



Carmacks Housing Committee Summary Report

By the
Carmacks Housing Team:

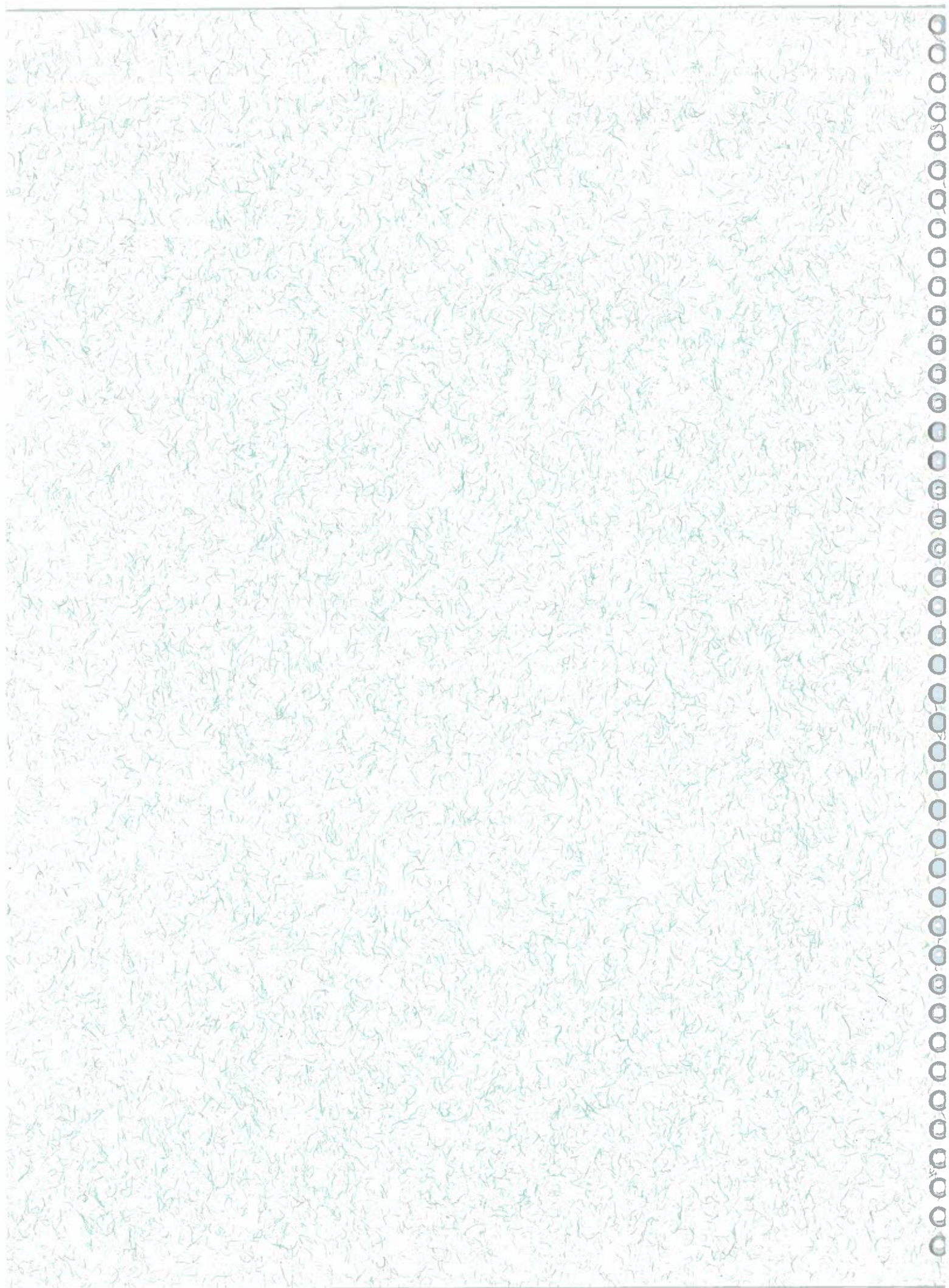
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1998



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1998

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Acknowledgements

This report was prepared with the support and funding of the Yukon Housing Corporation. Its contents, however, reflect only the opinions and conclusions of the Carmacks Housing Team.

The facilitator and the team would like to thank the Little Salmon-Carmacks First Nation for providing us meeting space at the outset. We'd also like to thank the Village of Carmacks for meeting space and unstinting support.

In addition, this project would have been much harder to complete without the support and assistance of Colin McDowell, Yukon Housing Corporation, and Maureen Long, Coordinator, Northern Research Institute, Yukon College.

Introduction

The **Carmacks Community Housing Study Survey** was a pilot project funded and conducted by Yukon Housing, in partnership with the Northern Research Institute, Yukon College. The purpose of the survey was two-fold:

1. to assess housing in Carmacks with a view to providing data that would allow a community team to determine local housing need priorities and
2. to generate data to aid Yukon Housing in planning and program evaluation.

The survey was conducted between March and May 1998 by teams of interviewers, recruited both from the community and from elsewhere. The teams attempted to interview a resident of every dwelling in Carmacks to ensure the data were reliable. In addition, technical inspections were carried out on a sample of dwellings in the community.

The survey data were analysed by Yukon Housing and a report (September 1998) was prepared. It was then that the Housing Team became particularly active.

Yukon Housing Corporation then funded the **second phase of the Housing Study Pilot Project**, which was designed to do two things:

1. return the survey data to the community through its volunteer Housing Team, and,
2. following Housing Team consideration of the survey data, recommend ways to improve the housing situation in Carmacks (and incidentally elsewhere in the Yukon).

The Northern Research Institute was contracted by Yukon Housing Corporation to assist the Carmacks Community Housing Team in this phase.

This report summarizes the deliberations and discussions of the Carmacks Housing Team. This document is, thus, intended to be a record of the community-directed portion of this pilot project. It is also intended to present the results of the survey to those interested in understanding or improving housing conditions in the Yukon's communities.

It is important to note that the discussion presented in this report represents the conclusions of the Yukon Housing Team and the views expressed in this document do not necessarily reflect those of the Northern Research Institute or Yukon Housing Corporation.

The Housing Team

The Housing Team consisted of

Dennis Bellmore

Karen Gage

Bill Harris

Dawn Marino

Danny Skookum

Other, occasional, participants included Jerry Charlie, Marian Skookum, Darlene Johnson, Hazel Skookum and Winston Billy.

Meeting facilitation was provided by the Northern Research Institute, Yukon College, Whitehorse, YT.

Observations on the Pilot Study and the Carmacks Team Process

The team initially met with Yukon Housing representatives and the proposed facilitator in mid-July. It was then decided to begin a regular schedule of meetings in late September or early October. The team first met in early October to discuss the survey results and determine a course of action that would lead them to understanding of those results so they could come up with recommendations to improve the housing situation in Carmacks. Almost immediately, the team decided that any discussion of the meaning of the survey report had to be based on a clear understanding of the results. To gain a personal understanding of the percentages and numbers presented in the Yukon Housing report and to integrate the results into their own experience and understanding of the community's housing situation, the team decided to go through it and discuss the data presented for each question one at a time. This formed the main activity of the team for three subsequent meetings in October and November.

The team met six times, with two day-long meetings held expressly to discuss in detail the data presented in the survey report. Another meeting was held to consider the implications of their deliberations. The discussion at all meetings was far-ranging and served to transform the numbers and charts into something meaningful to the members of the Housing Team. What was particularly interesting was that the team often concluded, as a result of their deliberations, that many of the survey questions did not provide information that *they*, as community representatives responsible for making recommendations about housing in Carmacks, found useful. Their conclusions highlight the problems that can arise when trying to make the results of what is, essentially, a technical survey do a

job it was not explicitly intended to do. However, the team persisted and, in the end, it has become clear that the discussion of the data was more useful to the team than the actual numbers reported. The team was working towards a qualitative, rather than quantitative, understanding of the results.

This being the case, the team experienced some difficulty in understanding the meaning and utility of some of the reported data, largely the result of the technical nature and focus of the survey. Many of the questions were designed to elicit data comparable to those collected in housing surveys in other parts of Canada. Questions also arose because the initial report of the results, prepared by Yukon Housing, omitted the results of some questions and left out lists of non-standard responses (often called "Other" in the survey). The team wondered what had motivated the omissions and felt that a complete report of the might have been more useful to them and would have given them the opportunity to decide, for themselves, what was important for their purposes.

The facilitator met with a representative of Yukon Housing and discussed the omissions. The omitted data and more detailed explanations of the reasoning behind the questions were provided to the team. Not all of the requested results, however, were able to be provided because of limitations in the methods used to compile the survey results into a spreadsheet. As this was a pilot exercise, the Yukon Housing representative encouraged reports of any difficulties the pilot team encountered and took careful note of suggestions for improvements. As a result of these reports, changes were made to some questions, to the analytical methodology and to the reports of the subsequent community housing surveys. As the pilot group, the Carmacks Housing Team is pleased to have been able to contribute to refining the instrument and the report so the data will be more useful to housing teams in other Yukon communities.

The pilot survey was intended to collect specific, quantitative data on the housing situation in Carmacks with some qualitative data on people's housing needs. The Housing Team was looking for information that would help it understand housing as a community, social issue. The team was occasionally bemused by apparently trivial technical questions. One example of the differences in perceptions of the importance of the data may be found in a question that asked residents what style of windows they had in their dwellings. Possible answers, in non-technical terms, were windows that slid up and down, that slid from side to side, or opened inward or outward. The team could not clearly see the utility of the data generated by this question. Discussions with the Yukon Housing representative helped the facilitator and the team understand that the data related to the age of the house and were needed to allow comparisons with other provincial or national housing surveys. However, the team suggested that subsequent surveys ask, in addition, whether the windows were single-, double-, or triple-glazed, which they felt was useful information for their purposes.

Despite these stumbling blocks, the team found much to discuss. Then, after going through each question and discussing the data, the team considered the implications of their understanding of the results to try to decide the bases for determining Carmacks' housing priorities. The main bases they selected were population, availability and affordability. These will be discussed more fully below.

Discussion

The Carmacks Housing Team thoroughly considered each of the statistics provided in the Yukon Housing Survey. It provided the team members with an opportunity to gain broad insights into the nature of housing and housing needs in the community.

During the meetings, there appeared to develop a sense—among members of the Housing Team—that, while the exercise was useful in many ways, much of the data did not lead the team to clearly see what should be priorities for housing in Carmacks, that is, what the Village, the First Nation or Yukon Housing could or should do to improve the housing situation.

Indeed, it became clear that many recommendations would be beyond the scope of the community or the First Nation to implement. It became evident that the biggest housing-related problems in Carmacks lie not so much with community-wide problems like frequent power outages, mineralized water, and soil conditions that require owners to pay constant attention to wells and septic systems (which are significant problems). Nor do they lie in such dwelling-specific needs for additional space, major repairs, improved insulation, improved ventilation and better heating (which *are* continuing problems) or uncertainty about ownership—primarily among First Nations residents.

It seems, instead, that one of the most significant barriers to people helping themselves are the lending policies of commercial banks and the realities of home insurance premiums combined with limited development opportunities in the community and its environs. There is no possibility of creating a market for housing stock in Carmacks without the ability to attract new people to the community. Without a reliable housing market, there is little incentive for banks to consider houses as loan collateral. It is a vicious circle but one that is characteristic of small and rural communities across the country. The team was adamant that **some kind of long-term loan support program would be an extremely good start** though they recognized that government and/or Yukon Housing have not been able to do anything about this in the past.

Despite the team's emphasis on the need for changes to support home ownership, they were also clear that rental units were needed in Carmacks. They noted that renting is often

an attractive alternative because it frees tenants from the burden and responsibility for repairs and makes it easier for them to move, especially out of small communities where selling a house can often be very difficult.

The team felt that another significant barrier lies in one of the policies of Yukon Housing. The team agreed that, because of an unlimited “fixed percentage of income” rent scheme for Yukon Housing (YH) units, people in YH have little or no incentive of moving either into their own homes or into private rental accommodations. The drawback, as the team saw it, was that even when Yukon Housing tenants are making a good wage, they are not able to save for a down-payment because the rent goes up accordingly. The team **recommended that Yukon Housing consider implementing a market rate rent ceiling to enable people to save.**

The team also agreed that Yukon Housing and the First Nation are rather inefficient landlords. They felt that even when rents rose to above market rent, the landlords were still subsidizing rents because of the high maintenance costs associated with their properties. The Housing Team **recommended that these landlords investigate the feasibility of training and hiring local people to undertake minor repairs as a way of reducing these costs.**

In discussing the continuing problem of “importing” tradespeople, the Housing Team put forward a very concrete way to help the community lower those costs. The team noted that Yukon Housing, the First Nation or a private owners often engaged tradespeople or contractors to come to Carmacks to do work but tended not to advertise the fact. The team suggested that there could be a central listing of some kind that would allow community members to see when specific tradespeople, furnace technicians, carpet layers, electricians, plumbers, roofers, etc., were coming to town. The team thought this would, perhaps, be a good project for a student or a team of students. Individuals could then arrange to have work done at the same time, requiring the tradesperson to stay longer in the community but lowering the call-out cost for each person using those services.

There was enthusiastic discussion of this idea because it seemed so practical and easily implemented. If people were willing to share information about trades visits, then everyone would save a bit. It might mean the difference to someone who was undecided about having some work done. Co-operating on this level, too, increases the community’s clout with suppliers and trades firms. Indeed, if several jobs could be co-ordinated, it might result in lower costs or even incentives. The team **recommends to the community of Carmacks, which includes Yukon Housing and the First Nation, that a way to co-ordinate and share information about scheduled working visits from tradespeople be developed so all can benefit from their presence.**

The team also proposed encouraging training in maintenance and minor repairs so that there would be local “contractors” able to undertake some of the work homeowners and home buyers require. The team thought that the College might be willing to develop and offer such training. They were certain that there is scope in Carmacks for programs provide at least initial training for electricians, plumbers, furnace repair technicians, drywall installers, building repairers, and maintenance and renovation carpenters. The spin-offs would include economic benefits to the community and might encourage more young people to stay in the community. They felt, too, that this might be a way to solve this problem for the long run.

Adequate housing is defined as a dwelling that has basic plumbing facilities, a satisfactory heating/cooling system, and does not need major repairs to plumbing, walls, ceilings, foundations, exterior structures like porches or steps. While the team did not use “adequacy” as one of its bases for this report, the elements of the standard surfaced and were discussed. Heating, rather than cooling, was of great interest to the team, particularly in the way a dwelling was heated. They felt that the prevalent lack of back-up heating systems was a problem and one, particularly in First Nations housing, that created a host of other maintenance and repair problems, for example when pipes burst during residents’ absences.

Repairs were discussed a great deal during the meetings. It was apparent, from the discussions, that the need for maintenance and repairs, some major, is a problem that stems from more than simply not having the means to pay for them to be done. The inconvenience and extra costs of having to “import” repair people from Whitehorse often means that maintenance is deferred. When repairs become critical, they often cost more than a homeowner is able to afford and financing is often difficult to obtain. This theme recurred during the team’s deliberations and is an element of affordability, which is discussed a bit later in this report.

Population

The consensus was that the population of the community was likely stable, though between 1991 and 1996 it had grown by just over a third and that some increase had occurred since 1996 as the library had recently increased its hours. The team did not anticipate much new mining or other development in the area and wondered if there might be a loss of jobs if highway maintenance is contracted out.

The survey shows a fairly balanced picture of short-term residence in the community contrasted with committed permanent residents. Just over a third of survey respondents stated that they plan to remain in Carmacks for less than three more years and just under fifty percent of respondents had lived in their present dwelling for less than three years (this, however, might be misleading to a greater or lesser degree as there is, apparently,

a fair amount of intra-community movement). Seven percent planned on staying more than three years but less than ten. About a third said they planned on staying in Carmacks another ten years or more.

Despite the team's prediction that the population is likely to remain at something like current levels, it is also clear that the First Nation is experiencing growth. The First Nation does not plan to stop building new residences. Indeed, it plans to add four or five units per year to its stock.

The team felt that any increase in demand for housing in the community was likely to be among First Nations residents. The team believes that a combination of natural increase and a declining average household size will produce this demand in the future.

The team also noted that they knew of instances when people turned down jobs in the community because the only housing available was Yukon Housing. The 25% of gross household income, these people felt, would cut too deeply into their wages. There was some discussion about whether insufficient private sector rental accommodation might make Carmacks a less attractive place to move to and might, conceivably, work to slow population growth in the community.

Availability

The team asserted that "anything's available if you can afford it." They felt that there would be a continuing need for new housing, particularly among the community's First Nation residents, but generally didn't feel the demand would be significant. In contrast to this, however, as mentioned above, the First Nation has no intention of decreasing its investment in new housing stock for its beneficiaries. The team thought that the private sector cannot be relied upon solely to supply additional units because landlords would be reluctant to have empty units during the winter, which is likely given that Carmacks relies on mining activity in the region. However, they did speculate that private-sector landlords could likely compete with Yukon Housing because their maintenance costs would probably be lower.

The team also considered "availability" to include the supply of attractive building lots in the community. Carmacks' location limits this supply within the Village boundaries. They noted that the few available serviced lots within the village boundaries are small and/or oddly shaped and therefore generally unattractive to potential buyers. Bigger, unserviced (those without water or sewage systems but with roads and power) country-residential lots are available, but the need for a purchaser to make the often considerable investment in water and sewage systems renders *them* unattractive.

It is clear that the team sensed a community desire for a greater range of housing options but the members were realistic about the difficulties and were unable to offer solutions to the problem. They were aware of the understandable difficulty of attracting investment to Carmacks, a small community with a limited economic base. However, permanent residents wish some choice in the matter of the dwellings they occupy.

Affordability

The affordability of housing was the most significant issue in the view of the Housing Team. They focussed particularly on the costs of buying or building, maintaining or repairing a house. They also discussed rental rates, but primarily those of Yukon Housing units.

Maintenance was deemed to be the biggest problem with housing in the community. The costs are higher in the community than they are in Whitehorse because of the additional costs of shipping materials and of importing contractors and other tradespeople to do the work. The team kept returning to the problem created by being considered "high risk" borrowers by the banks. The team acknowledged that Yukon Housing has done well in "plugging some of the holes," but, they pointed out, after the program period elapses, an individual still has to switch to a bank.

The survey revealed that of those people who were planning repairs half either intended to pay for the repairs out of personal resources or didn't know how they were going to pay for them. Less than ten percent stated they would be borrowing the money. The team made it clear in their discussions that, even for long-term residents of the community, securing a bank loan was extremely difficult. From this discussion, the team **recommended that Yukon Housing consider extending the period of the loan guarantee that is attached to the assistance for suite construction** to something longer than the current period.

Another aspect of the affordability question was the price of land, or, perhaps more accurately, the price of installing water and sewage systems on a lot. The municipal system does not extend very far from the heart of the village. Those wishing to build their own homes must, in most cases, provide their own systems. Thus, the lots on which they build must be large enough to contain a septic field and a well. Other preparation/development costs, including road construction in some instances, may also be incurred. Thus, private lot development costs are often prohibitive. In addition, even if a person can afford to develop and build on such a lot, he or she is faced with ongoing septic and well maintenance costs because soil characteristics and shallow ground water makes the fields clog easily. The team noted, too, that the freeze-thaw cycle weakens plumbing couplings sooner than elsewhere.

The team thought that Yukon Housing programs might provide some of the answers but

the survey indicates that relatively few people in Carmacks (14%) have applied for housing programs. The team speculated that this might be a function of lack of knowledge about the range of programs Yukon Housing offers. More than seventy percent stated they were not planning to access any government housing assistance in the next two years. Another possibility suggested was that some people may have found they did not qualify for a particular program and now assume they are not eligible for *any* Yukon Housing program. The Housing Team **recommended that Yukon Housing “revisit their programs with an eye to expand their appeal and accessibility,” that it consider increasing the value or level of support of some of its programs.** The team also **recommends that Yukon Housing consider developing a program that will assist people with lot development.** The team also suggested that Yukon Housing does what it can to advertise its programs and simplify the paperwork and the processes involved to encourage more people to apply for its programs.

Conclusions

In the main, the general consensus was that the facilitated discussion of the survey data was very useful and that it created an excellent opportunity for the return of survey information to the community that yielded it in a nearly unprecedented way. There was some disappointment, however. The team found that, upon reflection, quite a lot of the data did not immediately help them come to conclusions about specific conditions. The real benefit of the discussion clearly lay in the meaning and understanding that developed out of the dissection of the individual questions.

The discussions in Carmacks show that there are several perceived needs in housing. Many people are unhappy with conditions of their dwellings. Improving those conditions, however, will cost and the team realizes that this fact presents a severe problem for residents, agencies and governments. The team believes there are a couple of ways the community can help itself, by establishing an information network on the visits by tradespeople and by encouraging youth and others to consider taking training in the trades themselves, so the skills needed are available locally.

The larger issues of financing new homes or repairing and maintaining existing dwellings are, to the team, beyond the community's control. It is for this that they look to YTG, to the First Nation and to Yukon Housing for help. It appears to the team that many of the housing problems in Carmacks are caused by the larger problem of limited economic development in the community and surrounding region. They feel there is only so much the community can do to improve this situation and look to government and other agencies to suggest ways to make Carmacks a more attractive place for business.

Summary of Recommendations

- that government or Yukon Housing consider establishing a long-term loan support program for residents of Yukon's communities
- that Yukon Housing consider adopting a market rate rent ceiling for their assisted housing
- recommended that Yukon Housing and the Little Salmon-Carmacks First Nation investigate the feasibility of training and hiring local people to undertake minor repairs
- recommended that Yukon Housing consider extending the period of the loan guarantee that is attached to the assistance for suite construction
- recommended that Yukon Housing consider increasing the value or level of support of some of its programs
- that Yukon Housing consider developing a program that will assist people with lot development
- that Yukon Housing does what it can to advertise its programs and simplify the paperwork and the processes involved to encourage more people to apply for its programs
- recommends to the community of Carmacks, which includes the people of Carmacks, the Village, Yukon Housing and the First Nation, that we work on a way to co-ordinate and share information about working visits from tradespeople so we can all benefit

Appendix A:

Yukon Housing "Final Results of the Carmacks Housing Study Survey"



FINAL RESULTS OF THE CARMACKS HOUSING STUDY SURVEY

INTRODUCTION

The purpose of the housing survey in Carmacks is to assess housing in the community by collecting information about the household and existing housing stock.

The survey data collected will be used by the Carmacks housing planning team to determine local housing need priorities. The information will also be used by the Yukon Housing Corporation to assist in planning and program evaluation.

Because the Yukon Housing Corporation plans to survey most Yukon communities in the future, it was determined that by running a pilot of the housing study in one community, the methodology could be tested and modified for future communities. Carmacks was identified as the pilot community due to its rapidly increasing population, the possibility of mining development in the community and the recent signing of the Little Salmon/Carmacks First Nation Agreement.

For the survey portion of the pilot study, the Yukon Housing Corporation and the Northern Research Institute formed a partnership. The Northern Research Institute administered the questionnaire portion of the survey.

