

VUNTUT GWITCHIN GOVERNMENT
Government of Vuntut Gwitchin First Nation



CHIEF AND COUNCIL

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VUNTUT GWITCHIN FIRST NATION

COUNCIL RESOLUTION 03-07-2023 – #12

RE: RENTAL AMOUNTS FOR NEW UNITS (AVAILABLE IN 2023) OWNED BY VUNTUT GWITCHIN GOVERNMENT

WHEREAS:

- A. The Vuntut Gwitchin Government (“VGG”) owns a number of housing units in Old Crow that make up the rental housing inventory of the VGG housing program.
- B. Rents and other payment arrangements are made by VGG and renters to support the long-term sustainability of the VGG housing program offsetting operation and maintenance costs.
- C. Rental of units owned by VGG is in accordance with the VGG 2006 Housing Policy (“Housing Policy”) which specifies rental amounts and terms of the rental agreement between VGG and the tenant.
- D. Rental amounts identified in the Housing Policy for units are based on the Low-End Market rates for Old Crow established by Canada Mortgage and Housing (“CMHC”) and increase incrementally based on the number of bedrooms in the rental unit.
- E. In 2019, average rent for social and affordable housing in rural centres in Yukon (outside Whitehorse) was \$517 for one bedroom, \$695 for two bedrooms, and \$726 for three bedrooms (Source: CMHC Social and Affordable Housing Survey – 2019)
- F. In April 2022, the median rent in Whitehorse, for building with 3+ units, was \$1,150 (Source: CMHC Northern Housing Report – 2022).
- G. In 2023, four new stick-built homes and twelve new modular homes will become available as part of VGG’s rental housing inventory. VGG needs to establish new rental rates for these new buildings that better reflect reasonable rents for Old Crow, including consideration of the cost of building and overall housing program costs. The new housing units include:

Stick-Built Homes (available February 2023)

4 Three-bedroom units	1432 sq ft	3 bedrooms, 1 bathroom
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Modular Homes (anticipated to be available August 2023)

5 One-bedroom units	728 sq ft	1 bedroom, 1 bathroom
5 Two-bedroom units	1232 sq ft	2 bedrooms, 1 bathroom
2 Four-bedrooms units	1456 sq ft	4 bedrooms, 2 bathrooms

- H. The Housing Policy is currently undergoing review and amendments are anticipated.
- I. Current rental amounts within the Housing Policy have not been updated in at least seventeen years and do not reflect increases in costs of the housing program.

THEREFORE THE COUNCIL OF THE VUNTUT GWITCHIN FIRST NATION RESOLVES THAT:

- 1. Monthly rental amounts for new housing units made available in 2023 are set at:

Size of Unit	Rental Amount
One bedroom (modular home)	\$550
Two bedrooms (modular home)	\$600
Three bedrooms (stick-built home)	\$700
Four bedrooms (modular home)	\$700

- 2. That this resolution serves as an Appendix to the Housing Policy until such time that the Housing Policy is amended and these rental amounts are included within.

THIS RESOLUTION being duly approved by a quorum of the Council at a meeting duly convened on March 7, 2023 at Old Crow, Yukon.



Chief Pauline Frost



Deputy Chief Debra-Leigh Reti



Councillor Jeneen Frei Njootli