



Core Housing Need in Yukon 2018

Highlights:

- In 2018, 2,100 households, or 14.4% of those Yukon households that were assessed for core housing need, were living in an unsuitable, inadequate or unaffordable dwelling, and not able to afford alternative housing in their community. Of those households assessed in Canada, 11.6% lived in core housing need.
- Sixty-nine percent of Yukon households in core housing need were deficient in only one of the housing standards; 31.0% were deficient in multiple housing standards.

This publication is based on The Canadian Housing Survey (CHS). The CHS is a biennial survey developed jointly by Canada Mortgage and Housing Corporation and Statistics Canada to gather information on the housing needs and experiences of Canadian households and is carried out in all 10 provinces and the 3 territories. Only private, non-farm, non-reserve households are included — small remote areas in the territories are excluded. In Yukon, coverage of the Canadian Housing Survey (CHS) excludes the following CSD's: Yukon Unorganized, Tagish, Old Crow, Beaver Creek, Burwash Landing, Destruction Bay, Carcross 4, Keno Hill, Champagne Landing 10, Stewart Crossing and Johnsons Crossing. All other communities in Yukon are in-scope and eligible for CHS sampling (excluding people living on settlement land in these communities). Housing units excluded in the CHS include: housing provided by the employer or family-subsidized housing with below-market rents; and housing units at market-rent provided by housing co-operatives, non-profit organizations and government entities.

Data from the survey will better measure whether Canadians have housing that meets their needs and that they can afford. Survey questions about housing views, opinions and experiences are based on the perspective of the reference person (household member responsible for housing decisions).

The data in this publication — collected from November 2018 through the pre-COVID-19 period in March 2019 — provide a baseline to assess core housing need.

Notes:

Housing standards are defined as follows:

- **Adequate housing:** housing that does not require any major repairs as reported by their residents.
- **Suitable housing:** housing with enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.
- **Affordable housing:** housing is defined affordable when it costs less than 30% of a household's before-tax income as shelter costs.

Dwelling Conditions and Housing Suitability by Tenure, Yukon, 2018

	Total number of Households	Dwelling condition						Total number of Households	Housing suitability			
		Regular maintenance needed		Minor repairs needed		Major repairs needed			Suitable		Not suitable	
		No. of HH	No. % of HH	No. % of HH	No. % of HH	No. % of HH	No. % of HH		No. % of HH	No. % of HH		
Total, tenure	15,900	9,700	61.0%	4,000	25.0%	2,200	14.0%	15,900	15,400	96.8%	500	3.2%
Owner	9,900	6,100	61.0%	2,500	26.0%	1,300	13.1%	9,900	9,800	98.2%	200	1.8%
Renter	6,000	3,600	60.0%	1,500	24.0%	900	15.6%	5,900	5,600	94.6%	300	5.4%
Renter not in social and affordable housing ¹	3,800	2,100	56.0%	1,100	28.0%	600	15.7%	3,700	3,400	92.3%	300	7.7%
Renter in social and affordable housing ¹	2,200	1,500	66.0%	400	18.2%	300	15.3%	2,200	2,200	98.6%	0s	x

Estimates were subjected to rounding; percentages based on unrounded numbers.

1 = Social and Affordable Housing refers to "non-market rental housing" (i.e., where housing allocation and rent-setting mechanisms are not entirely dictated by the law of supply and demand).

Note: HH represents private households.

Examples of 'major repairs needed' include: inadequate heating; defective plumbing or electrical wiring; structural repairs to walls, floors or ceilings; etc.

Source: Statistics Canada data table 46-10-0043-01

- In 2018, 14.0% of Yukon households reported that their dwelling was in need of major repairs and 3.2% reported their dwelling to be unsuitable.
- The percentage of Yukon households with dwellings that needed major repairs was slightly higher for renter households (15.6%) than owner households (13.1%). The percentage of renter households living in an unsuitable dwelling (5.4%) was also higher than for owner households (1.8%).

Core Housing Need by Tenure, Canada and Yukon, 2018

Note: Core housing need is defined as follows:

Core housing need is derived in two stages. The first stage identifies whether the household is living in a dwelling considered unsuitable, inadequate or unaffordable. Suitable housing has enough bedrooms for the size and composition of the household's residents according to National Occupancy Standard requirements. Housing is adequate housing when its residents report that no major repairs are required and affordable when shelter costs are less than or equal to 30% of a household's total before-tax income.