The housing survey in Carmacks was conducted during the months of March, April and May 1998. The questionnaires were completed through personal interviews, and an attempt was made to interview a resident at each dwelling in Carmacks. Due to the relatively small population of Carmacks, it was determined that all dwellings in the community should make up the survey sample to ensure the reliability of the data collected. To further ensure the accuracy of the data, a technical inspection was performed on a sample of dwellings in Carmacks.

Response Rate

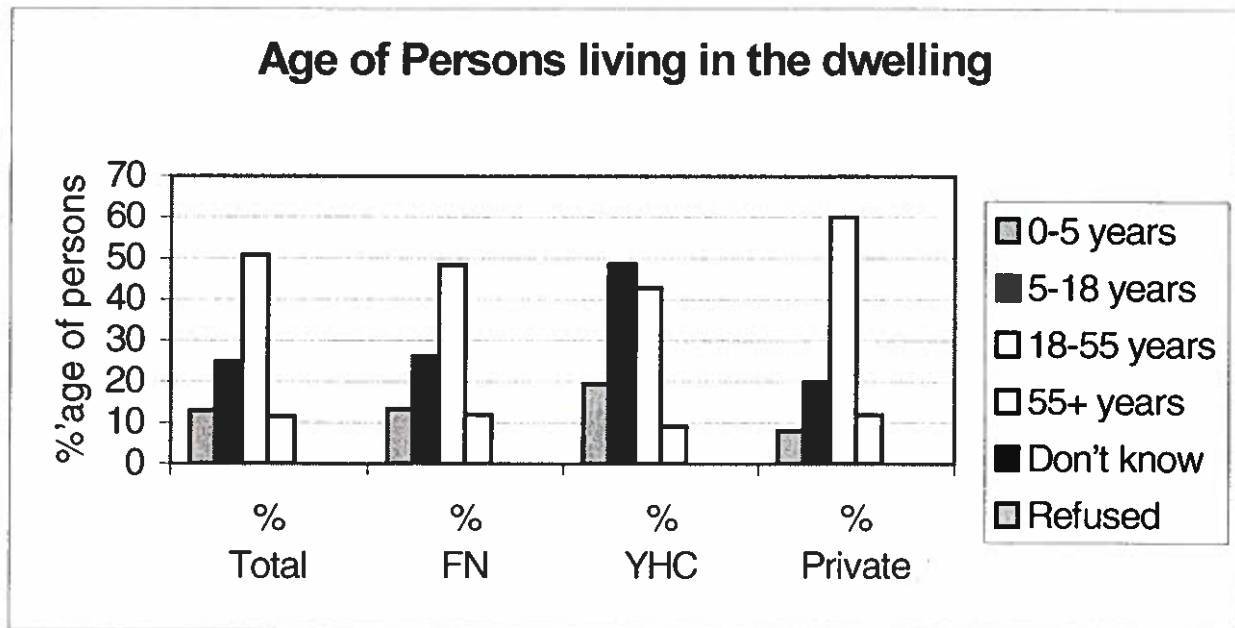
The total number of dwellings identified to be surveyed in Carmacks was 202. In total, there were 151 responses received. However, there were only 13 dwellings that were not surveyed due to refusals, temporary absences and unusual circumstances. There were 38 other non-responses (including vacancy and demolition, etc.). Discounting these other non-responses (because they were dwellings in which no person actually lived), the valid target number of dwellings to be surveyed was 164. Therefore, the response rate was 151/164, or 92%. The non-response rate was 13/164, or 8%.

Dwelling Ownership

Of the 151 dwellings that were surveyed, 70 were First Nation dwellings (46% of total surveyed), 27 were Yukon Housing Corporation dwellings (18% of total surveyed), and 54 were private dwellings (36% of total surveyed). The private dwellings are defined as those that are neither First Nation nor Yukon Housing Corporation dwellings.

HOUSEHOLD CHARACTERISTICS**Question 1 – Age of Persons living in Dwelling**

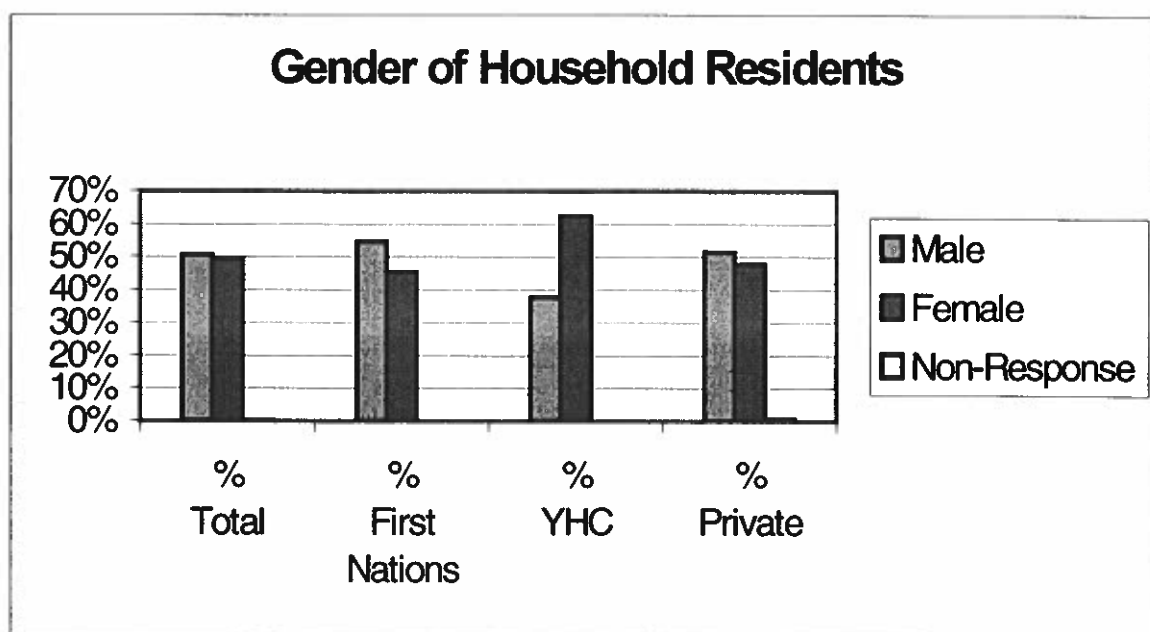
The following age breakdown shows the number of people in the households surveyed. This does not represent the entire population of Carmacks because the survey did not reach 100% of the households. People whose age was up to 5 (but not yet 5) were included in the “0-5” age bracket. Those 5 to 18 (but not yet 18) were included in the “5-18” age bracket, etc.



The data to support this chart is shown in Appendix A

Question 3 – Gender

Overall, the gender breakdown of residents was as follows

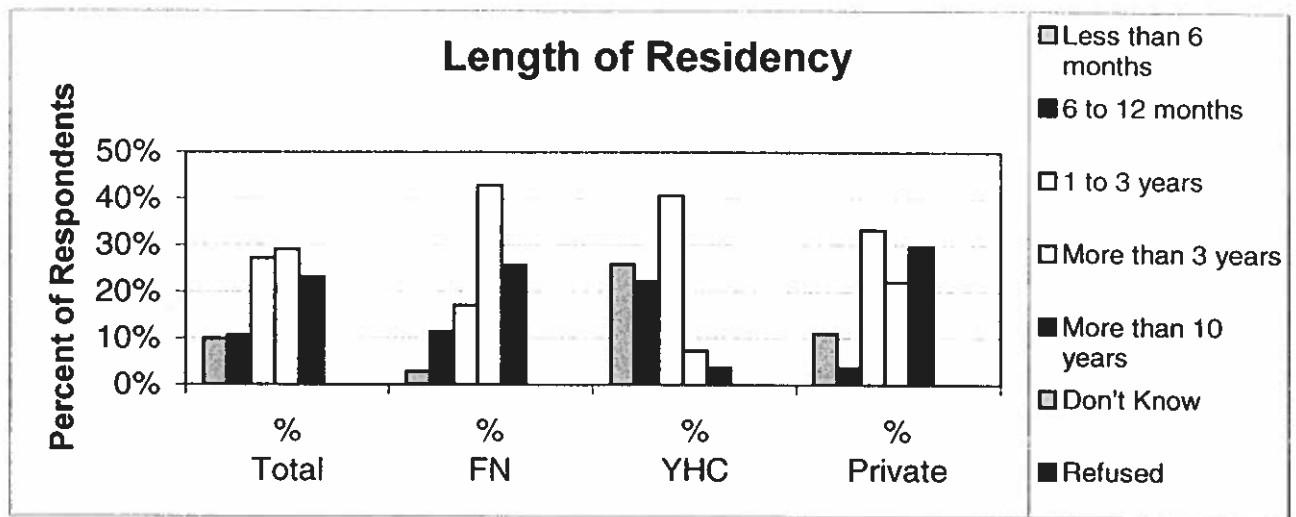


Question 4 – Of the people identified in Question 1, is this person a Land Claims beneficiary?

Responses indicated that a total of 276 people in the surveyed population were beneficiaries of a land claim settlement. 246, or 57% of the surveyed population were Little Salmon Carmacks First Nations land claims beneficiaries, and an additional 30, or 7% of the surveyed population were beneficiaries of other land claims settlements.

Question 5 – How long has this household lived in this dwelling?

Responses from First Nations, Yukon Housing Corporation tenants and private owners and tenants indicate a strong difference in patterns of residence between the three groups. First Nations and private owners tend to live in a dwelling for longer periods of time than Yukon Housing Corporation tenants. Yukon Housing Corporation tenants have the lowest residency length. See below for details.

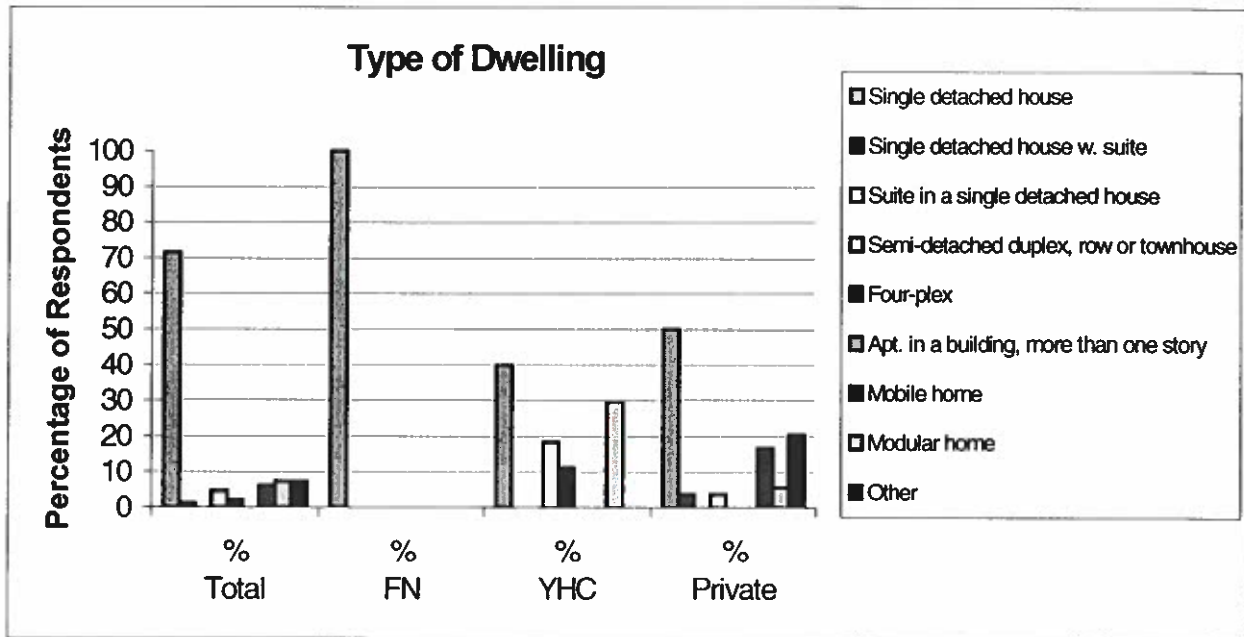


The data for this chart is shown in Appendix A.

DWELLING CHARACTERISTICS

Question 6 – What type of dwelling is this home?

The responses to the questionnaire indicated that a majority of dwellings (71.5% or 108 dwellings) in Carmacks are single detached houses. Mobile homes make up 6% (9 dwellings), modular homes make up 7.3% (11 dwellings) and semi-detached duplex, row or townhouses make up 4.6% (7 dwellings) of the total number of surveyed dwellings. The data is presented below.



The data to support this chart is shown in Appendix A

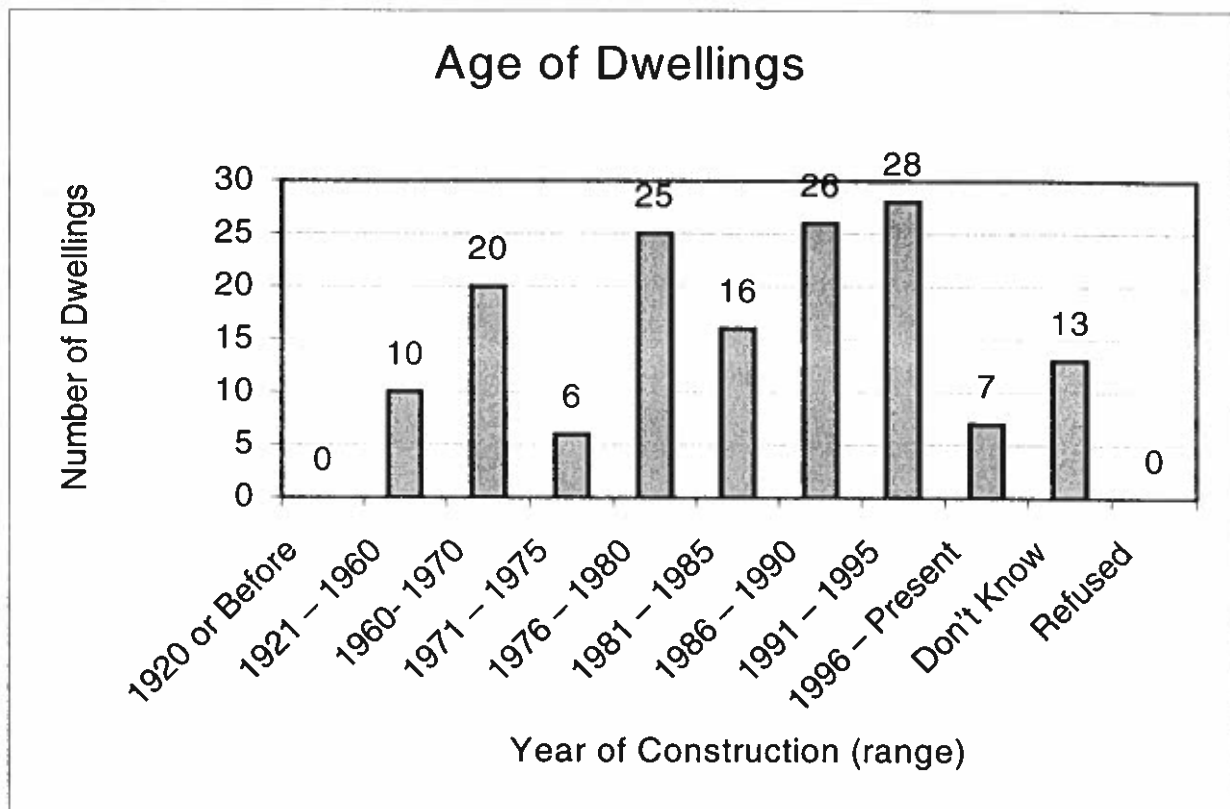
Question 7 – When was this dwelling originally built? (Based on Year of Construction)

Survey results show that 55.8% of the dwellings in Carmacks (77 units) were built after 1980. These dwellings reflect new housing standards including increased energy efficiency, that occurred with the introduction of the new 1981 National Building Code.

Survey results also indicate that 22.5% of the dwellings in Carmacks (31 units), were constructed between 1971 and 1980. This was a transitional period during which residential energy efficiency was being increased, prior to the introduction of the 1981 National Building Code.

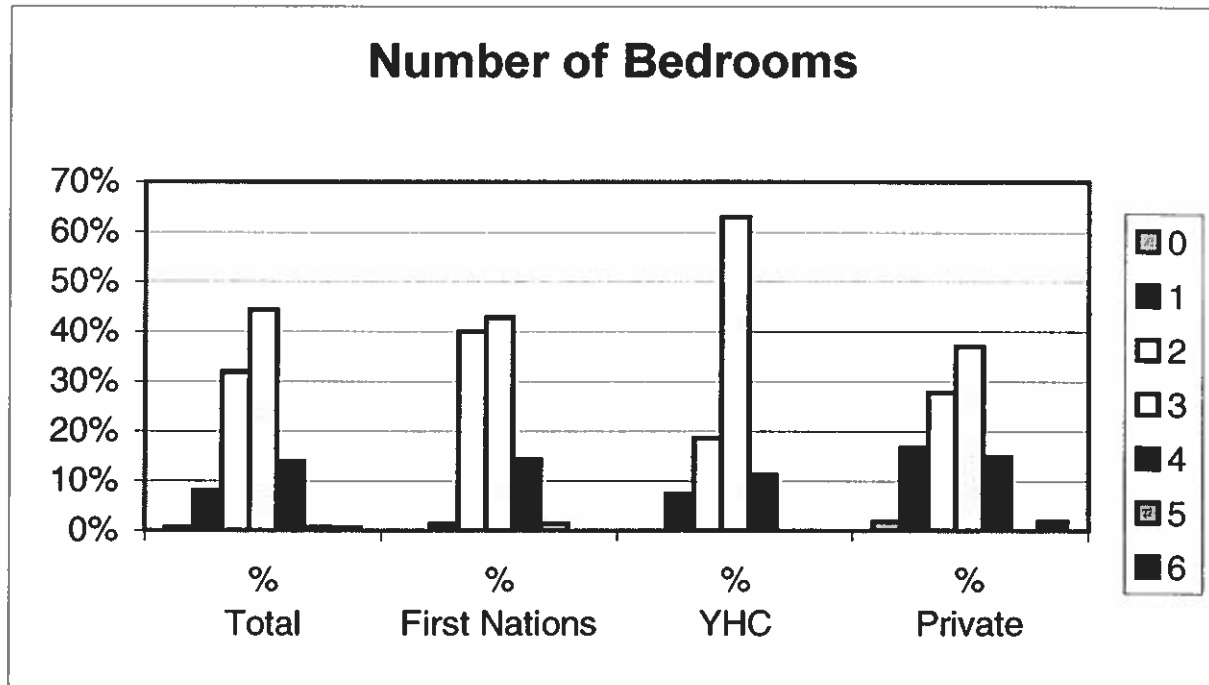
The number of dwellings constructed prior to 1971 is 21.7% (30 units). All dwellings constructed prior to 1995 will not reflect the current ventilation requirements of the 1995 National Building Code.

See below for chart of all results.



The data for this chart is shown in Appendix A:

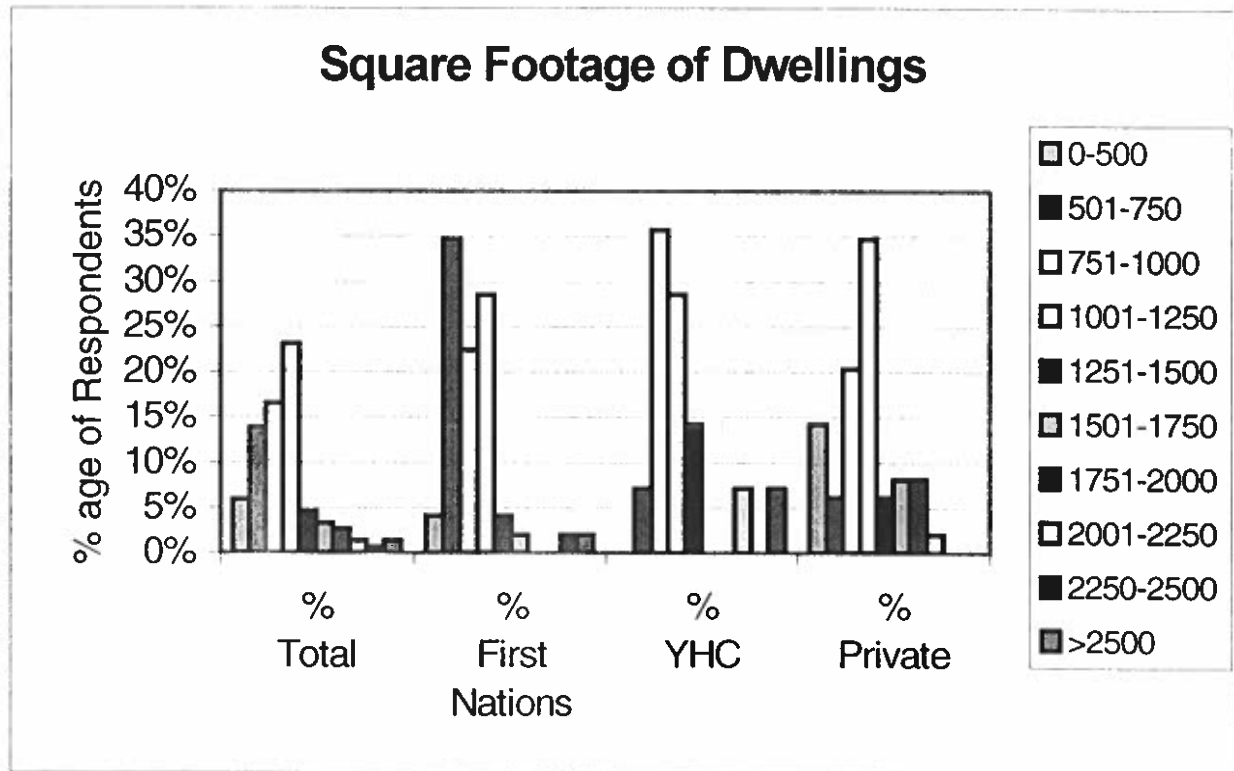
Question 8 – Number of Bedrooms – The number of bedrooms in residences breaks down as follows:



The data for this chart is shown in Appendix A:

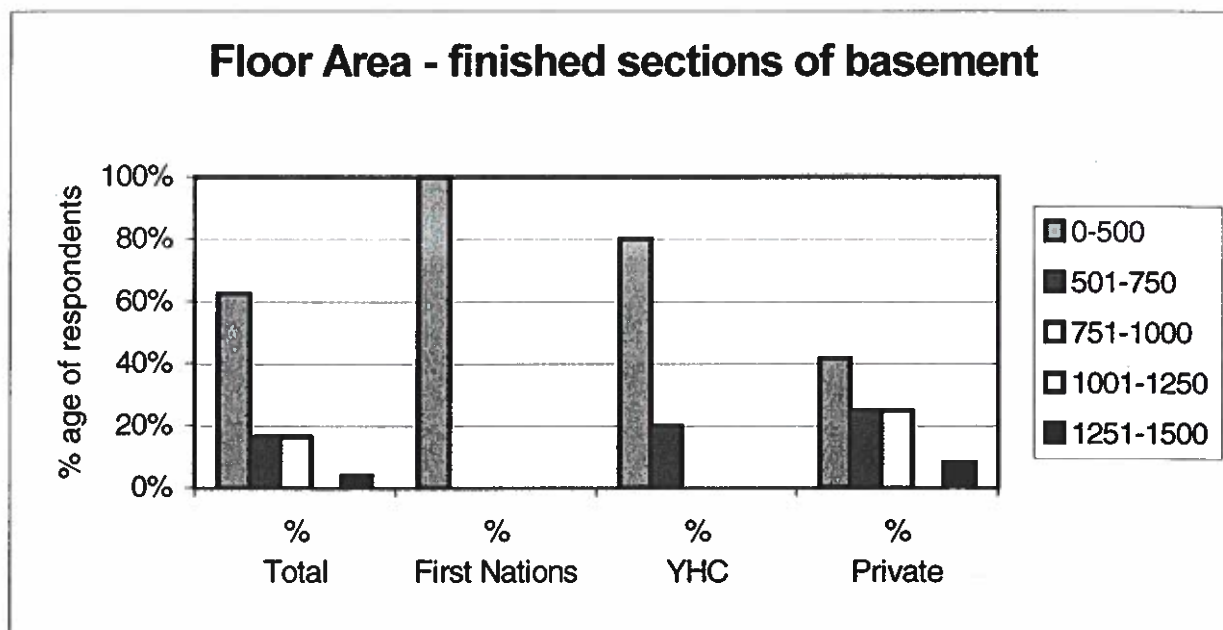
Question 9 – The floor area of the dwellings breaks down as follows:

Please note that the response rate for this question varied significantly: In total, the response rate was 73.5%. For the First Nations respondents, it was 70%. For the YHC respondents, it was 51.9%, and for the respondents living in private residences, it was 91%. These response rates are probably reflective of the knowledge that tenants have of their residences as compared to that of owners.



