELLING MANAGEABILITY FOR A SENIOR

These bar charts show the responses from the three different types of households. The question asked is, "How manageable would this dwelling be for a senior?"



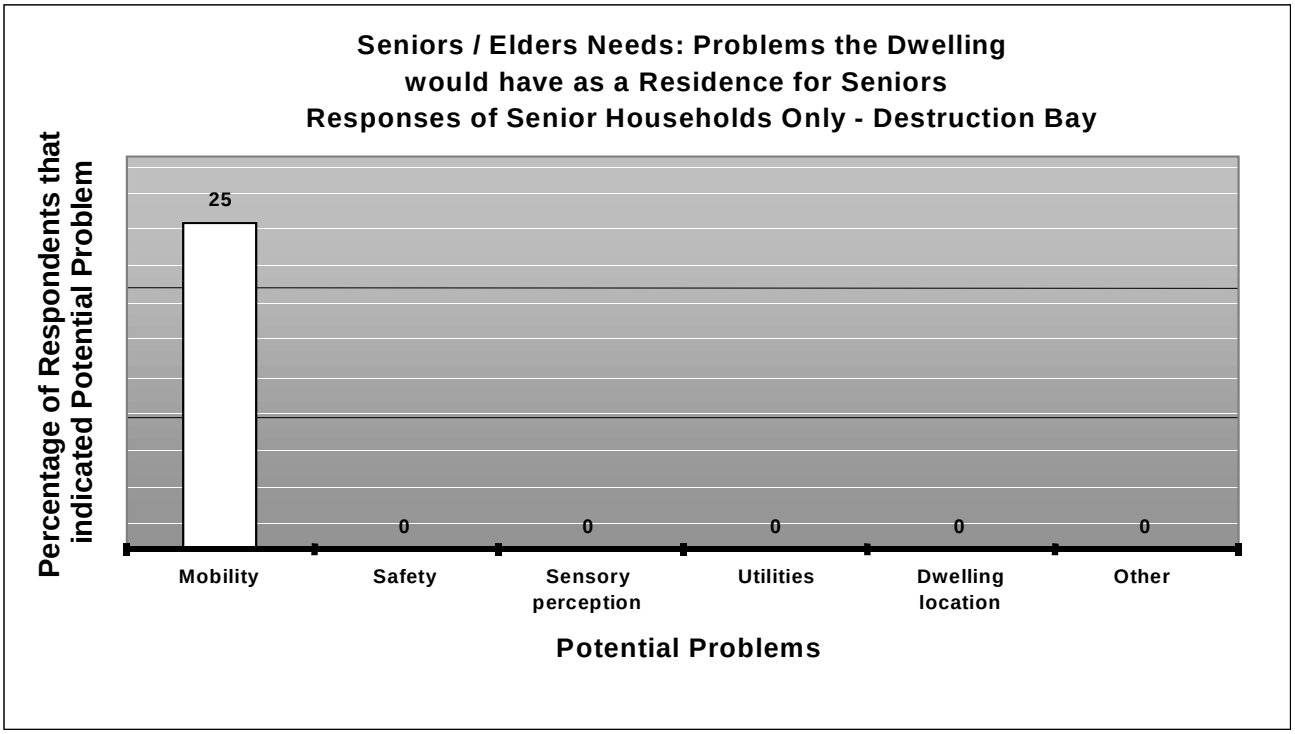



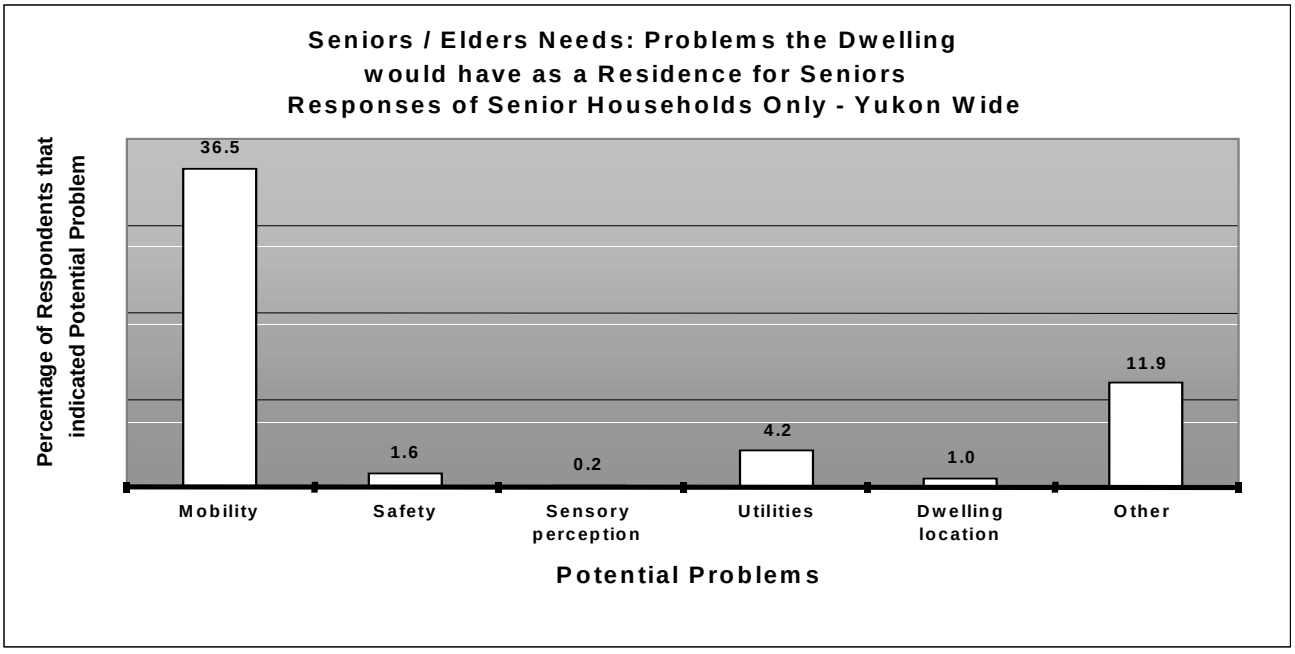

## HIGHLIGHTS

- 45.4 percent of non-senior households in Destruction Bay indicate their dwelling would not be very manageable for a senior.
- 100 percent of the senior household information is missing. This represents four households.

## 5.1.6 PROBLEMS THAT A SENIOR WOULD HAVE LIVING IN THIS DWELLING

These are the responses of senior households only.




## HIGHLIGHTS

- "Mobility is the primary manageability problem for seniors in their homes at 25 percent.