The second stage establishes whether the household has affordable access to suitable and adequate alternative housing by comparing the household's total income to an income threshold based on local housing costs. Only those households that cannot afford alternative housing would be considered in core housing need. The income thresholds are derived at the census subdivision level by the CMHC. Income thresholds are derived from market shelter costs and are specific to the community in which a household lives.

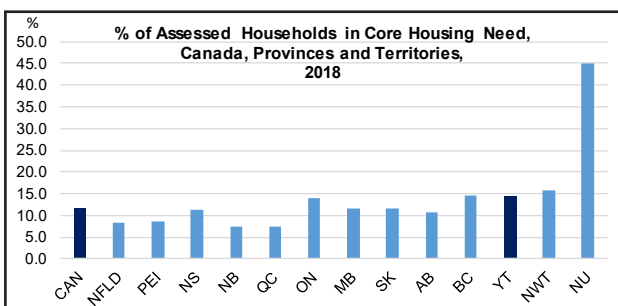
Only private, non-farm, non-reserve and owner- or renter-households with incomes greater than zero and shelter-cost-to-income ratios of less than 100% are assessed for 'core housing need.' Households not assessed for core housing need are excluded from the calculation of the core housing need rate.

Non-family households where the reference person is aged 15 to 29 and attending school are not considered to be in 'core housing need' regardless of their housing circumstances. Attending school is considered a transitional phase and the low incomes earned by student households are viewed as temporary.

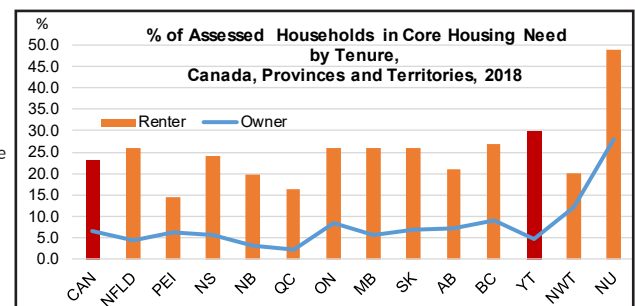
	Total number of households assessed	Canada		Total number of households assessed	Yukon	
		No. of HH in core housing need	% of HH in core housing need		No. of HH in core housing need	% of HH in core housing need
Total, tenure	14,185,100	1,644,900	11.6%	15,200	2,100	14.4%
Owner	9,730,800	632,700	6.5%	9,400	400	4.8%
Renter	4,454,300	1,012,200	23.0%	5,800	1,700	30.0%
Renter not in social and affordable housing ¹	3,840,100	811,100	21.0%	3,700	800	22.0%
Renter in social and affordable housing ¹	614,200	201,100	33.0%	2,100	900	44.0%

Estimates were subjected to rounding; percentages based on unrounded numbers.
 1 = Social and Affordable Housing refers to "non-market rental housing" (i.e., where housing allocation and rent-setting mechanisms are not entirely dictated by the law of supply and demand).
 Note: HH represents households.
 Source: Statistics Canada data table 46-10-0056-01 and custom data run.

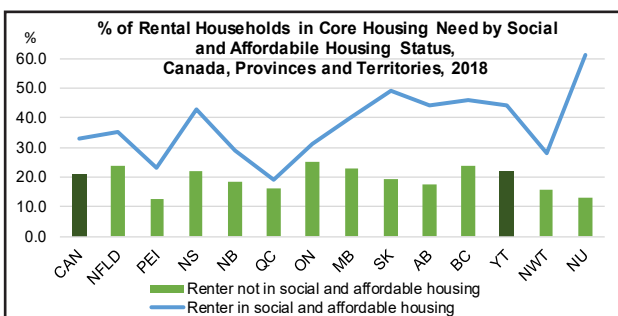
- In 2018, 2,100 households, or 14.4% of those Yukon households that were assessed for core housing need, were living in an unsuitable, inadequate or unaffordable dwelling, and were not able to afford alternative housing in their community. Of those households assessed in Canada, 11.6% were in core housing need.
- Of the 2,100 Yukon households in core housing need, 400 were owned dwellings (4.8% of all owned dwellings assessed) and 1,700 were renter households (30.0% of all renter households assessed).
- Of the assessed Yukon renter households **living in social and affordable housing**, 900, or 44.0%, were in core housing need in 2018, compared to 800, or 22.0% of the assessed renter households **not living in social and affordable housing**.