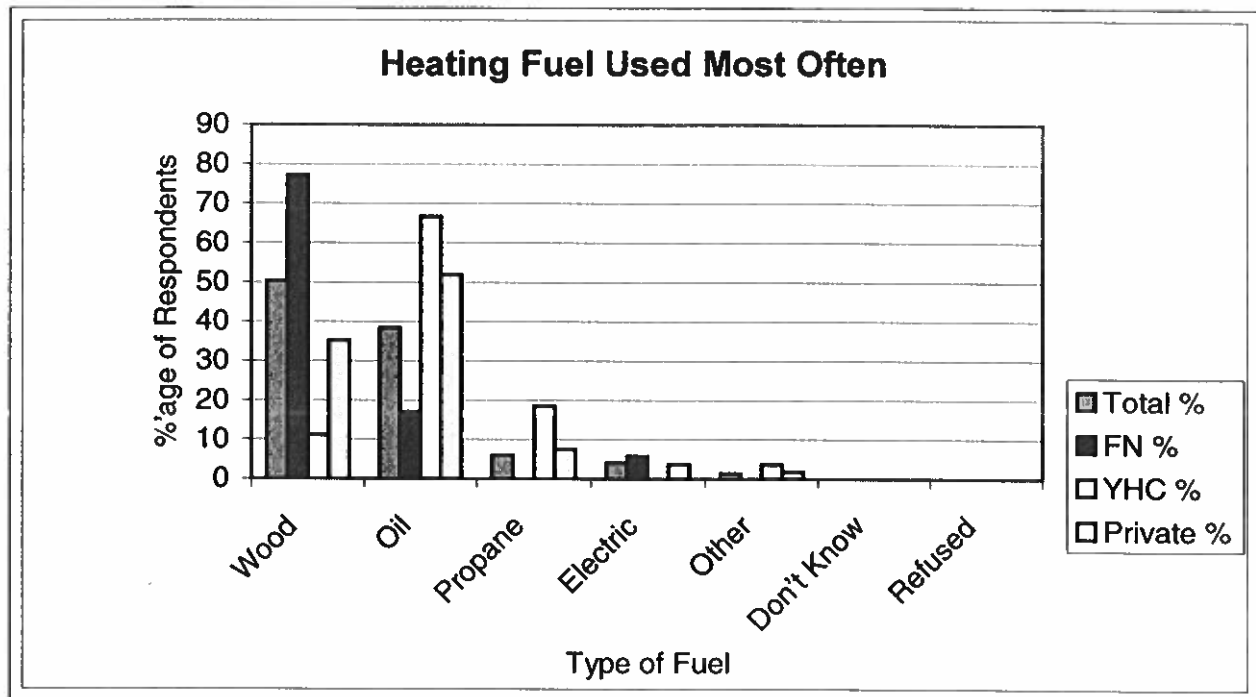
Question 9.1 – Floor area of the finished sections of the basement

Please note that the number of respondents reporting the presence of basements was very low. In total, it was 15.9%. For the First Nations it was 8.6%. For the YHC residents, it was 14.8%, and for the private dwelling residents, it was 24.5%.



HEATING FUELS AND SYSTEMS**Question 10 – What type of fuel do you use most to heat the dwelling?**

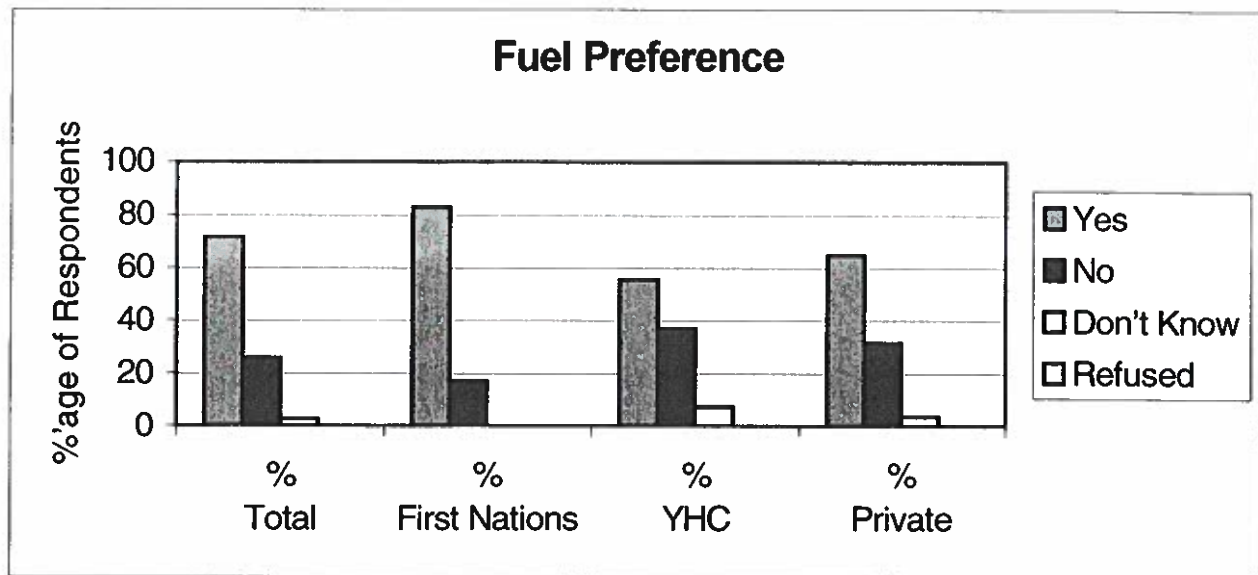
The response to the question about the type of heating fuel used most to heat the dwelling shows that 50.3% of dwellings (76 dwellings) are heated primarily with wood, and 38.4% (58 dwellings) are heated primarily with oil.



The data to support this chart is shown in Appendix A.

Question 10.1- Do you prefer using this fuel most of the time to heat your dwelling?

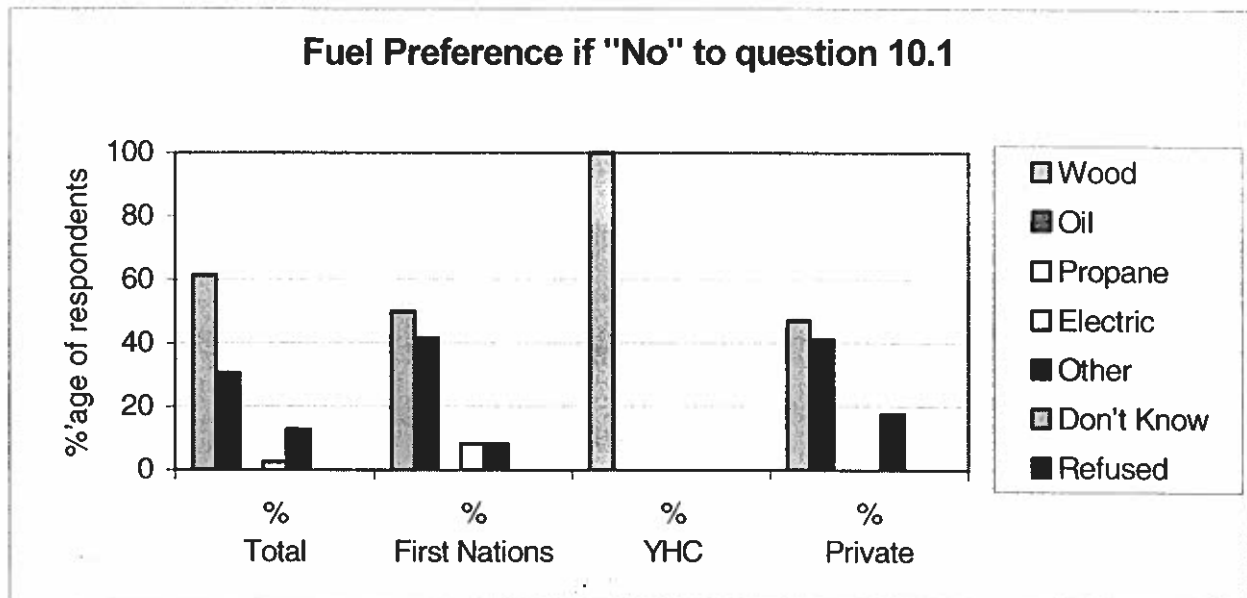
A majority - 71.5% of respondents (108 respondents) - prefer using the fuel that is used most of the time to heat their dwelling.



The data to support this chart is shown in Appendix A.

Question 10.2 – If no, what type of heating fuel would you prefer to use most of the time?

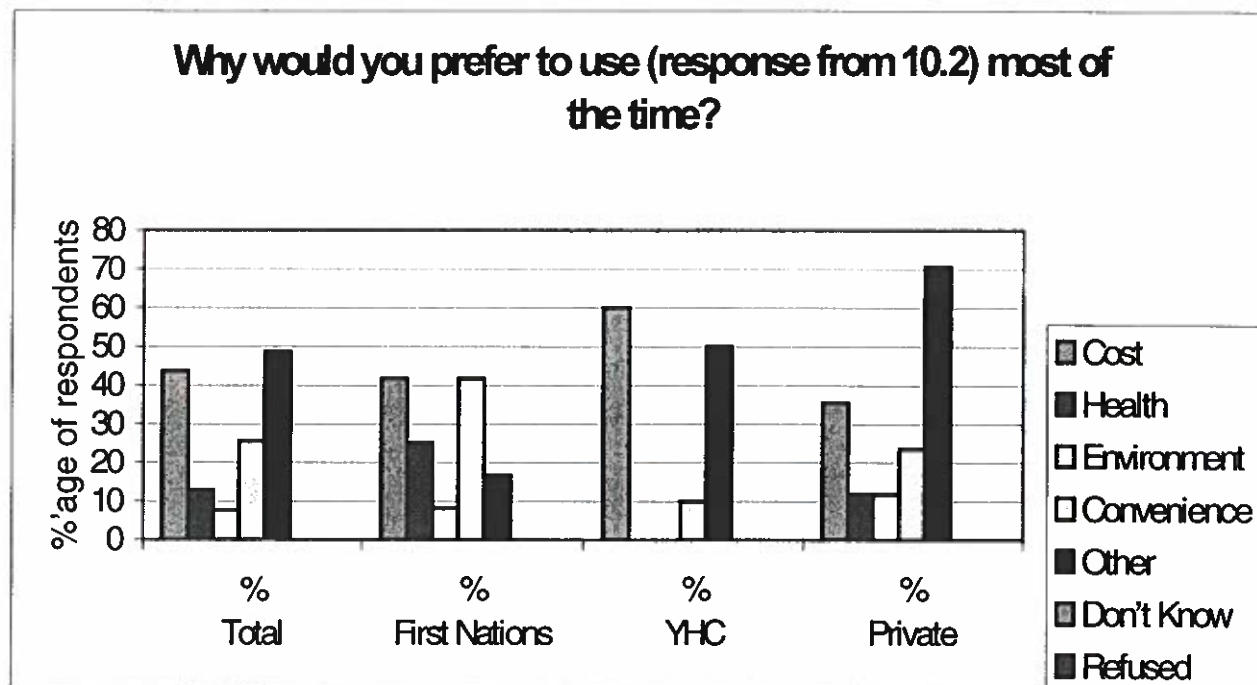
Of the 25.8% of respondents (39 respondents) who did not prefer the fuel used most often, 61.5% (24 respondents) would prefer to heat with wood, 30.8% (12 respondents) would prefer to heat with oil most of the time.



The Data to support this graph is shown in Appendix A

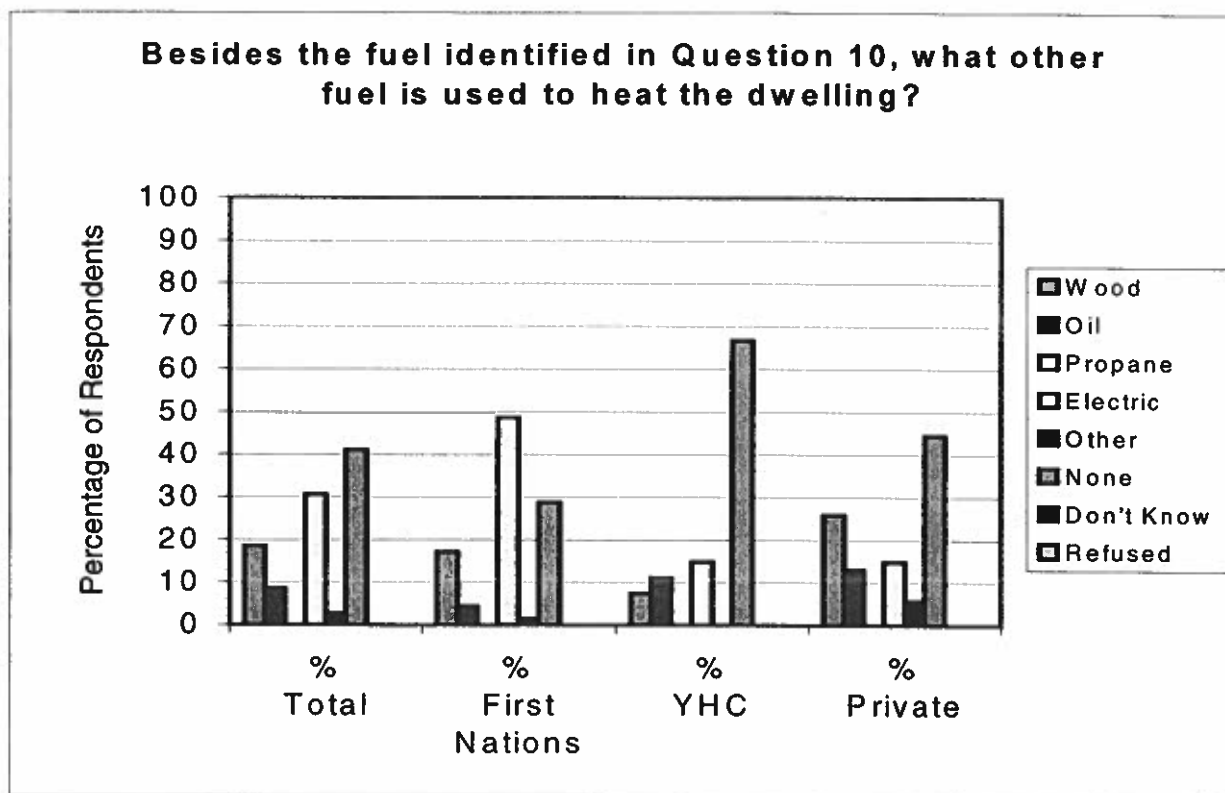
10.3 – Why would you prefer to use the choice you selected in 10.2 most of the time?

Cost appears to be a significant factor in these preferences. Notably, the “other” factor is also significant. This points to the need for further analysis of the comments related to this.



The data to support this graph is shown in Appendix A

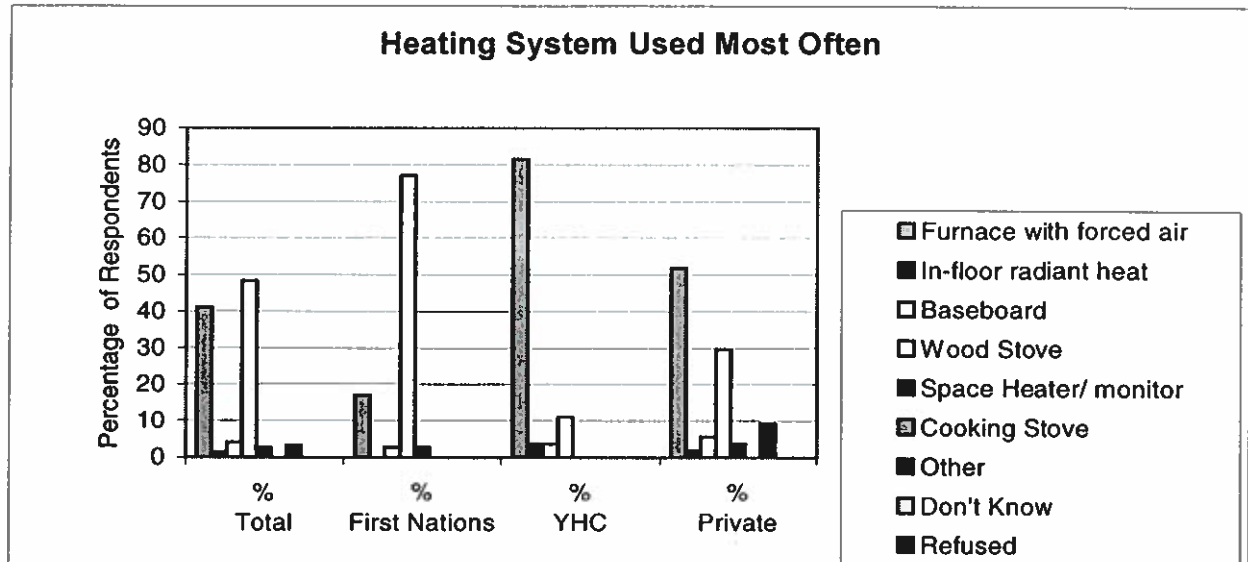
Question 11 – Besides the fuel identified in Question 10, what other fuel is used to heat the dwelling?



The responses to this question show that 41.1% of dwellings in Carmacks do not use a secondary fuel, and therefore probably do not have a back-up heating system. The data to support this graph is shown in Appendix A

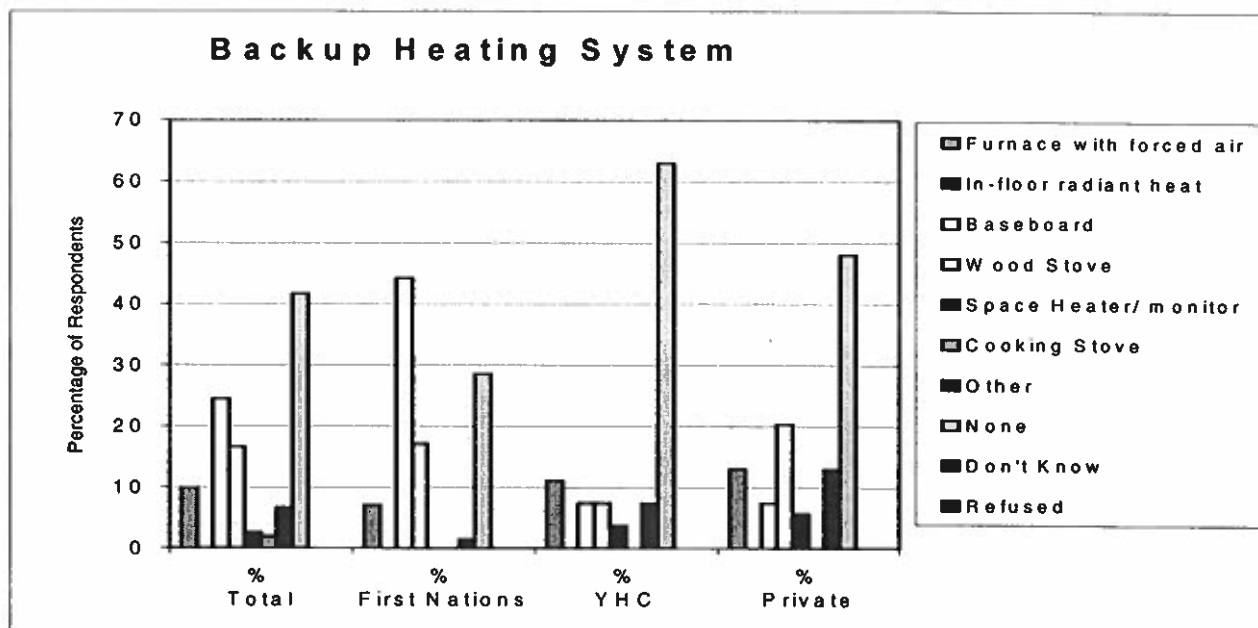
Question 12 – What type of heating system is used most of the time?

The survey responses indicated that the heating systems most used to heat dwellings in Carmacks are wood stoves (48.3% (73) dwellings) and furnaces with forced air (41.1% (62) dwellings).

