

## **Housing issues hit young the hardest**

In the recent September DataPath poll of 274 Yukoners, one section of the study focused on the impact of housing costs and shortages. Yukoners were asked if the housing costs or shortages had had any impact on them personally by asking 7 possible impacts, including none. Over half of the Yukoners surveyed (57%) responded that none of the other 6 possible impacts had occurred for them, 40% reported a negative impact and 13% reported a positive one. The most common single impact (for 21% of Yukoners) was "I would like to build a home but cannot find land for it". In total, 31% felt that the housing situation had impacted their home ownership (21% wanting to build, but not finding land available, and another 11% who would like to buy a home, but cannot find bank financing). Nearly 1 in 5 Yukoners (19%) report the costs and shortage have impacted their living situation, with 14% reporting they have extra people living in their house who cannot find or afford housing, and 5% reporting that they are living at someone else's house because they cannot find or afford housing. On the flip side of this, 13% of Yukoners have benefited from the housing situation, with 8% refinancing or securing a new loan due to the increased value of their home and 5% were able to sell a home for more value than it was worth a year ago.

Comparing differences between those negatively impacted and those positively impacted on their support for the different Partys platforms for housing solutions shows more differences. Those with personal negative impacts of the housing costs and shortage were more likely to support "providing government incentive to developers to reduce land and development costs for more affordable housing" (68% support vs. 56% among

those with positive impacts), "a downtown Whitehorse centre for drug and alcohol housing" (69% vs. 51%), and "building a new college residence for Yukon College students" (42% vs. 33%). The reverse was seen for "doubling of the homeowners grant (reducing the property tax bills for residents)", with 67% of those having positive housing impacts in support of that proposal, vs. 48% for those with negative impacts.

The demographic characteristics between these two groups are also significant. Age is the biggest factor. Among those negatively impacted 37% are under the age of 35. This compares to those with positive impacts, where less than 1% are under age 35. Over one-third (36%) of the negatively impacted are earning less than \$70,000 per year, compared to 14% of those with positive impacts. (9% earn less than \$30K, compared to 2% of the positively impacted group). Other demographics such as employment, marital status and children at home are not significantly different. While 2% of those negatively impacted reported being not employed, a similar percentage (3%) of those positively impacted reported the same employment status (including stay-at-home moms/dads). This indicates it is more likely the pay-scale they are on, not their employability that is most correlated to their personal housing impacts.

The survey was conducted by DataPath Systems; an independent Yukon based market research company. 274 Web-based surveys were conducted with 198 Whitehorse residents and 76 non-Whitehorse residents between September 22 and 26. The data is weighted to accurately represent Yukoners based on the community they live in, their age and gender. If this study had been conducted only by a true probability sample

process, percentages would be statistically valid to +/- 5.9%, 19 times out of 20 (95% confidence). This was a non-commissioned study, paid for by DataPath Systems.

For more detailed information contact Donna Larsen at 867.660-4600.