Source: Statistics Canada data table 46-10-0056-01



- More than 1.6 million Canadian households were in core housing need in 2018. Among provinces and territories, households in Nunavut were the most likely to be in core housing need (45.0%), while households in New Brunswick (7.3%) and Quebec (7.5%) were the least likely.



Source: Statistics Canada data table 46-10-0056-01

- Approximately one-third of all renter households in Yukon (2,200 of 6,000), reported living in social and affordable housing in 2018.
- Over forty percent of renter households in social and affordable housing (44.0%) fell below at least one of the adequacy, affordability or suitability standards and would need to spend 30% or more of its total before-tax income to pay median rent for alternative local housing that would meet all three housing standards (core housing need). In comparison, only 22.0% of renters not in social and affordable housing were in core housing need in 2018.

Type of Core Housing Need by Housing Standard, Yukon, 2018

	Total number of HH in core housing need	Total, below one housing standard		Below affordability standard only		Below suitability standard only		Below adequacy standard only	
	No. of HH	No. of HH	% of HH	No. of HH	% of HH	No. of HH	% of HH	No. of HH	% of HH
Total, tenure	2,100	1,600	69.0%	1,100	48.0%	0s	x	500	21.0%
Owner	400	500	x	100	x	0s	x	300	x
Renter	1,700	1,100	63.0%	800	50.0%	0s	x	300	12.6%
Renter not in social and affordable housing ¹	800	300	41.0%	300	37.0%	0s	x	0s	x
Renter in social and affordable housing ¹	900	800	81.6%	500	62.0%	0s	x	200	20.0%

Estimates were subjected to rounding; percentages based on unrounded numbers.

0s = value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded.

x = suppressed to meet the confidentiality requirements of the Statistics Act.

1 = Social and Affordable Housing refers to "non-market rental housing" (i.e., where housing allocation and rent-setting mechanisms are not entirely dictated by the law of supply and demand).

Note: HH represents private households.

Source: Statistics Canada data table 46-10-0037-01.

- Of Yukon renter households that were in core housing need in 2018, 63.0% reported deficiency in only one of the housing standards (50.0% stated affordability deficiency only and 12.6% stated adequacy deficiency only). Of those renter households in core housing need, 37.0% of renters **not living in** social and affordable housing and 62.0% of renters **living in** social and affordable housing stated affordability deficiency only.

	Total number of HH in core housing need	Total, below multiples housing standards		Below affordability and suitability standards		Below affordability and adequacy standards		Below suitability and adequacy standards		Below affordability, suitability and adequacy standards	
	No. of HH	No. of HH	% of HH	No. of HH	% of HH	No. of HH	% of HH	No. of HH	% of HH	No. of HH	% of HH
Total, tenure	2,100	700	31.0%	0s	x	600	28.0%	0s	x	0s	x
Owner	400	0s	x	0s	x	0s	x	0s	x	0s	x
Renter	1,700	700	37.0%	0s	x	600	33.0%	0s	x	0s	x
Renter not in social and affordable housing ¹	800	500	59.0%	0s	x	500	53.0%	0s	x	0s	x
Renter in social and affordable housing ¹	900	200	18.4%	0s	x	100	15.1%	0s	x	0s	x

Estimates were subjected to rounding; percentages based on unrounded numbers.

0s = value rounded to 0 (zero) where there is a meaningful distinction between true zero and the value that was rounded.

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Note: HH represents private households.

Source: Statistics Canada data table 46-10-0037-01.

- Over one-third (37.0%) of Yukon renter households in core housing need in 2018 were deficient in multiple standard housing needs. Nearly 3 out of 5 (59.0%) renter households **not living in** social and affordable housing, reported multiple housing standards deficiencies compared to about 1 in 5 (18.4%) renter households **living in** social and affordable housing. The largest multiple housing standards grouping consisted of 'below affordability' and 'below adequacy' standards – reported by 53.0% of renter households **not living in** social and affordable housing, and 15.1% of renter households **living in** social and affordable housing.

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