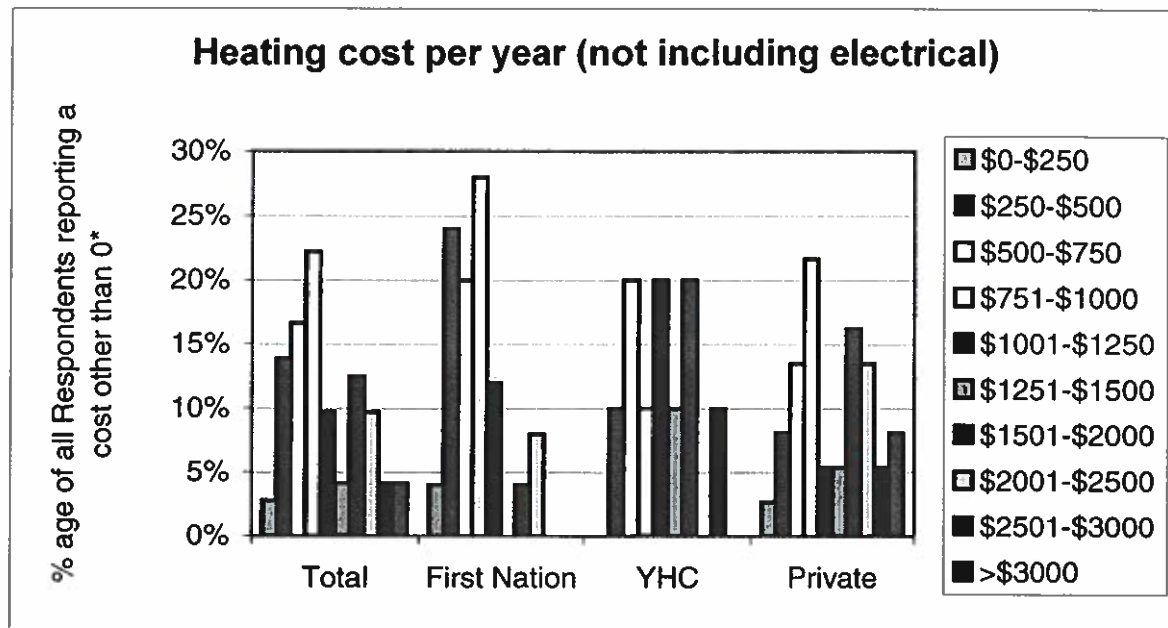


The data to support this chart is shown in Appendix A.

Question 13 – Besides the heating system you identified in question 12, what other heating system is used in this dwelling?



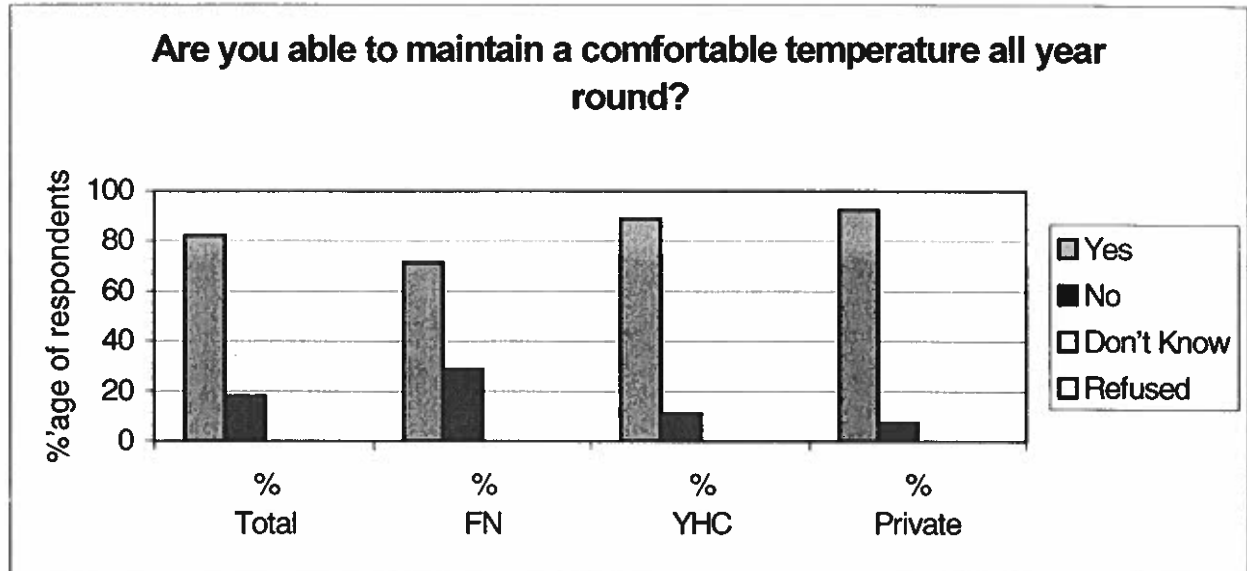
The data to support this chart is shown in Appendix A

Question 14 – How much do you pay for heat, not including electrical heat, per year?

**NOTE: 72 respondents in total reported a cost other than \$0 for heating. Of these, 10 were YHC, 25 were First Nation and 37 were private residents.*

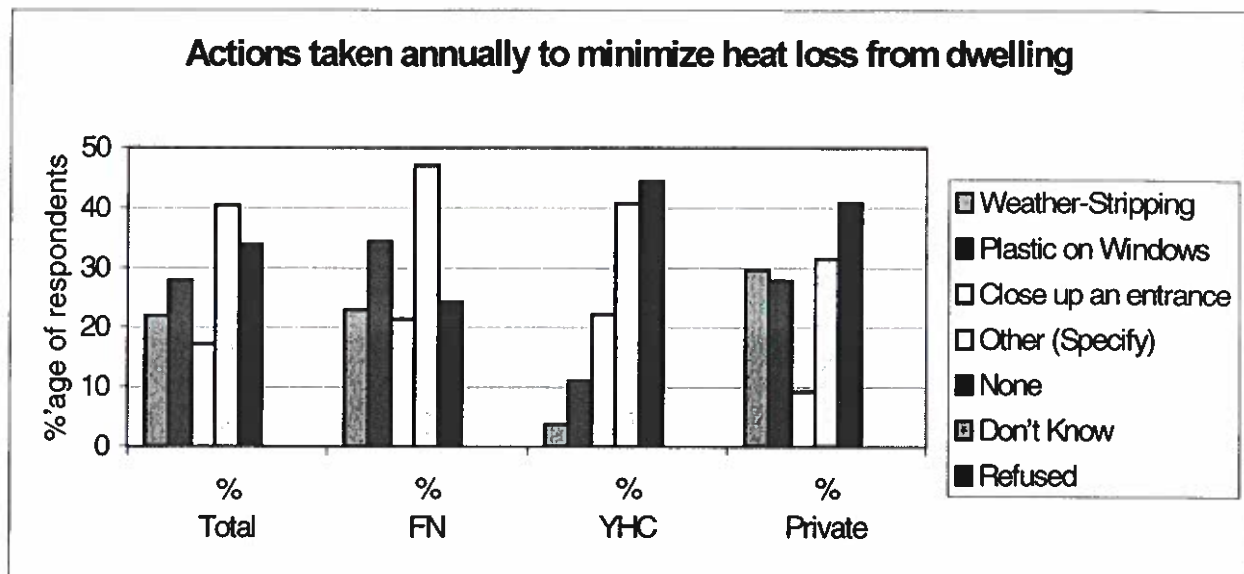
The data to support this chart is shown in Appendix A.

Question 15 – Respondents were asked if they were able to maintain a comfortable temperature in their dwelling all year round. Responses indicated that those living in First Nation dwellings were least likely to be able to do this. Those living in private dwellings were most likely to be able to maintain a comfortable temperature in their dwellings year-round.



The data to support this chart is shown in Appendix A

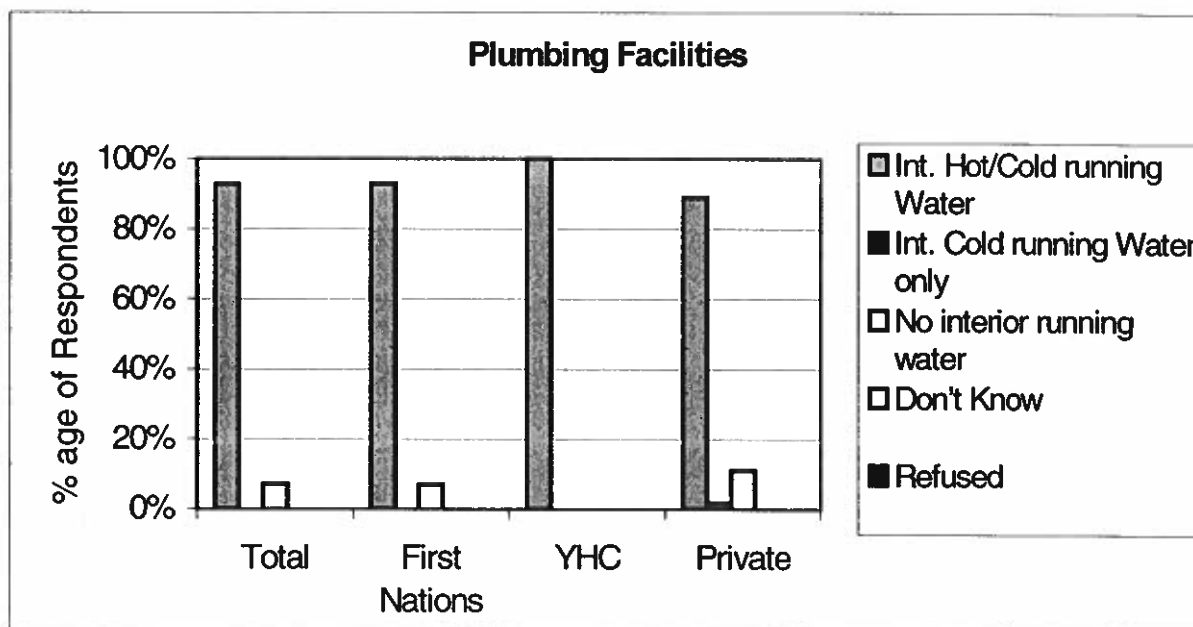
Question 16 - Respondents were asked “What actions are taken annually to minimize heat loss from your dwelling?” Responses are shown in the chart below.



The data to support this chart is shown in Appendix A.

DWELLING FACILITIES**Question 17 – Which of the following water installations does this dwelling have?**

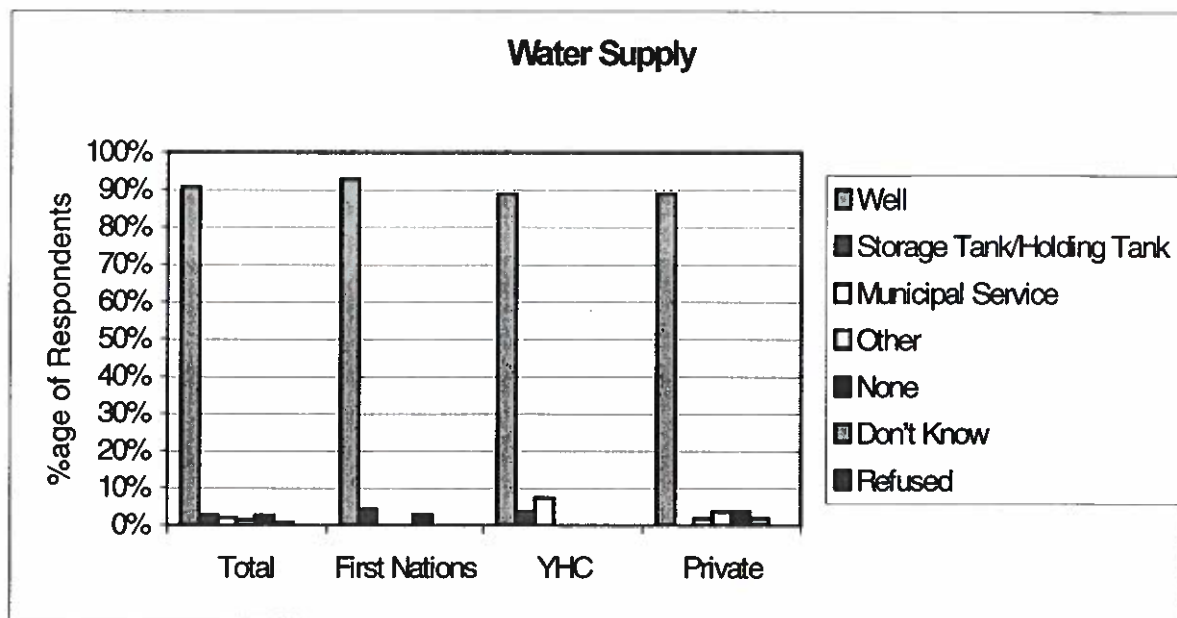
Responses to the survey indicate that over 92.7% of dwellings (140 dwellings) in Carmacks have interior hot and cold running water.



The data to support this chart is shown in Appendix A.

Question 18 – What type of water supply does this dwelling have?

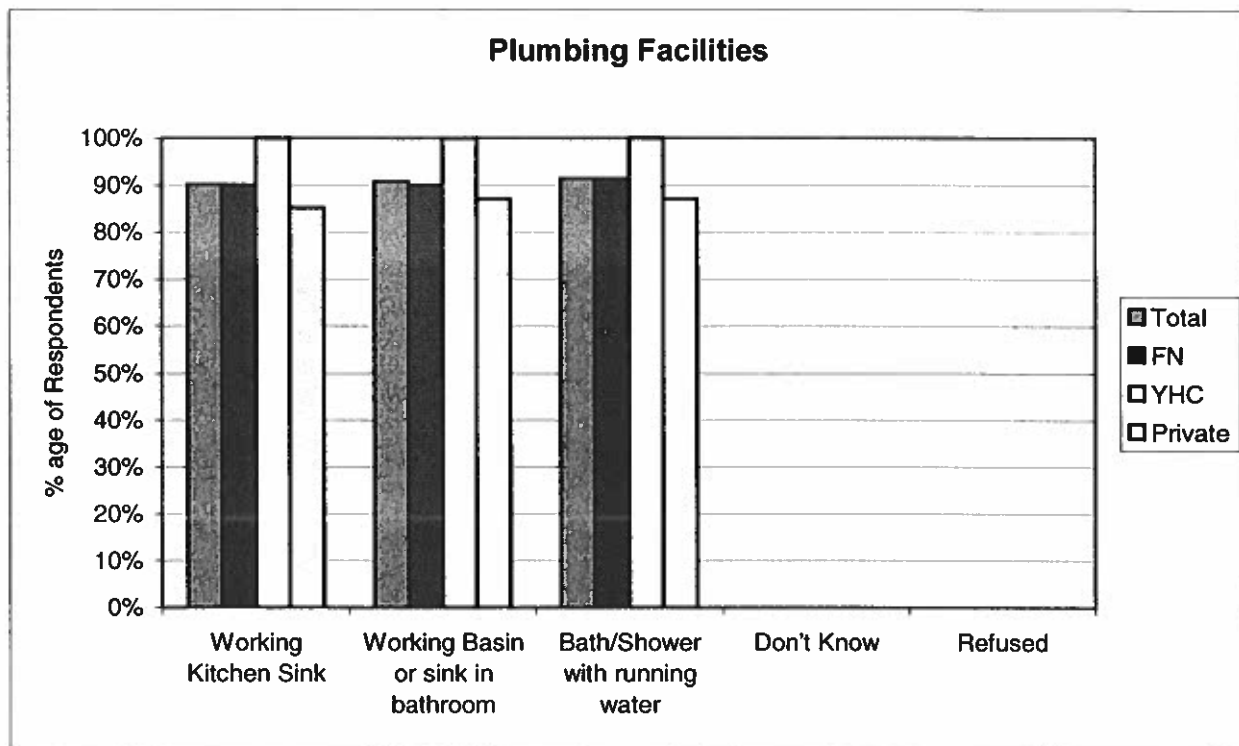
The survey results show that 90.7% of dwellings in Carmacks (137 dwellings) receive their water supply from wells.



The data to support this chart is shown in Appendix A

Question 19 – Does the dwelling have the following plumbing installations?

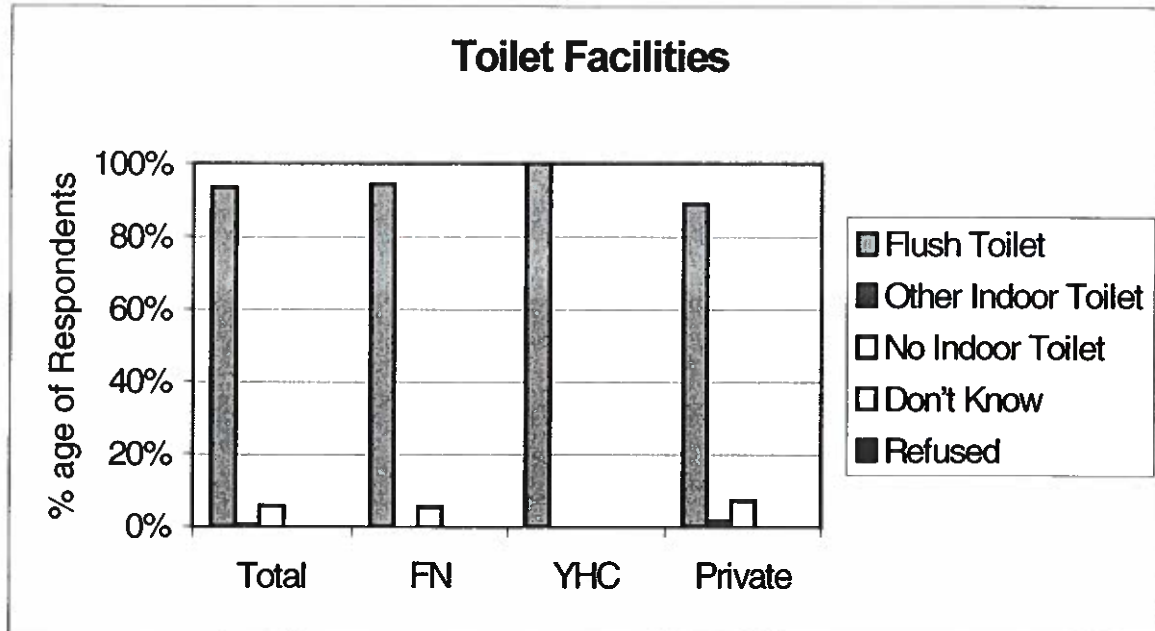
Over 90% of dwellings have a working kitchen sink, a working basin or sink in the bathroom and a bath/shower with running water.



The data to support this chart is shown in Appendix A

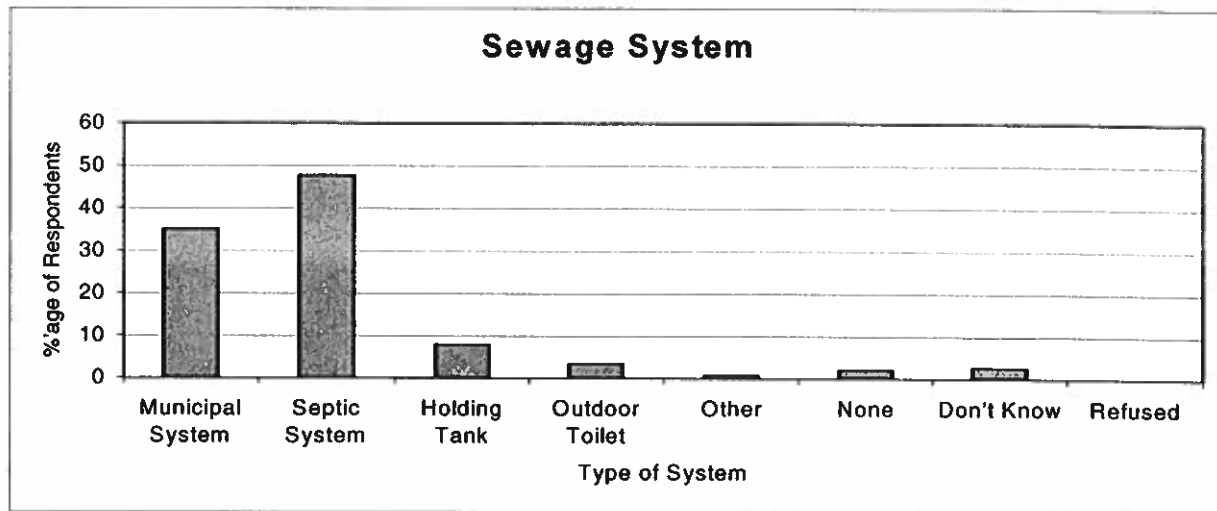
Question 20 – What type of toilet facilities does this dwelling have?

The responses indicated that 94% of dwellings (141 dwellings) have indoor toilets.



Question 21 – What type of sewage system does this dwelling have?

The sewage systems that most dwellings are hooked up to are septic systems with 47.7% of dwellings (72 dwellings) and municipal systems (35.1%, or 53 dwellings).



The data to support this chart is shown in Appendix A

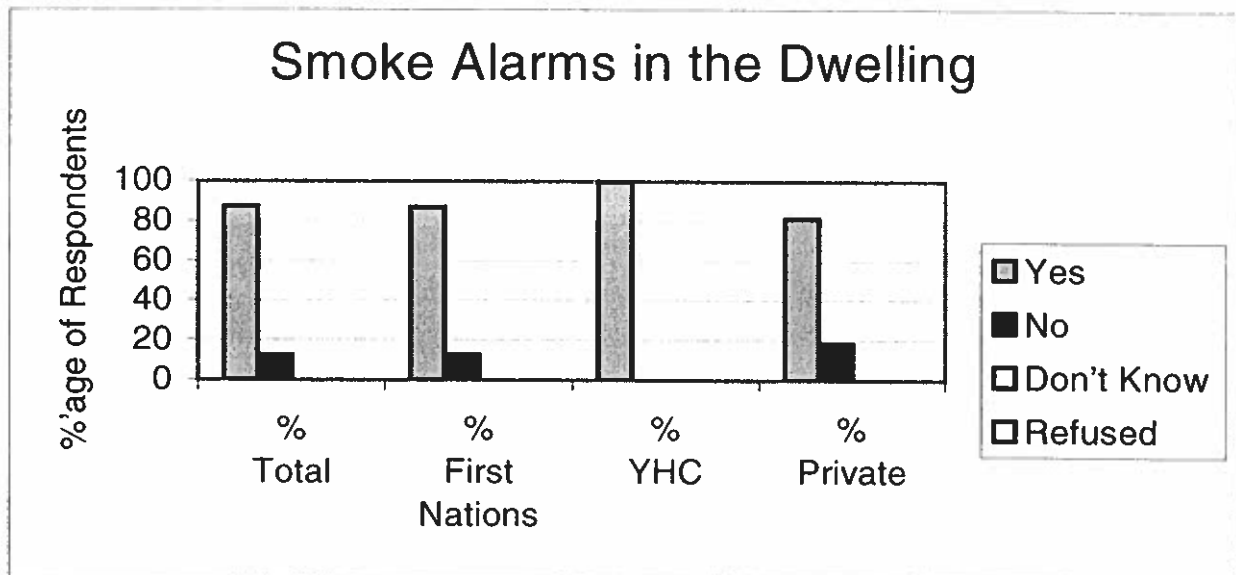
Question 22 – Do you have electricity in your dwelling?

Responses indicated that almost every dwelling (99.3% of dwellings) in Carmacks does have electrical power.

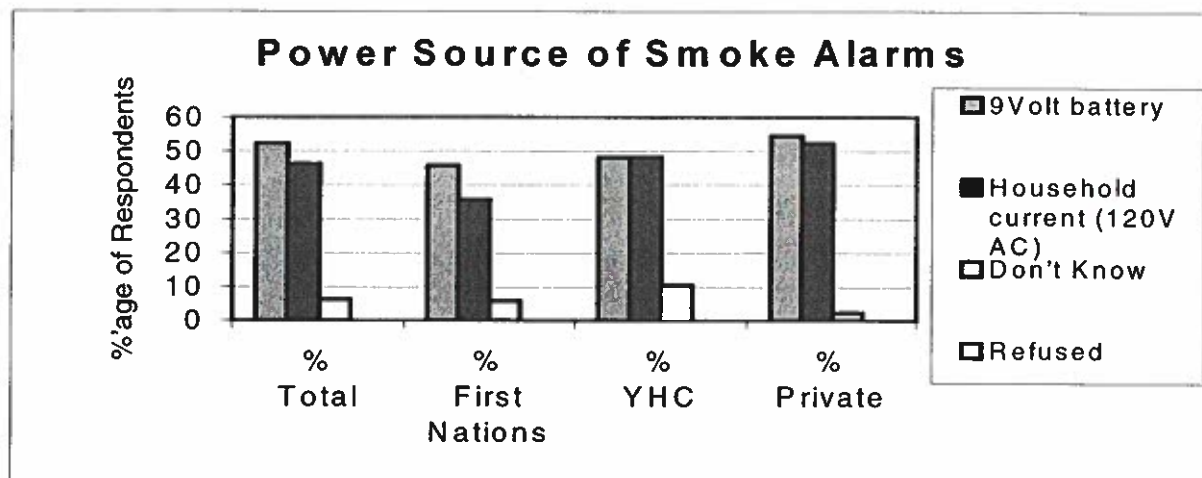
See Appendix A for data

Question 23 – Do you have smoke alarms in your dwelling?

Although 87.4% (132 dwellings) of respondents indicated that they have smoke alarms, the question did not ask if these alarms were operating. Some respondents reported that they had smoke alarms that did not work.

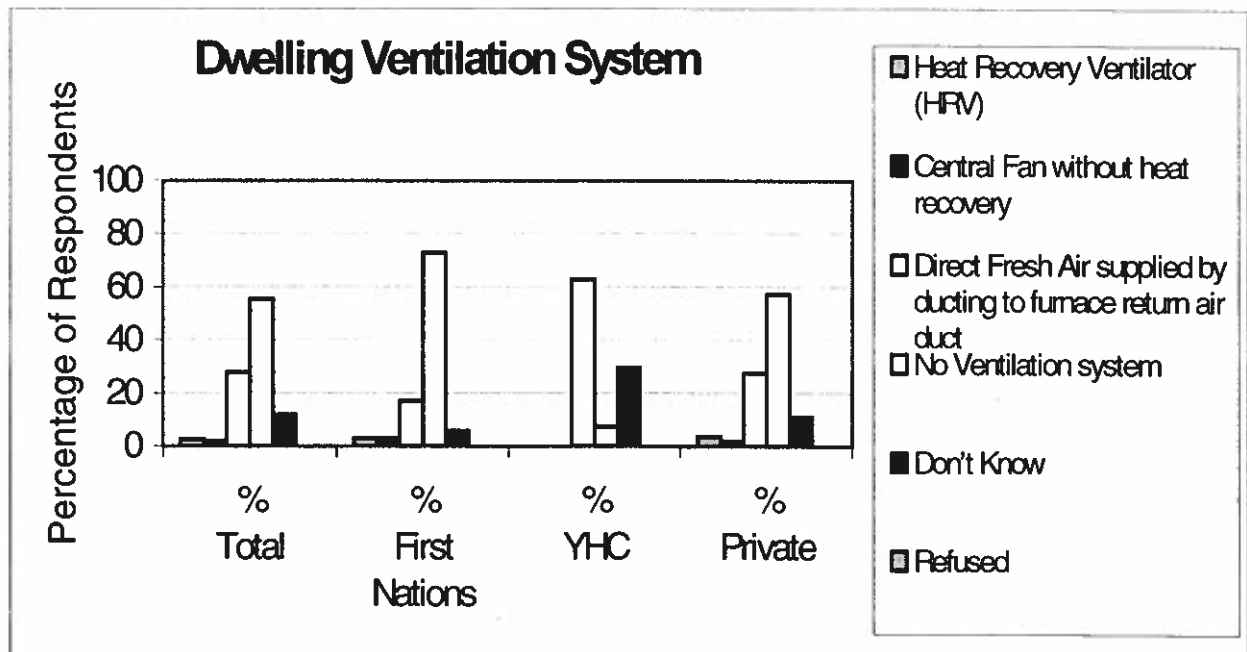


The data to support this chart is shown in Appendix A

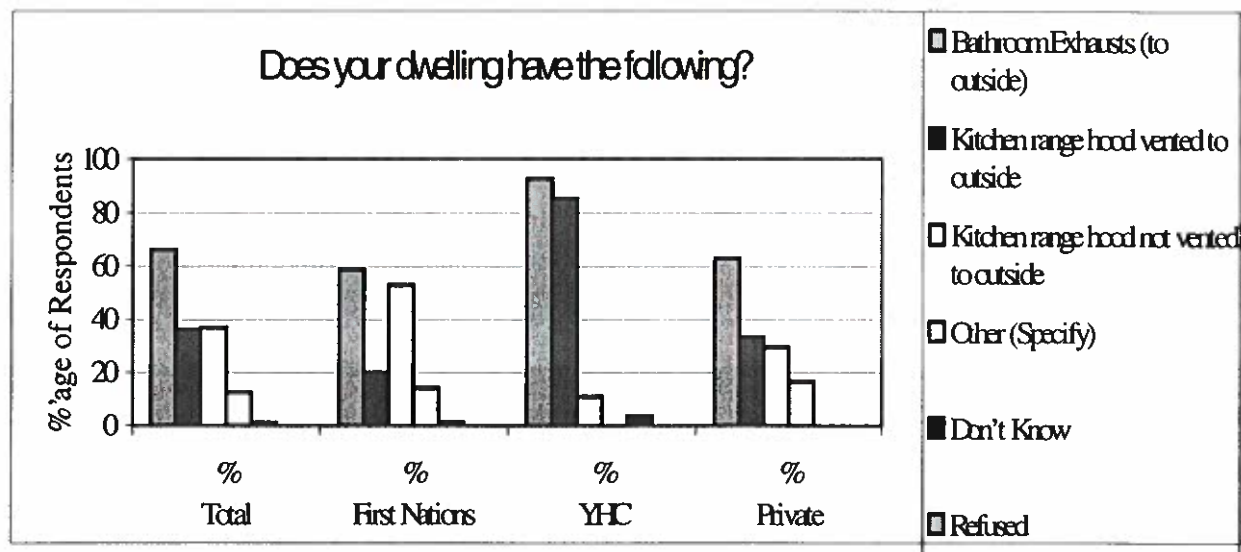
Question 23.1 – If yes, what is the power source of these smoke alarms?

The data to support the above chart is shown in Appendix A.

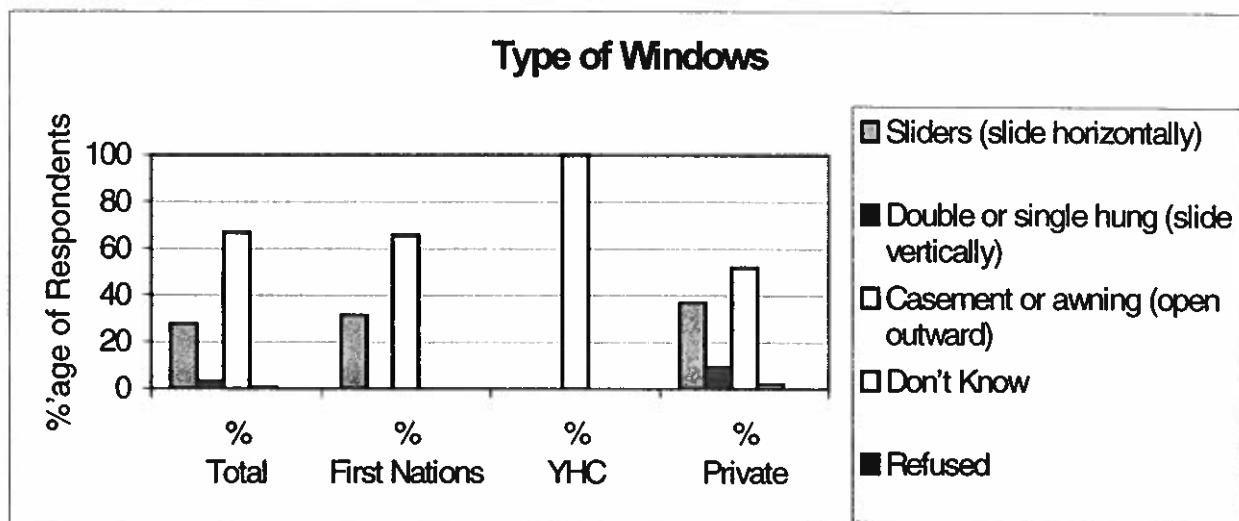
Question 24 – What kind of ventilation system does this dwelling have?



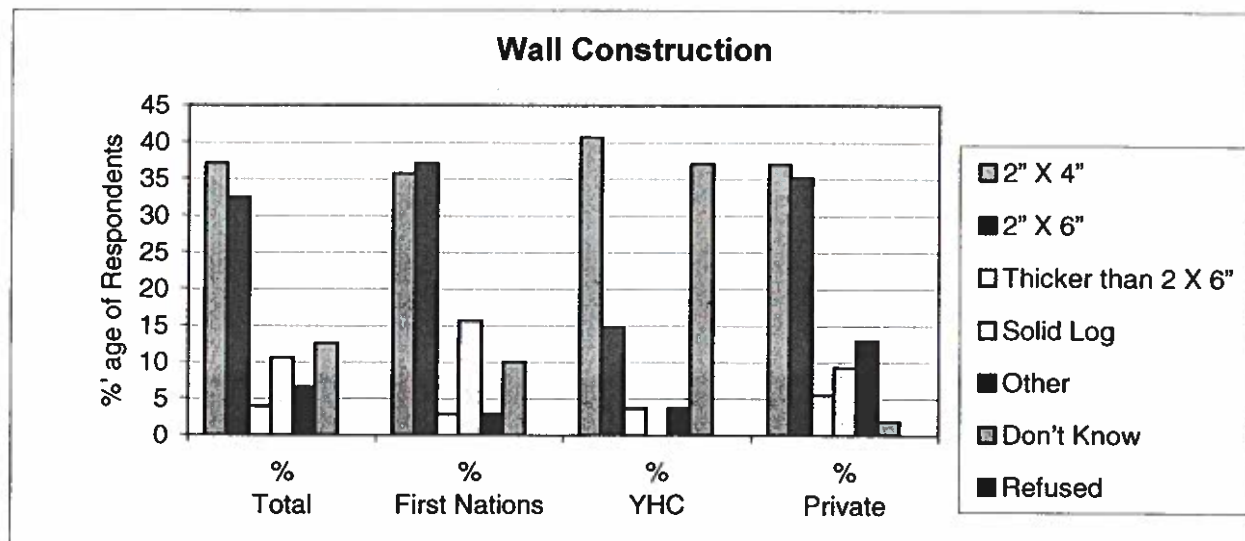
The data to support this chart is shown in Appendix A.

Question 24.1 – Does your dwelling have the following?

The data to support this chart is shown in Appendix A.

Question 25 – What type is the majority of windows in this dwelling?

The data to support the chart is shown in Appendix A

Question 26 – What is the wall construction of your dwelling?

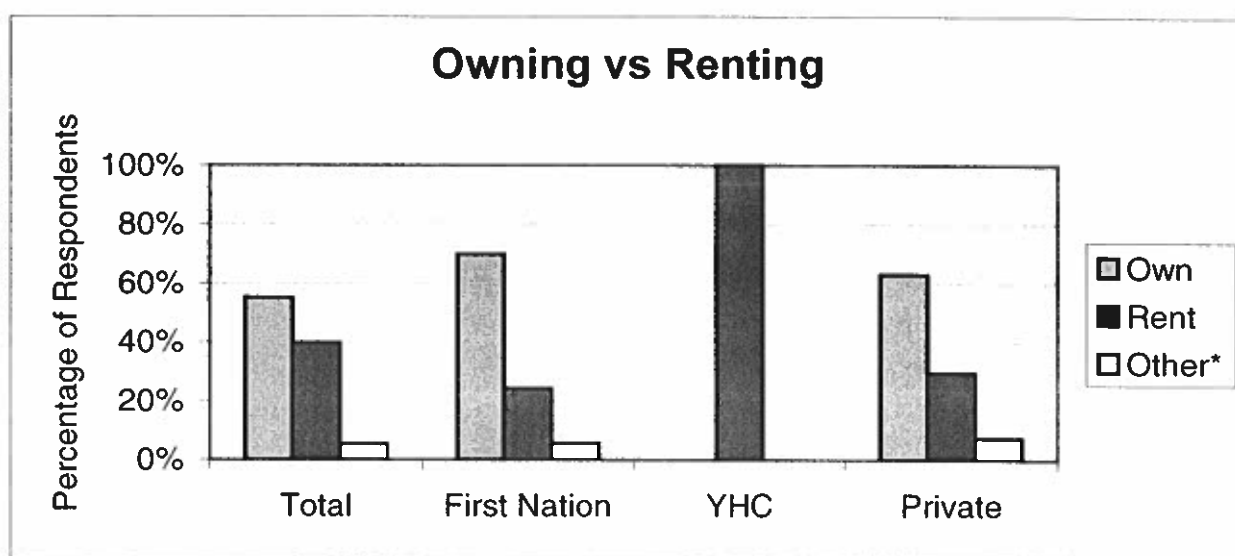
The data to support this chart is shown in Appendix A

Question 27 – Is this dwelling owned or rented by your household?

The survey results indicate that 55% of the dwellings (83 dwellings) in Carmacks are owned by the household residing in them and 39.7% of the dwellings (60 dwellings) are rented by the household residing in them. Another 5.3% (8 dwellings) had residents who identified themselves as “Other”. (Examples of “Other” are housesitters, and caretakers).

70% of First Nations (or 49 First Nations respondents) indicated that they owned their own dwelling. 24% (17 First Nations) said they rented their dwelling, and a further 6% of respondents (4 respondents) said “other” (see above for definition)

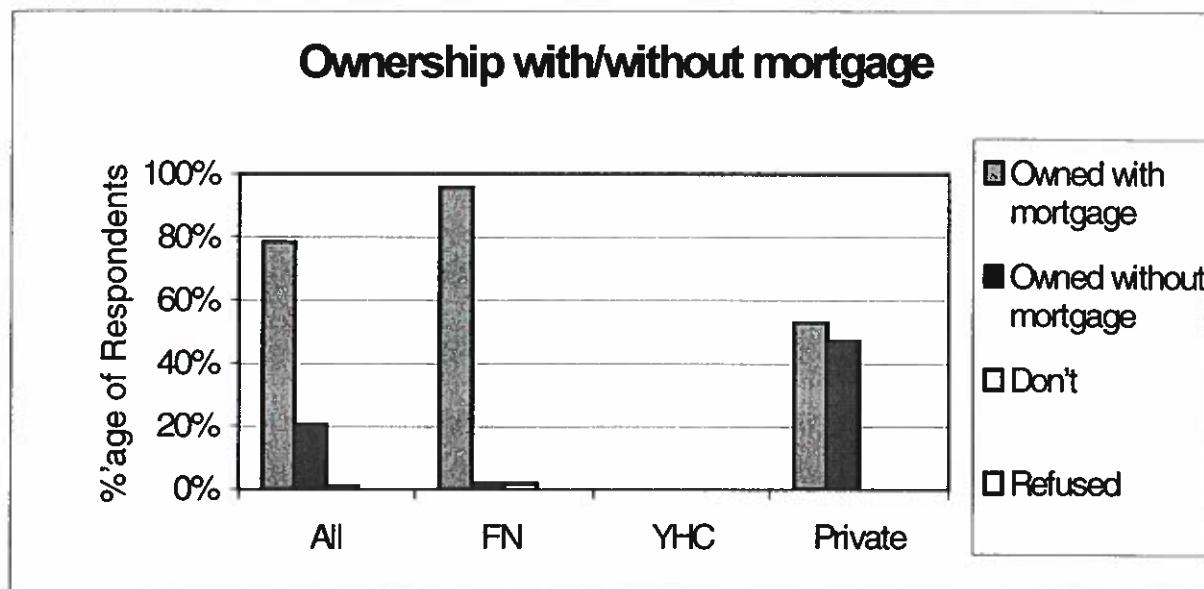
The questionnaire then asked questions specific to “Owners” and “Renters”. Those that identified themselves as “Other” were asked the questions asked of the “Renters”.

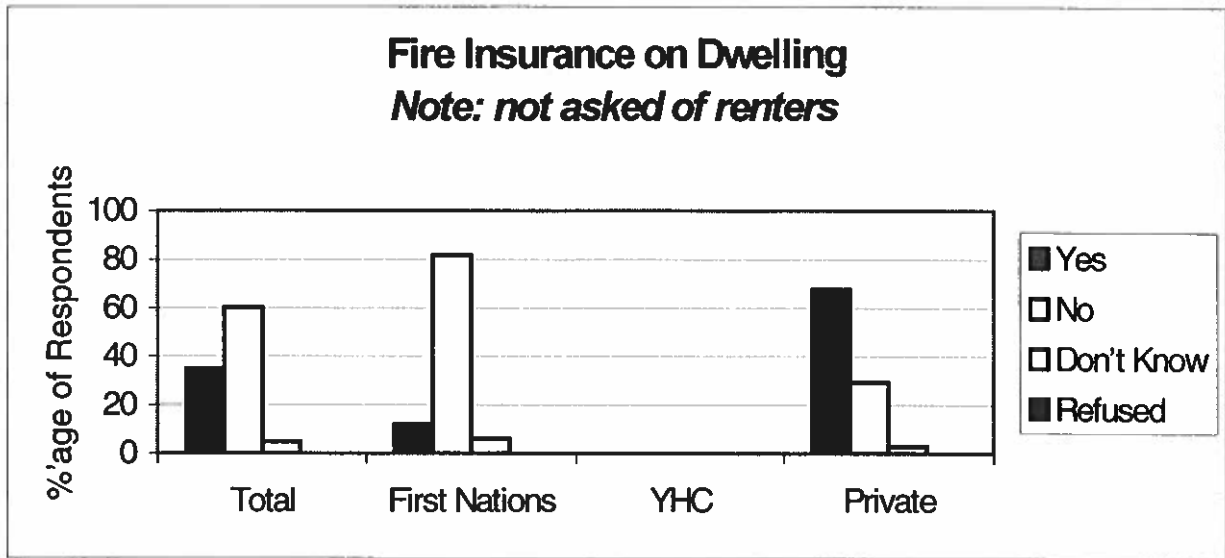


This chart is supported by the data shown in Appendix A

OWNERS**Question 28 – Is this dwelling owned outright or owned with a mortgage?**

Of those who identified their households as “Owners”, 78.3% (65 respondents) owned their dwellings outright, without a mortgage or personal loan by the household. Another 20.5% (17 respondents) owned their dwelling with (a) mortgage(s) or personal loan(s) held by the household.



Question 32 – Do you have fire insurance on this dwelling?

Data to support this chart is shown in Appendix A.

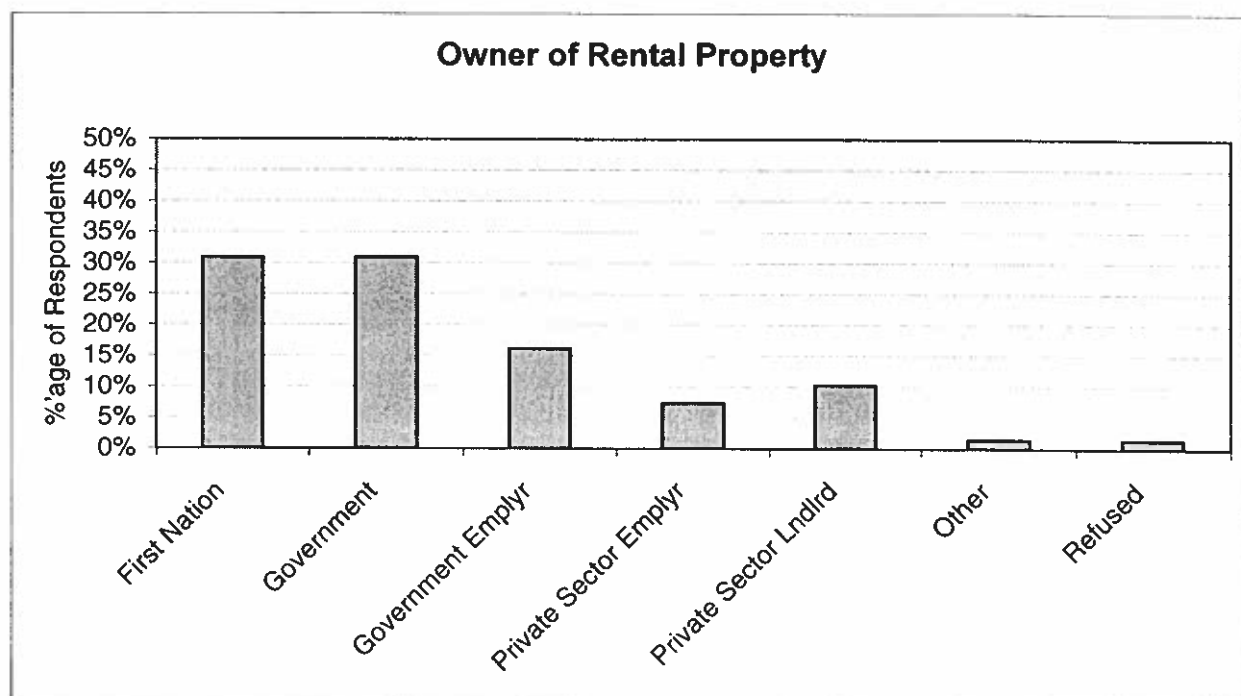
RENTERS

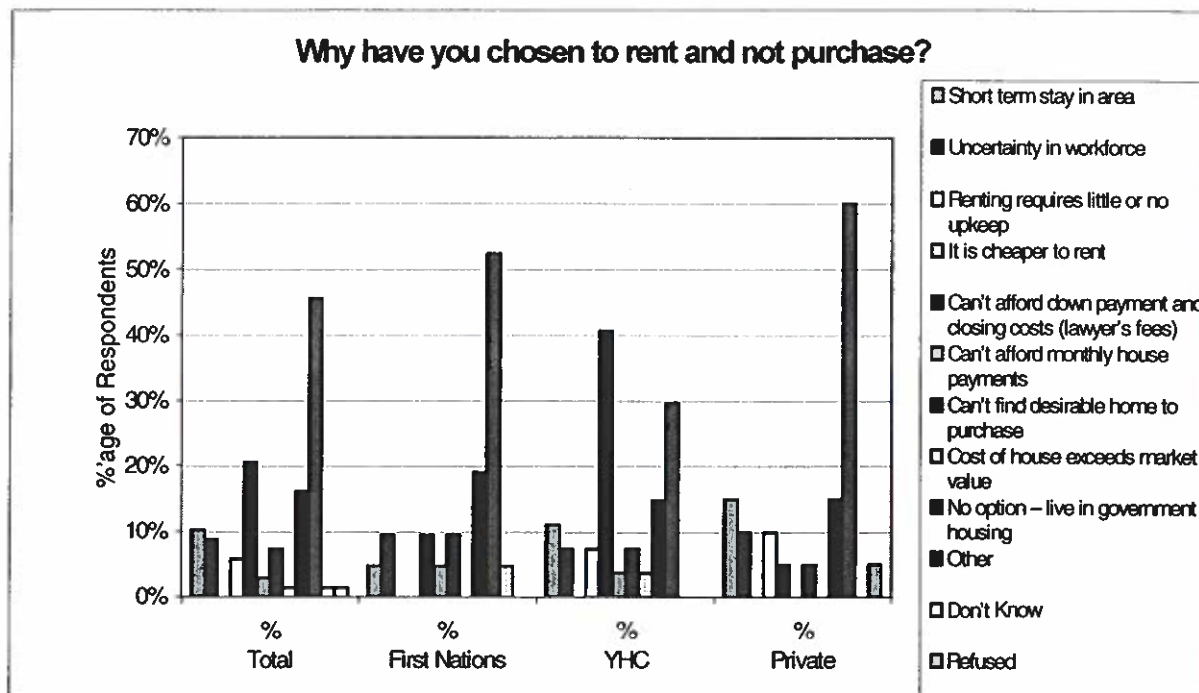
Question 33 – Is the dwelling rented by your household or occupied rent-free by your household?

Of those who identified their households as “Renters”, 71.1% of households (59 respondents) rented the dwelling that they lived in (that is, they paid rent). Another 10.8% of households (9 respondents) occupied their dwelling rent-free. The remaining percentage were housesitters, or the dwelling was included free of charge as part of their compensation from their work

Question 36 – Who owns this rented property?

When “Renters” were asked who owned the property, 30.9% of respondents (21 respondents) identified the First Nation as the owner. The government was identified as the owner by 30.9% of respondents (21 respondents). An additional 16.2% of respondents (11 respondents) indicated that a household member’s government employer was the owner of the dwelling. Responses also showed that private sector employers owned 7.4% (5 respondents) of the rental dwellings and private sector landlords owned 10.3% (7 respondents) of the dwellings. 1.5% of respondents stated that they did not know who owned the property, and an additional 1.5% refused to answer the question. This totals 98.5% of all respondents. It is believed that the discrepancy stems from one respondent who stated “other” in Question 27 (and so was included in the “rent” category for subsequent questions), but who did not respond to this particular question.

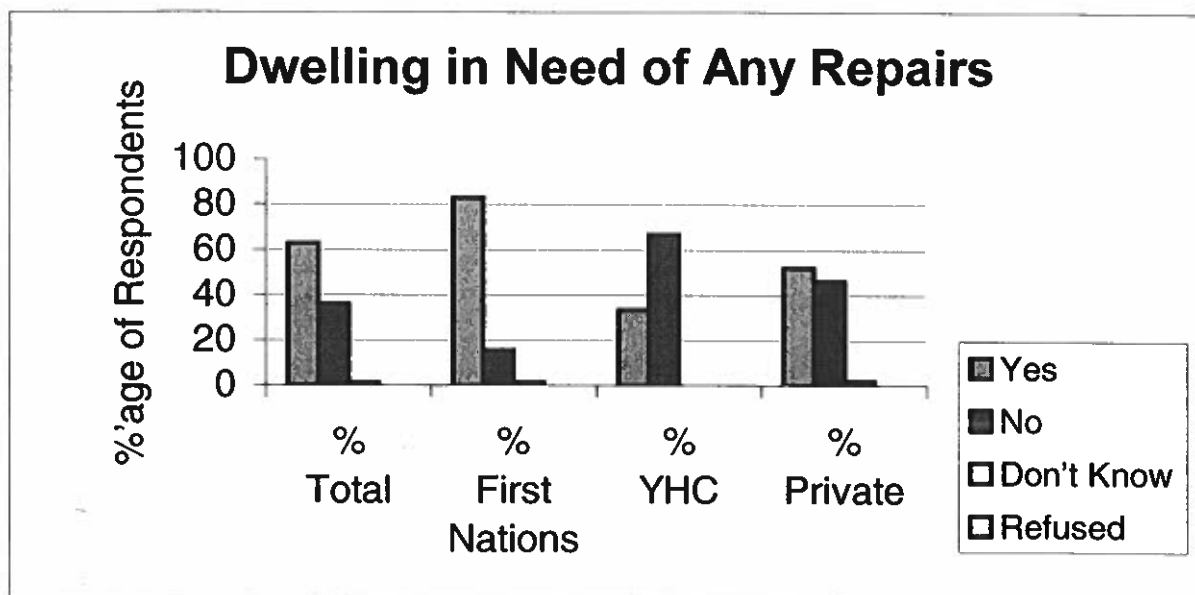


Question 37 – Why have you chosen to rent rather than purchase housing?

The data to support this chart is shown in Appendix A. The “other” category is large in most cases. In future studies, the training of interviewers will change with respect to this question. They will be asked to identify more clearly the reasons in order to capture more meaningful data.

STATE OF REPAIR OF DWELLINGS**Question 38 – Is this dwelling in need of any repairs?**

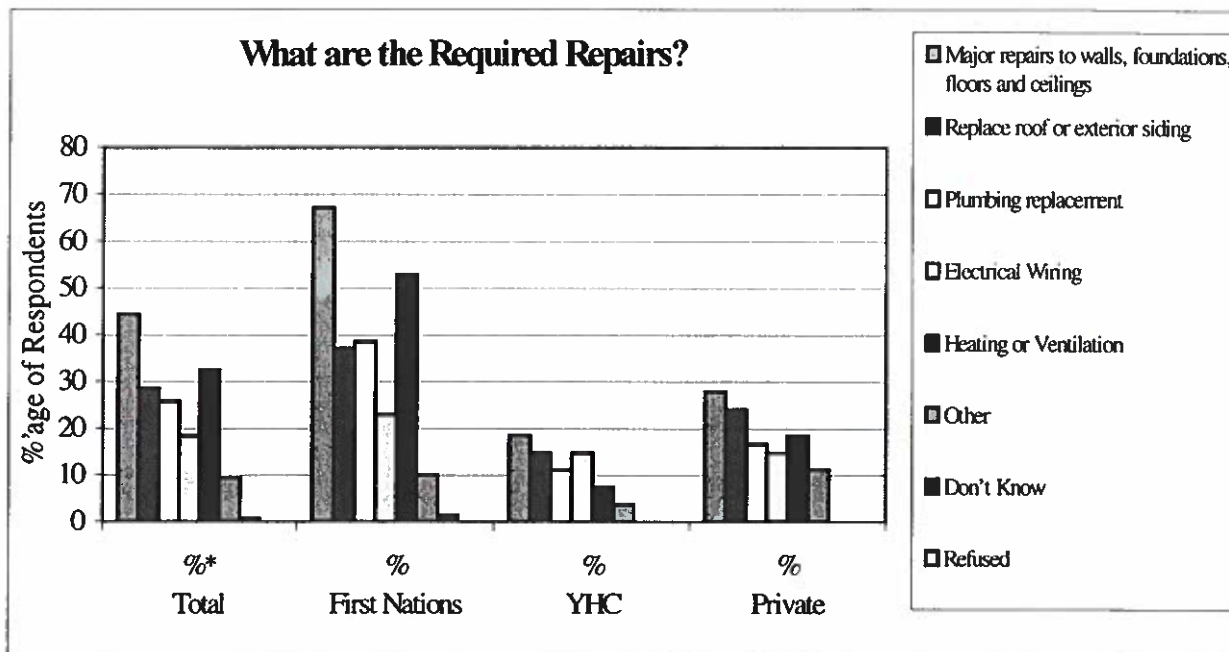
The questions about the state of repair of the dwelling were asked of both owners and renters. When asked if their dwelling was in need of any repairs, 62.9% of respondents (95 respondents) said “yes.”



See Appendix A for data that supports this graph.

Question 38.1 - If yes, which major repairs are required?

This does not include “desirable” repairs. For those dwellings that do need repairs, respondents say that the major repairs needed are:

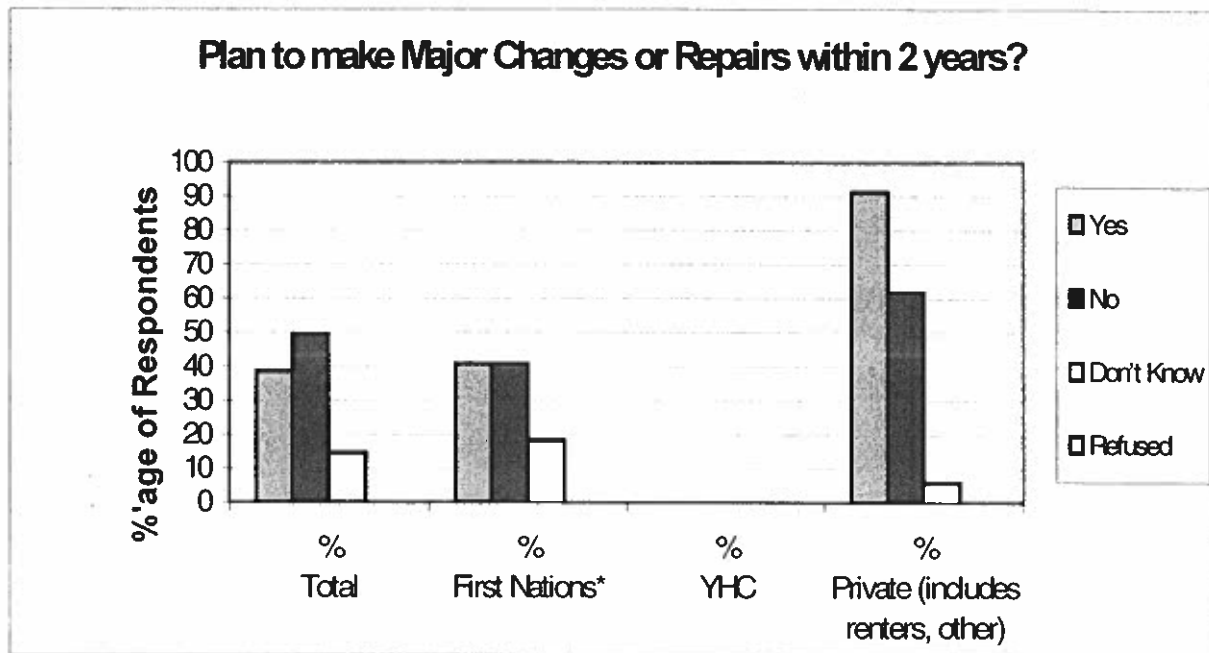


The data to support this chart is shown in Appendix A

*These percentages are presented as a proportion of the TOTAL number of dwellings in the category (i.e. Total = 151, First Nation = 70, YHC = 27, and Private = 54)

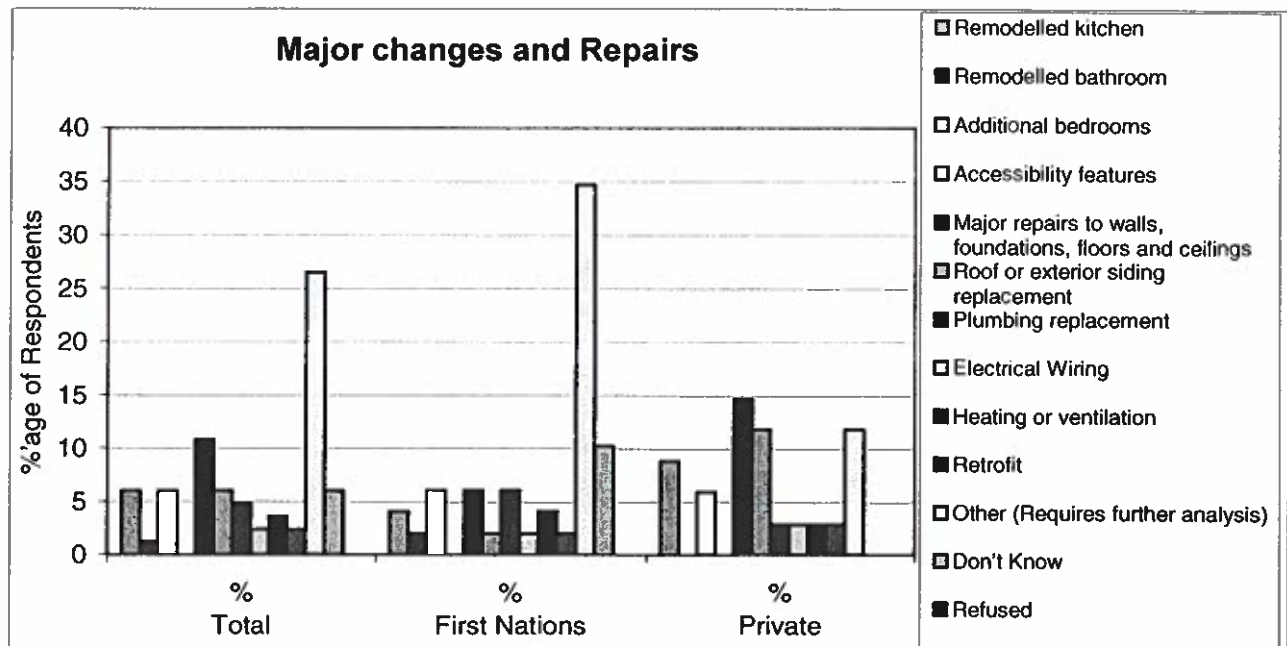
Question 39 - Are you planning to make any major changes or repairs to your home in the next two years?

Those respondents who defined themselves as “Owners” were asked if they were planning to make any major changes or repairs to their homes in the next two years. The changes and repairs include desired and needed changes and repairs. Those that responded that they were planning to make repairs or changes made up 38.6% of respondents (32 respondents), while those who did not intend to do so made up 49.4% (41 respondents) of respondents. The remaining 14.5% (12 respondents) did not know if they would be making changes or repairs.



The data to support this chart is shown in Appendix A

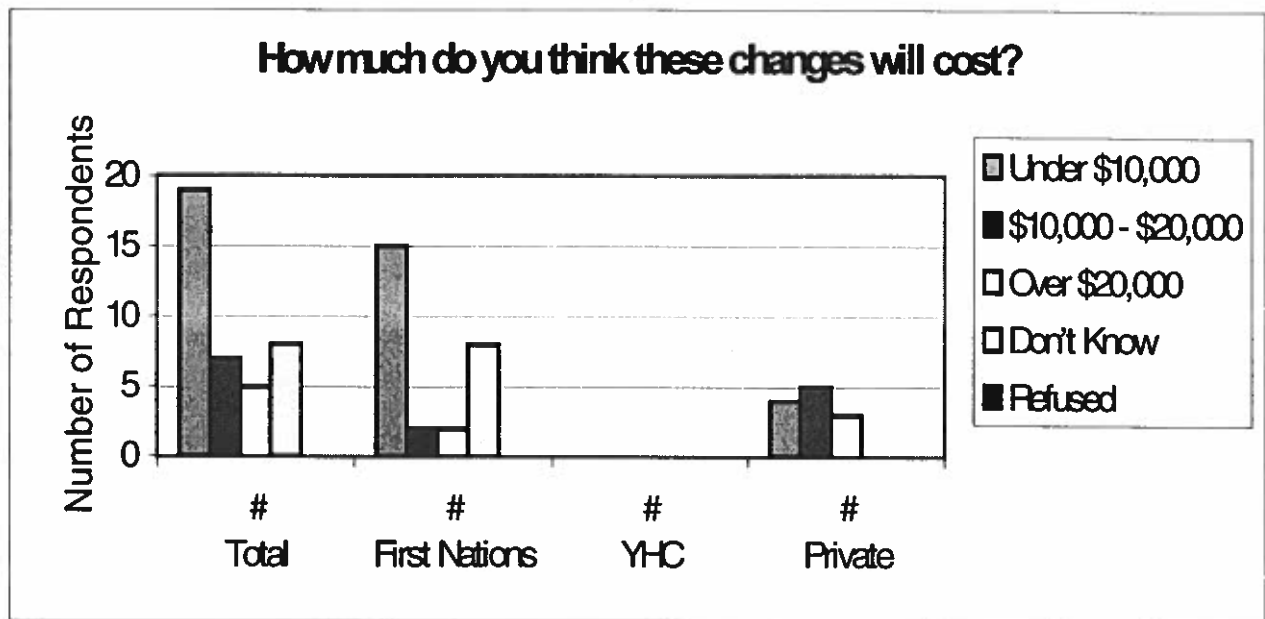
Base is 49 (# of owners.) Percentages are approximate. Some First Nation non-owners consider themselves owners

Question 39.1 – What type of major changes or repairs will you make in the next two years?

YHC respondents were not included in this data, as they were all renters, and were therefore not asked this question. Also note that the "other" category is quite high. The questionnaire has been changed to capture more accurate data in future surveys.

The data to support this chart is shown in Appendix A

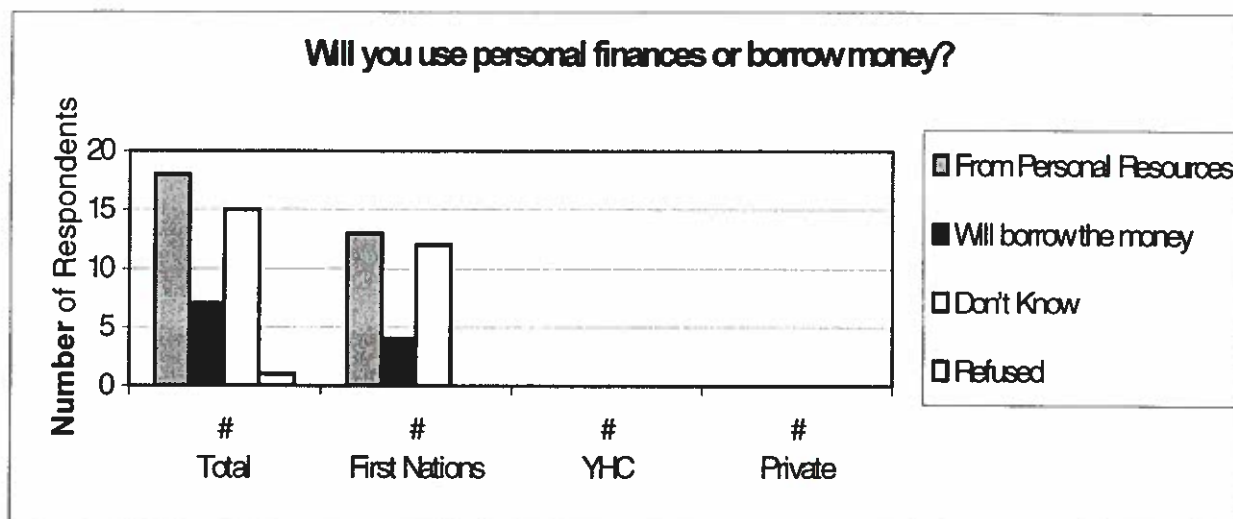
Question 39.3 – How much do you think these changes and major repairs (that are planned over the next two years) will cost?



Note – this chart uses the NUMBER of respondents rather than the percentage. There may be some overlap of data. In other words, some respondents may have provided more than one response (usually a combination of a specific “number range” and “don’t know”)

The data to support this chart is shown in Appendix A

Question 39.4 – Will you pay for these major repairs from your personal finances or will you borrow the money?



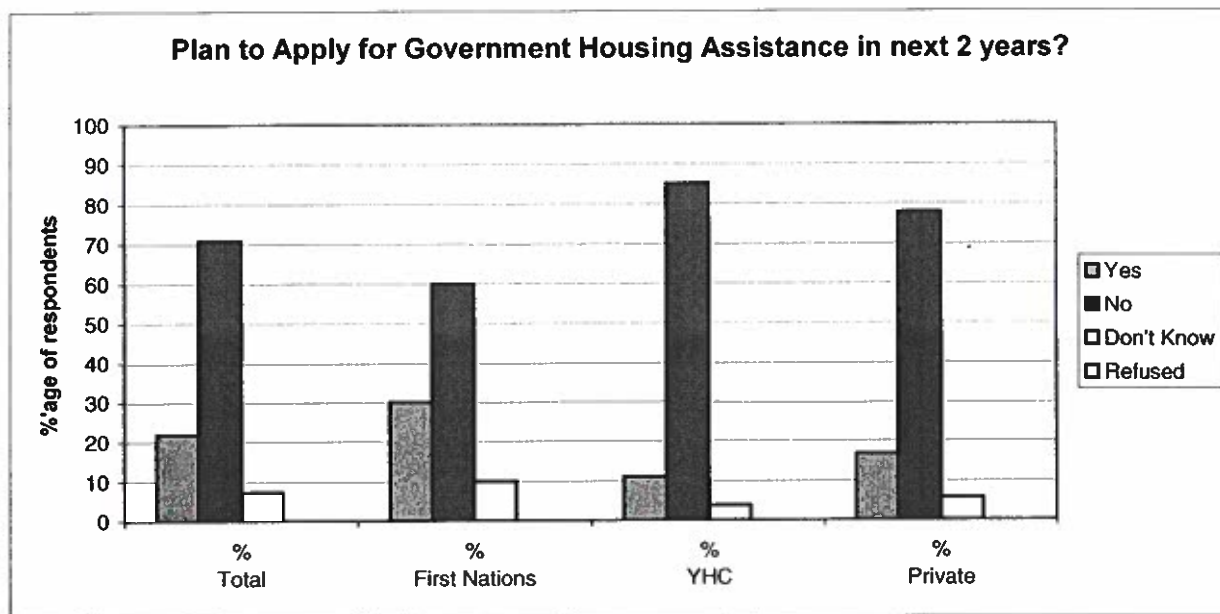
Note – this chart uses the **NUMBER** of respondents rather than the percentage.

The data to support this chart is shown in Appendix A

Question 40 – Do you rent out space in your home that is separate from your own living space?

Only 1 owner-respondent said “yes”.

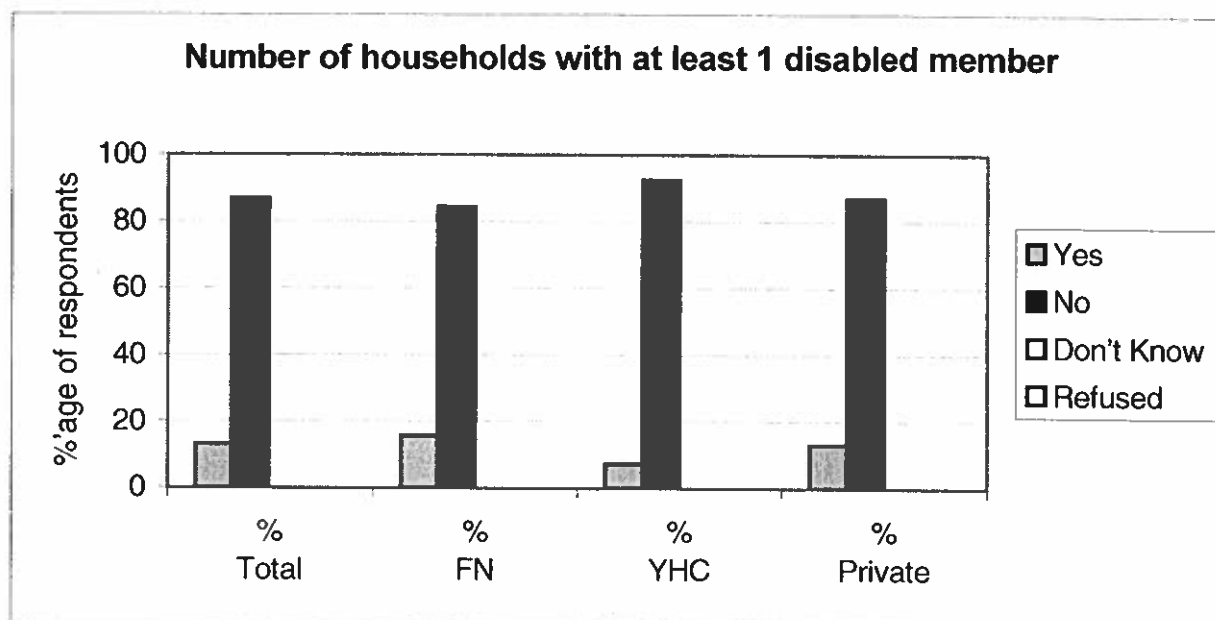
Question 43 – Are you planning to apply for any kind of government housing assistance in the next two years.



The data to support this chart is shown in Appendix A

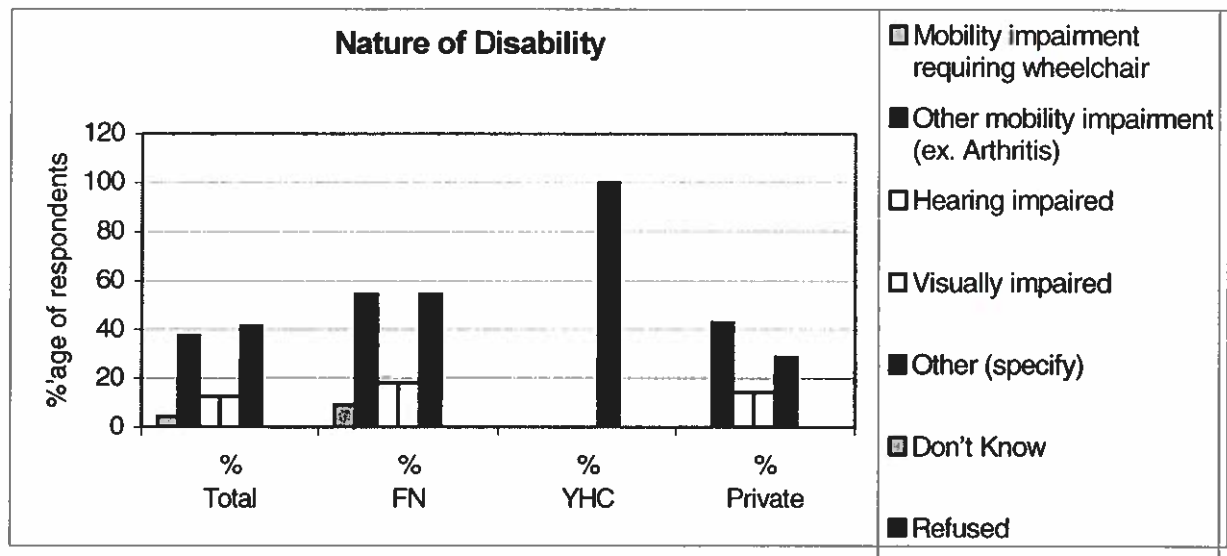
PERSONS WITH DISABILITIES**Question 44 – Do any members of your household have a disability?**

The responses to this question show that 13.2% of households have at least one member with a disability. Many of these disabilities are mobility impairments (arthritis, etc.). However, over 40% of respondents responded by saying they had “other” disabilities. This figure requires further analysis.



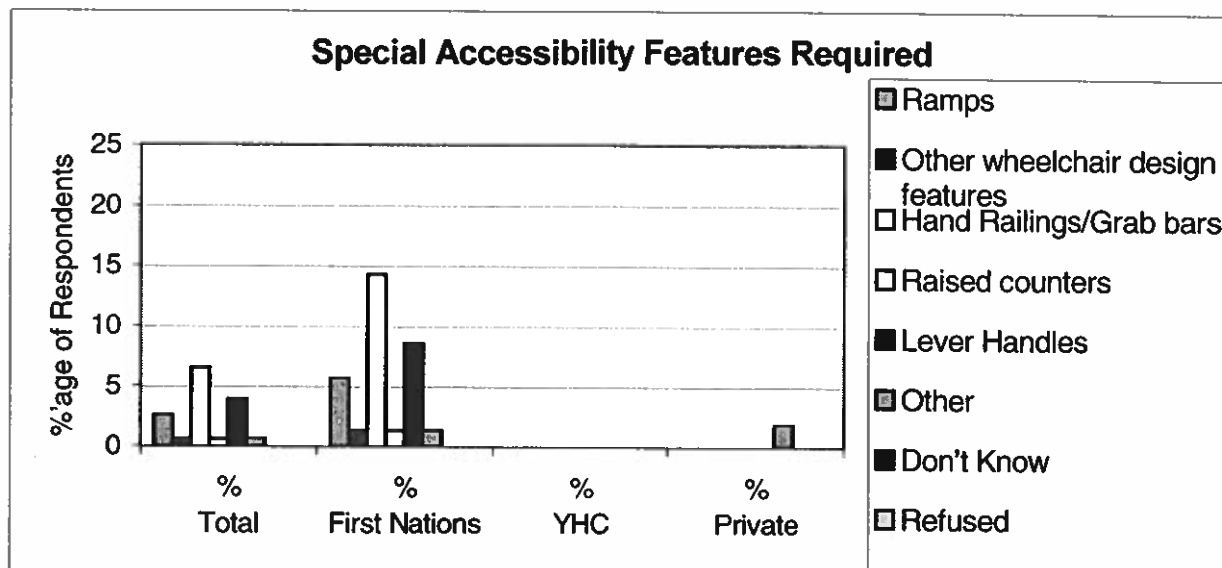
The data to support this chart is in Appendix A

Question 44.2 – What is the nature of disability (ies)?



The data to support this chart is in Appendix A

Question 45 – Does your home have or require any of the following special accessibility features? We have reported ONLY the “require” response for each category.

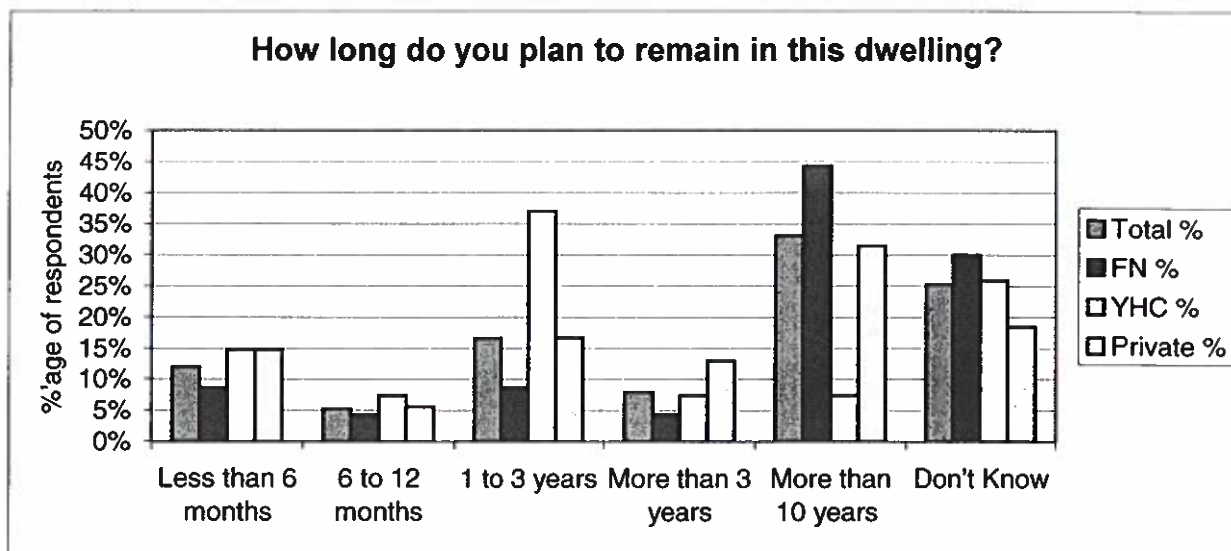


The data to support this chart is shown in Appendix A. Note that the “YHC Other” category (at 88.9% is quite high. The situation that led to the lack of specificity in this data has been rectified.

FUTURE HOUSEHOLD PLANS

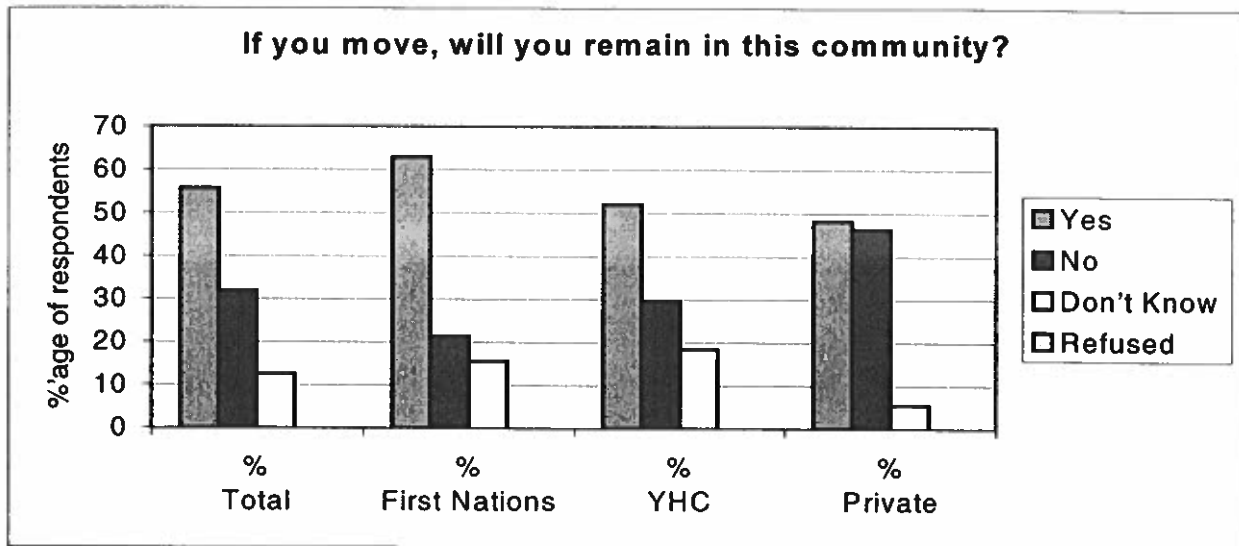
Question 46 – How long does this household plan to remain in this dwelling?

This question was asked to provide information to assist in long-term housing planning in the community. Results are below.



The data to support this chart is shown in Appendix A.

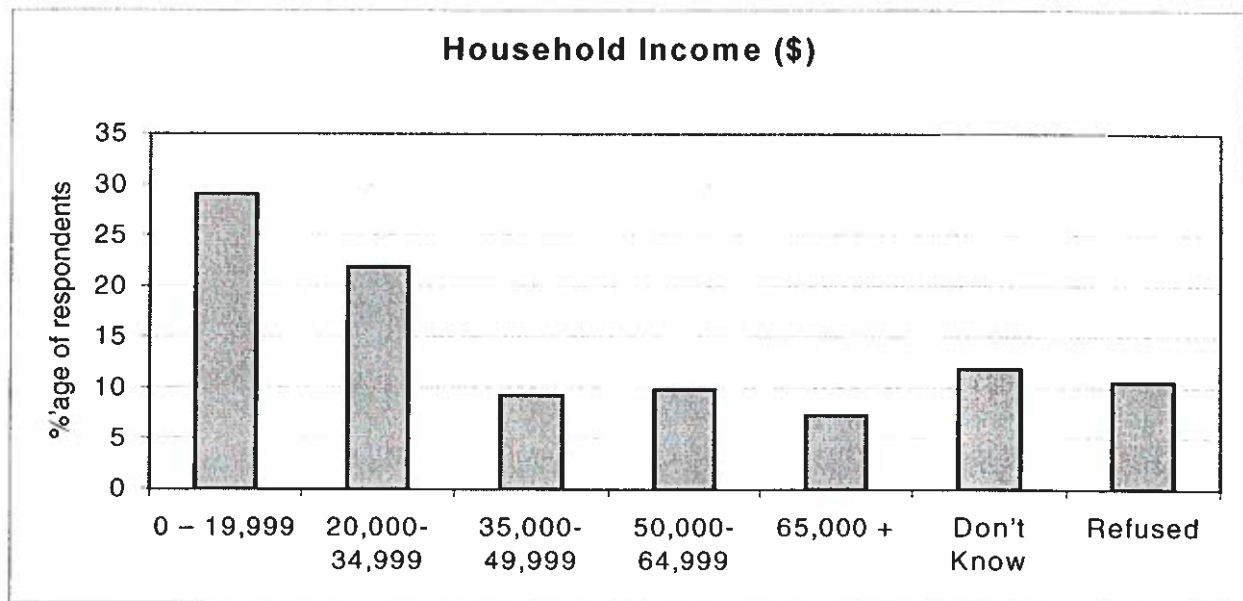
Question 47 – If your household moves from this dwelling, will you remain in this community?
When asked if they would remain in the community if their household moved from their dwelling, in the total category, 55.6% responded yes (84 respondents), 31.8% responded no (48 respondents) and 12.6% responded don't know (19 respondents).



The data to support this chart is shown in Appendix A.

INCOME INFORMATION**Question 48 – What was the total income range of your household before taxes last year?**

As the chart below indicates, 51% of the households in Carmacks have gross incomes lower than \$35,000 per year. It is also notable that over 20% of respondents answered “don’t know” or “refused” in response to the question.



The data to support this chart is shown in Appendix A.

Question 49 – How much does your household pay each month towards loans. (This includes loans on cars, recreational vehicles, and other personal loans. This does not include mortgage or loans for your home, investment loans or credit card debt)

.

The data to support this chart is shown in Appendix A.

Appendix A:

Question 1

Age of persons living in the dwelling	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
0-5 years	56	12.9	30	13.3	15	19.5	11	8.1
5-18 years	108	24.8	59	26.2	22	48.6	27	20.0
18-55 years	221	50.8	109	48.4	33	42.9	81	60.0
55+ years	50	11.5	27	12.0	7	9.1	16	11.9
Don't know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 2 – Gender

Gender	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Male	220	50.6%	123	54.7%	29	37.7%	69	51.5%
Female	214	49.2%	102	45.3%	48	62.3%	64	47.8%
Non-Response	1	0.2%	0	0.0%	0	0.0%	1	0.7%

Question 5

Residence in Dwelling	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Less than 6 months	15	9.9%	2	2.9%	7	25.9%	6	11.1%
6 to 12 months	16	10.6%	8	11.4%	6	22.2%	2	3.7%
1 to 3 years	41	27.2%	12	17.1%	11	40.7%	18	33.3%
More than 3 years	44	29.1%	30	42.9%	2	7.4%	12	22.2%
More than 10 years	35	23.2%	18	25.7%	1	3.7%	16	29.6%
Don't Know	0	0%	0	0	0	0	0	0
Refused	0	0%	0	0	0	0	0	0

Question 6:

Type of dwelling	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Single detached house	108	71.5	70	100	11	40	27	50
Single detached house w. suite	2	1.3	0	0	0	0	2	3.7
Suite in a single detached house	0	0	0	0	0	0	0	0
Semi-detached duplex, row or townhouse	7	4.6	0	0	5	18.5	2	3.7
Four-plex	3	2	0	0	3	11.1	0	0
Apt. in a building, more than one story	0	0	0	0	0	0	0	0
Mobile home	9	6	0	0	0	0	9	16.7
Modular home	11	7.3	0	0	8	29.6	3	5.6
Other	11	7.3	0	0	0	0	11	20.4

Question 7

Year Built	Age	Total	
		#	%
1920 or Before	>78	0	0
1921 – 1960	38-77	10	6
1960- 1970	28-37	20	13
1971 – 1975	23-27	6	4
1976 – 1980	18-22	25	17
1981 – 1985	13-17	16	11
1986 – 1990	8-12	26	17
1991 – 1995	3-7	28	19
1996 – Present	0-2	7	5
Don't Know		13	9
Refused		0	0

Question 8 – Number of Bedrooms

Number of Bedrooms	Total %	First Nations %	YHC %	Private %
0	0.7%	0.0%	0.0%	1.9%
1	7.9%	1.4%	7.4%	16.7%
2	31.8%	40.0%	18.5%	27.8%
3	44.4%	42.9%	63.0%	37.0%
4	13.9%	14.3%	11.1%	14.8%
5	0.7%	1.4%	0.0%	0.0%
6	0.7%	0%	0%	1.9%

Question 9 - Floor area of dwelling

Square Footage	Total	First Nations	YHC	Private
	%	%	%	%
0-500	6.0%	4.1%	0.0%	14.3%
501-750	13.9%	34.7%	7.1%	6.1%
751-1000	16.6%	22.4%	35.7%	20.4%
1001-1250	23.2%	28.6%	28.6%	34.7%
1251-1500	4.6%	4.1%	14.3%	6.1%
1501-1750	3.3%	2.0%	0.0%	8.2%
1751-2000	2.6%	0.0%	0.0%	8.2%
2001-2250	1.3%	0.0%	7.1%	2.0%
2250-2500	0.7%	2.0%	0.0%	0.0%
>2500	1.3%	2.0%	7.1%	0.0%

Question 9.1 – Floor area of the finished sections of the basement**Floor area - finished sections of basement**

	Total	First Nations	YHC	Private
	%	%	%	%
0-500	62.5%	100%	80.0%	41.7%
501-750	16.7%	0	20.0%	25.0%
751-1000	16.7%	0	0.0%	25.0%
1001-1250	0.0%	0	0.0%	0.0%
1251-1500	4.2%	0	0.0%	8.3%
Response Rate	15.9%	8.60%	14.8%	24.50%

Question 10

Heating Fuel	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Wood	76	50.3	54	77.1	3	11.1	19	35.2
Oil	58	38.4	12	17.1	18	66.7	28	51.9
Propane	9	6	0	0	5	18.5	4	7.4
Electric	6	4	4	5.7	0	0	2	3.7
Other	2	1.3	0	0	1	3.7	1	1.9
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 10.1

Fuel Preference	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	108	71.5	58	82.9	15	55.6	35	64.8
No	39	25.8	12	17.1	10	37	17	31.5
Don't Know	4	2.6	0	0	2	7.4	2	3.7
Refused	0	0	0	0	0	0	0	0

Question 10.2

Preference if NO	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Wood	24	61.5	6	50.0	10	100	8	47.1
Oil	12	30.8	5	41.7	0	0	7	41.2
Propane	0	0	0	0	0	0	0	0
Electric	1	2.6	1	8.3	0	0	0	0
Other	5	12.8	1	8.3	0	0	3	17.6
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 10.3

Why 10.2 choice?	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Cost	17	43.6	5	41.7	6	60.0	6	35.3
Health	5	12.8	3	25.0	0	0	2	11.8
Environment	3	7.7	1	8.3	0	0	2	11.8
Convenience	10	25.6	5	41.7	1	10.0	4	23.5
Other	19	48.7	2	16.7	5	50.0	12	70.6
Don't Know	0	0	0	0	0	0	0	0

Refused	0	0	0	0	0	0	0	0
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Question 11

Back up Heating Fuel	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Wood	28	18.5	12	17.1	2	7.4	14	25.9
Oil	13	8.6	3	4.3	3	11.1	7	13.0
Propane	0	0	0	0	0	0	0	0
Electric	46	30.5	34	48.6	4	14.8	8	14.8
Other	4	2.6	1	1.4	0	0	3	5.6
None	62	41.1	20	28.6	18	66.7	24	44.4
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 12

Heating system used most often	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Furnace with forced air	62	41.1	12	17.1	22	81.5	28	51.9
In-floor radiant heat	2	1.3	0	0	1	3.7	1	1.9
Baseboard	6	4	2	2.9	1	3.7	3	5.6
Wood Stove	73	48.3	54	77.1	3	11.1	16	29.6
Space Heater/ monitor	4	2.6	2	2.9	0	0	2	3.7
Cooking Stove	0	0	0	0	0	0	0	0
Other	5	3.3	0	0	0	0	5	9.3
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 13

Backup Heating system	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Furnace with forced air	15	9.9	5	7.1	3	11.1	7	13.0
In-floor radiant heat	0	0	0	0	0	0	0	0
Baseboard	37	24.5	31	44.3	2	7.4	4	7.4
Wood Stove	25	16.6	12	17.1	2	7.4	11	20.4
Space Heater/ monitor	4	2.6	0	0	1	3.7	3	5.6
Cooking Stove	0	2	0	0	0	0	0	0
Other	10	6.6	1	1.4	2	7.4	7	13.0
None	63	41.7	20	28.6	17	63.0	26	48.1
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 14 – How much do you pay for heat, not including electrical heat, per year?

Cost Per year for Heat (excluding electrical)	Total	First Nation	YHC	Private
\$0-\$250	2.8%	4.0%	0.0%	2.7%
\$250-\$500	13.9%	24.0%	10.0%	8.1%
\$500-\$750	16.7%	20.0%	20.0%	13.5%
\$751-\$1000	22.2%	28.0%	10.0%	21.6%
\$1001-\$1250	9.7%	12.0%	20.0%	5.4%
\$1251-\$1500	4.2%	0.0%	10.0%	5.4%
\$1501-\$2000	12.5%	4.0%	20.0%	16.2%
\$2001-\$2500	9.7%	8.0%	0.0%	13.5%
\$2501-\$3000	4.2%	0.0%	10.0%	5.4%
>\$3000	4.2%	0.0%	0.0%	8.1%

Question 15

Able to Maintain Comfortable Temperature year round?	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	124	82.1	50	71.4	24	88.9	50	92.6
No	27	17.9	20	28.6	3	11.1	4	7.4
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 16

Actions taken annually to minimize heat loss from dwelling	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Weather-Stripping	33	21.9	16	22.9	1	3.7	16	29.6
Plastic on Windows	42	27.8	24	34.3	3	11.1	15	27.8
Close up an entrance	26	17.2	15	21.4	6	22.2	5	9.3
Other (Specify)	61	40.4	33	47.1	11	40.7	17	31.5
None	51	33.8	17	24.3	12	44.4	22	40.8
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 17 – Which of the following does this dwelling have?

	Total	First Nations	YHC	Private
Int. Hot/Cold running Water	92.7%	92.9%	100.0%	88.9%
Int. Cold running Water only	0.0%	0.0%	0%	1.9%
No interior running water	7.3%	7.1%	0%	11.1%
Don't Know	0.0%	0.0%	0%	0%
Refused	0%	0.0%	0%	0%

Question 18

Water Supply	Total	First Nations	YHC	Private
Well	90.7%	92.9%	88.9%	88.9%
Storage Tank/Holding Tank	2.6%	4.3%	3.7%	0.0%
Municipal Service	2.0%	0.0%	7.4%	1.9%
Other	1.3%	0.0%	0.0%	3.7%
None	2.6%	2.9%	0.0%	3.7%
Don't Know	0.7%	0.0%	0.0%	1.9%
Refused	0.0%	0.0%	0.0%	0.0%

Question 19

Plumbing Equipment	Total	FN	YHC	Private
Working Kitchen Sink	90.1%	90.0%	100.0%	85.2%
Working Basin or sink in bathroom	90.7%	90.0%	100.0%	87.0%
Bath/Shower with running water	91.4%	91.4%	100.0%	87.0%
Don't Know	0.0%	0.0%	0.0%	0.0%
Refused	0.0%	0.0%	0.0%	0.0%

Question 20

Toilet Facilities	Total	FN	YHC	Private
Flush Toilet	93.4%	94.3%	100.0%	88.9%
Other Indoor Toilet	0.7%	0.0%	0.00%	1.9%
No Indoor Toilet	6.0%	5.7%	0.00%	7.4%
Don't Know	0.0%	0.0%	0.00%	0.00%
Refused	0.0%	0.0%	0.00%	0.00%

Question 21

Sewage System	Total	
	#	%
Municipal System	53	35.1
Septic System	72	47.7
Holding Tank	12	7.9
Outdoor Toilet	5	3.3
Other	1	0.7
None	3	2.0
Don't Know	4	2.6
Refused	0	0

Question 22

Electricity	Total	
	#	%
Yes by Electrical Company	148	98
Yes by other means (generator, solar panels, inverter)	2	1.3
No	1	0.7
Don't Know	0	0
Refused	0	0

Question 23

Smoke Alarms	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	132	87.4	61	87.1	27	100	44	81.5
No	19	12.6	9	12.9	0	0	10	18.5
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 23.1

Power Source of Smoke Alarms	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
9Volt battery	69	52.3	32	45.7	13	48.1	24	54.5

Household current (120V AC)	61	46.2	25	35.7	13	48.1	23	52.3
Don't Know	8	6.1	4	5.7	3	10.3	1	2.3
Refused	0	0	0	0	0	0	0	0

** Note – Percentages don't add to 100 because several households reported both sources of power for smoke alarms.*

Question 24

Ventilation System	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Heat Recovery Ventilator (HRV)	4	2.6	2	2.9	0	0	2	3.7
Central Fan without heat recovery	3	2.0	2	2.9	0	0	1	1.9
Direct Fresh Air supplied by ducting to furnace return air duct	42	27.8	12	17.1	17	63.0	15	27.8
No Ventilation system	84	55.6	51	72.9	2	7.4	31	57.4
Don't Know	18	11.9	4	5.7	8	29.6	6	11.1
Refused	0	0	0	0	0	0	0	0

**Total numbers may not equal the number of respondents as some respondents reported more than one ventilation system in their dwelling.*

Question 24.1

Does your dwelling have the following?	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Bathroom Exhausts (to outside)	100	66.2	41	58.6	25	92.6	34	63.0
Kitchen range hood vented to outside	55	36.4	14	20.0	23	85.2	18	33.3
Kitchen range hood not vented to outside	56	37.1	37	52.9	3	11.1	16	29.6
Other (Specify)	19	12.6	10	14.3	0	0	9	16.7
Don't Know	2	1.3	1	1.4	1	3.7	0	0
Refused	0	0	0	0	0	0	0	0

Question 25

Window Type	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Sliders (slide horizontally)	42	27.8	22	31.4	0	0	20	37.0
Double or single hung (slide vertically)	5	3.3	0	0	0	0	5	9.3

Casement or awning (open outward)	101	66.9	46	65.7	27	100	28	51.9
Don't Know	1	0.7	0	0	0	0	1	1.9
Refused	0	0	0	0	0	0	0	0

* Note – several respondents reported none of the above window types. The survey question will be changed in future to report this information.

Question 26

Wall Construction	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
2" X 4"	56	37.1	25	35.7	11	40.7	20	37.0
2" X 6"	49	32.5	26	37.1	4	14.8	19	35.2
Thicker than 2 X 6"	6	4.0	2	2.9	1	3.7	3	5.6
Solid Log	16	10.6	11	15.7	0	0	5	9.3
Other	10	6.6	2	2.9	1	3.7	7	13.0
Don't Know	19	12.6	7	10.0	10	37.0	1	1.9
Refused	0	0	0	0	0	0	0	0

Question 27

Owning vs. Renting	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Own		55		70				63
Rent		39.7		24.3		100		29.6
Other*(includes housesitters)		5.3		5.7				7.4

Question 32

Fire Insurance	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	29	34.9	6	12.2	N.A.	N.A.	23	67.6
No	50	60.2	40	81.6	N.A.	N.A.	10	29.4
Don't Know	4	4.8	3	16.1	N.A.	N.A.	1	2.9
Refused	0	0	0	0	N.A.	N.A.	0	0

*This question was asked only of those who identified themselves as OWNERS. Many First Nation respondents were unsure whether the First Nation carried fire insurance on the dwelling.

Question 37

Why rent, and not purchase?	Total	First Nations	YHC	Private
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	#	%	#	%	#	%	#	%
Short term stay in area	7	10.3%	1	4.3%	3	11.8%	3	15.0%
Uncertainty in workforce	6	8.8%	2	9.5%	2	7.4%	2	10.0%
Renting requires little or no upkeep	0	0%	0	0%	0	0%	0	0%
It is cheaper to rent	4	5.9%	0	0%	2	7.4%	2	10.0%
Can't afford down payment and closing costs (lawyer's fees)	14	20.6%	2	9.5%	11	40.7%	1	5.0%
Can't afford monthly house payments	2	2.9%	1	4.8%	1	3.7%	0	0%
Can't find desirable home to purchase	5	7.4%	2	9.5%	2	7.4%	1	5.0%
Cost of house exceeds market value	1	1.5%	0	0%	1	3.7%	0	0%
No option – live in government housing	11	16.2%	4	19.0%	4	14.8%	3	15.0%
Other	31	45.6%	11	52.4%	8	29.6%	12	60.0%
Don't Know	1	1.5%	1	4.8%	0	0.0%	0	0.0%
Refused	1	1.5%	0	0.0%	0	0.0%	1	5.0%

Question 38

In need of any repairs?	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	95	62.9	58	82.9	9	33.3	28	51.9
No	54	35.8	11	15.7	18	66.7	25	46.3
Don't Know	2	1.3	1	1.4	0	0	1	1.9
Refused	0	0	0	0	0	0	0	0

Question 38.1

Required repairs	Total		First Nations		YHC		Private	
	#	%*	#	%	#	%	#	%
Major repairs to walls, foundations, floors and ceilings	67	44.4	47	67.1	5	18.5	15	27.8
Replace roof or exterior siding	43	28.5	26	37.1	4	14.8	13	24.1
Plumbing replacement	39	25.8	27	38.6	3	11.1	9	16.7
Electrical Wiring	28	18.5	16	22.9	4	14.8	8	14.8
Heating or Ventilation	49	32.5	37	52.9	2	7.4	10	18.5
Other	14	9.3	7	10.0	1	3.7	6	11.1
Don't Know	1	0.7	1	1.4	0	0	0	0
Refused	0	0	0	0	0	0	0	0

**These percentages are presented as a proportion of the TOTAL number of dwellings in the category (i.e. Total = 151, First Nation = 70, YHC = 27, and Private = 54)*

Question 39

Plan to make major changes or repairs to dwelling in next 2 years?	Total		First Nations*		YHC		Private (includes renters, other)	
	#	%	#	%	#	%	#	%
Yes	32	38.6	20	40.8	0	0	31	91.2
No	41	49.4	20	40.8	0	0	21	61.8
Don't Know	12	14.5	9	18.4	0	0	2	5.9
Refused	0	0	0	0	0	0	0	0

Base is 49 (# of owners.) Percentages are approximate. Some non-owners consider themselves owners

Question 39.1

Major changes and repairs desired and required	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Remodelled kitchen	5	6.0	2	4.1	N.A.	N.A.	3	8.8
Remodelled bathroom	1	1.2	1	2.0	N.A.	N.A.	0	0
Additional bedrooms	5	6.0	3	6.1	N.A.	N.A.	2	5.9
Accessibility features	0	0	0	0	N.A.	N.A.	0	0
Major repairs to walls, foundations, floors and ceilings	9	10.8	3	6.1	N.A.	N.A.	5	14.7
Roof or exterior siding replacement	5	6.0	1	2.0	N.A.	N.A.	4	11.8
Plumbing replacement	4	4.8	3	6.1	N.A.	N.A.	1	2.9
Electrical Wiring	2	2.4	1	2.0	N.A.	N.A.	1	2.9
Heating or ventilation	3	3.6	2	4.1	N.A.	N.A.	1	2.9
Retrofit	2	2.4	1	2.0	N.A.	N.A.	1	2.9
Other (Requires further analysis)	22	26.5	17	34.7	N.A.	N.A.	4	11.8
Don't Know	5	6.0	5	10.2	N.A.	N.A.	0	0
Refused	0	0	0	0	N.A.	N.A.	0	0

Question 39.3 – How much do you think these changes and major repairs (that are planned over the next two years) will cost?

Cost Estimate	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Under \$10,000	19	22.9	15	75.0	0	0	4	12.9
\$10,000 - \$20,000	7	8.4	2	10.0	0	0	5	16.1
Over \$20,000	5	6.0	2	10.0	0	0	3	9.7
Don't Know	8	9.6	8	40.0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

**Note – the base is the number of owners*

Question 39.4 – Will you pay for these major repairs from your personal finances or will you borrow money?

How will you pay for these major repairs?	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
From Personal Resources	18	21.7	13	65.0	0	0	0	0
Will borrow the money	7	8.4	4	20.0	0	0	0	0
Don't Know	15	18.1	12	60.0	0	0	0	0
Refused	1	1.2	0	0	0	0	0	0

**Note – the Base (for calculation of %'age) varies between the number of home owners and the number of home owners planning to make major repairs in the next 2 years. Therefore, the absolute numbers have been used in the charts rather than the percentages.*

Question 41 – Does the house have any existing area that could be turned into finished livable space for tenants? This includes areas that may need to be improved or repaired first.

Any existing area that could be livable tenant space?	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	11	13.3	6	12.2	0	0	4	11.8
No	73	88.0	43	87.8	0	0	30	88.2
Don't know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

** In the "Total" category, there were only 83 owner-respondents – not 84 as the data would indicate. This means that either one respondent provided 2 answers to the question or the data was transcribed incorrectly.*

Question 42

Government Housing Assistance	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	21	13.9	10	14.3	3	11.1	8	14.8
No	130	86.1	60	85.7	24	88.9	46	85.2
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 43

Government Housing Assistance in next 2 years	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	33	21.9	21	30.0	3	11.1	9	16.7
No	107	70.9	42	60.0	23	85.2	42	77.8
Don't Know	11	7.3	7	10.0	1	3.7	3	5.6
Refused	0	0	0	0	0	0	0	0

Question 44

At least 1 member of household with Disability	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	20	13.2	11	15.7	2	7.4	7	13.0
No	131	86.8	59	84.3	25	92.6	47	87.0
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 44.2

Nature of the Disability	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Mobility impairment requiring wheelchair	1	4.2	1	9.1	0	0	0	0
Other mobility impairment (ex. Arthritis)	9	37.5	6	54.5	0	0	3	42.9
Hearing impaired	3	12.5	2	18.2	0	0	1	14.3
Visually impaired	3	12.5	2	18.2	0	0	1	14.3
Other (specify)	10	41.5	6	54.5	2	100	2	28.6
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Note: Percentages are taken from a base defined as the number of respondents in that category (YHC, First Nations, etc). who reported having a disability.

Question 45

Special Accessibility Features	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Ramps	4	2.6	4	5.7	0	0	0	0
Other wheelchair design features	1	0.7	1	1.4	0	0	0	0
Hand Railings/Grab bars	10	6.6	10	14.3	0	0	0	0
Raised counters	1	0.7	1	1.4	0	0	0	0
Lever Handles	6	4.0	6	8.6	0	0	0	0
Other	1	0.7	1	1.4	24	0	1	1.9
Don't Know	0	0	0	0	0	0	0	0
Refused	0	0	0	0	0	0	0	0

Question 46

Plan to Remain in Dwelling	Total		FN		YHC		Private	
	#	%	#	%	#	%	#	%
Less than 6 months	18	11.9%	6	8.6%	4	14.8%	8	14.8%
6 to 12 months	8	5.3%	3	4.3%	2	7.4%	3	5.6%
1 to 3 years	25	16.6%	6	8.6%	10	37%	9	16.7%
More than 3 years	12	7.9%	3	4.3%	2	7.4%	7	13%
More than 10 years	50	33.1%	31	44.3%	2	7.4%	17	31.5%
Don't Know	38	25.2%	21	30%	7	25.9%	10	18.5%

Question 47

If move, will you remain in the community?	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
Yes	84	55.6	44	62.9	14	51.9	26	48.1
No	48	31.8	15	21.4	8	29.6	25	46.3
Don't Know	19	12.6	11	15.7	5	18.5	3	5.6
Refused	0	0	0	0	0	0	0	0

Question 48

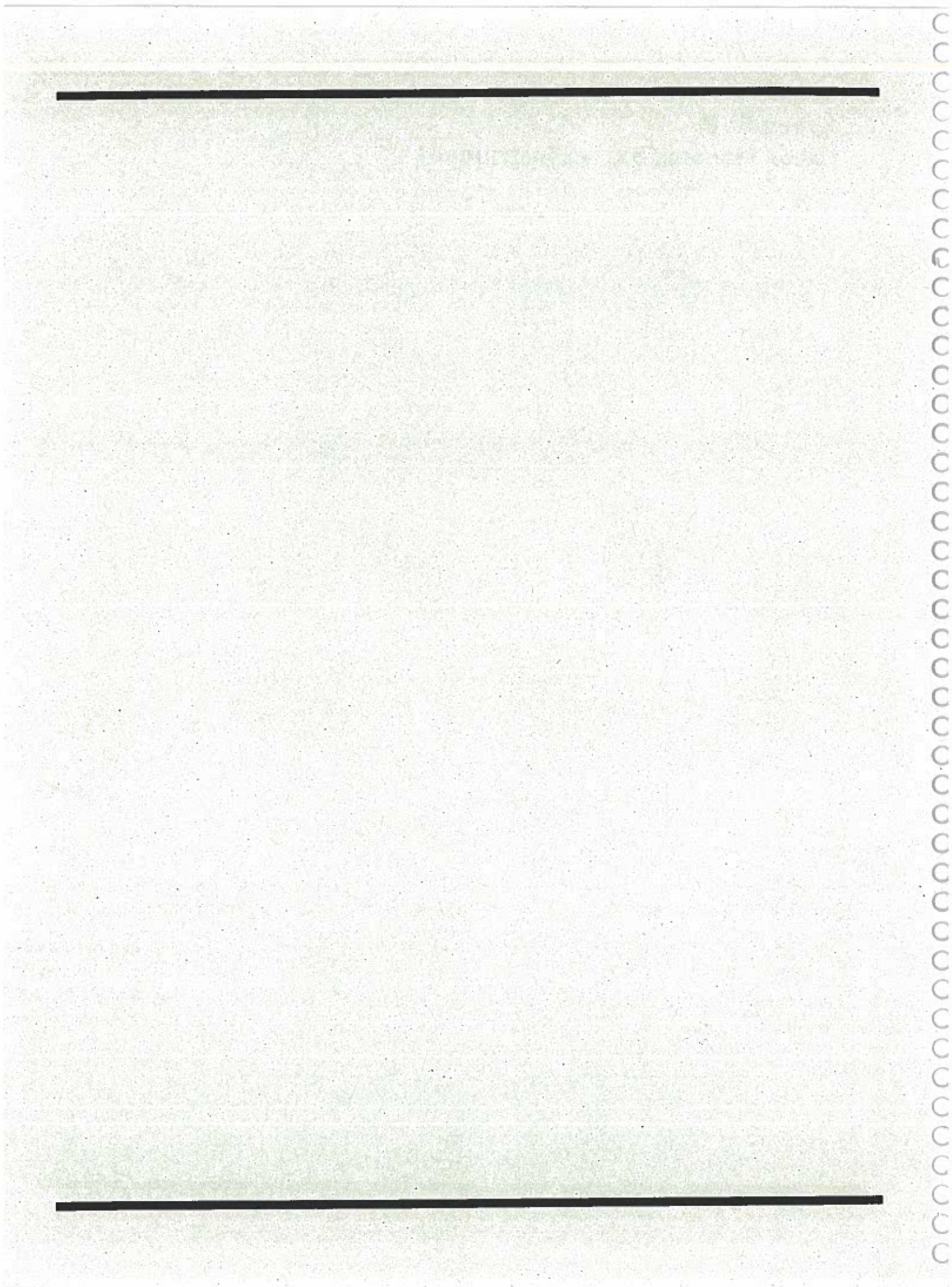
Household Income (\$)	Total	
	#	%
0 – 19,999	44	29.1
20,000-34,999	33	21.9
35,000-49,999	14	9.3

50,000-64,999	15	9.9
65,000 +	11	7.3
Don't Know	18	11.9
Refused	16	10.6

Question 49

Monthly Loan Payments	Total		First Nations		YHC		Private	
	#	%	#	%	#	%	#	%
\$0 - \$199	68	45.0	30	42.9	17	63.0	21	38.9
\$200 - \$399	20	13.2	13	18.6	2	7.4	5	9.3
\$400 - \$599	9	6.0	5	7.1	2	7.4	2	3.7
\$600 - \$799	13	8.6	3	4.3	2	7.4	8	14.8
\$800 and over	17	11.3	10	14.3	1	3.7	6	11.1
Don't Know	8	5.3	5	7.1	0	0	3	5.6
Refused	16	10.6	4	5.7	3	11.1	9	16.7

Appendix B:
Yukon Housing Survey Instrument



COMMUNITY HOUSING STUDY QUESTIONNAIRE

INTRODUCTION: Hello my name is and this is We are conducting a survey for the Northern Research Institute and Yukon Housing Corporation on housing in Carmacks. Carmacks has been chosen as the first community to be involved in this Yukon wide study. The information collected with this survey will be used by the community, including the Village and First Nation, to develop a community housing plan that will look at the housing needs of Carmacks. The information will also allow the Yukon Housing Corporation to plan and evaluate current and future programming as it relates to Carmacks.

We would appreciate your assistance with this survey. All information that you provide will remain confidential. Your name will not be included with the information that you share with us. Your participation, although voluntary, is important to ensuring that the information collected for the community housing plan is accurate and up to date.

The Questionnaire

The first questions are about your household. The answers to these questions will be used to relate how the information we have gathered compares for different types of households.

Please remember that all your answers are confidential. The names or initials that you provide are only asked for so that you can remember who in the household you are referring to and do not forget to include anyone. The individual questionnaire information that is collected will not be shared with any other organization. The information that is gathered will only be used in ways that will not reveal the identity of individuals or individual households.

List the names of all of the people who normally live here including yourself as Person 1. Be sure to include any other relatives, boarders, or employees who usually live in the household as well as people who are away from home at school, on vacation or business, or who are temporarily in hospital.

Survey Number: _____
Interviewer Name: _____
Date of Interview: _____
Start Time: _____
End Time: _____

	<i>The person being interviewed</i> Person 1			
<i>First name or initials of all persons who normally reside in this household.</i>	First Name	First Name	First Name	First Name
1. Age	<input type="checkbox"/> 0-5 years <input type="checkbox"/> 5-18 years old <input type="checkbox"/> 18-55 years old <input type="checkbox"/> 55+ years old <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> 0-5 years old <input type="checkbox"/> 5-18 years old <input type="checkbox"/> 18-55 years old <input type="checkbox"/> 55+ years old <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> 0-5 years old <input type="checkbox"/> 5-18 years old <input type="checkbox"/> 18-55 years old <input type="checkbox"/> 55+ years old <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> 0-5 years old <input type="checkbox"/> 5-18 years old <input type="checkbox"/> 18-55 years old <input type="checkbox"/> 55+ years old <input type="checkbox"/> Don't know <input type="checkbox"/> Refused
2. Gender	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Male <input type="checkbox"/> Female	<input type="checkbox"/> Male <input type="checkbox"/> Female
3. What is the person's relationship to Person 1? <i>For each person in this household, place an X in 1 box to describe his/her relationship to person 1. If "other relative" or "other non-relative" is the response, specify the relationship.</i> <i>Some examples of the "other" relationships are:</i> <i>grandparent, uncle/aunt, room-mate's daughter/son, employee's husband/wife, common-law partner of son or daughter.</i> <i>Boarders are people living in your living quarters that pay rent to you.</i>		<input type="checkbox"/> husband or wife or common-law partner of person 1 <input type="checkbox"/> son or daughter of person 1 <input type="checkbox"/> father or mother of person 1 <input type="checkbox"/> brother or sister of person 1 <input type="checkbox"/> grandchild of person 1 <input type="checkbox"/> other relative of person 1 (specify) () <input type="checkbox"/> boarder <input type="checkbox"/> boarder's husband or wife <input type="checkbox"/> boarder's son or daughter <input type="checkbox"/> room-mate <input type="checkbox"/> employee <input type="checkbox"/> other non-relative (specify) () <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> husband or wife or common-law partner of person 1 <input type="checkbox"/> son or daughter of person 1 <input type="checkbox"/> father or mother of person 1 <input type="checkbox"/> brother or sister of person 1 <input type="checkbox"/> grandchild of person 1 <input type="checkbox"/> other relative of person 1 (specify) () <input type="checkbox"/> boarder <input type="checkbox"/> boarder's husband or wife <input type="checkbox"/> boarder's son or daughter <input type="checkbox"/> room-mate <input type="checkbox"/> employee <input type="checkbox"/> other non-relative (specify) () <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> husband or wife or common-law partner of person 1 <input type="checkbox"/> son or daughter of person 1 <input type="checkbox"/> father or mother of person 1 <input type="checkbox"/> brother or sister of person 1 <input type="checkbox"/> grandchild of person 1 <input type="checkbox"/> other relative of person 1 (specify) () <input type="checkbox"/> boarder <input type="checkbox"/> boarder's husband or wife <input type="checkbox"/> boarder's son or daughter <input type="checkbox"/> room-mate <input type="checkbox"/> employee <input type="checkbox"/> other non-relative (specify) () <input type="checkbox"/> Don't know <input type="checkbox"/> Refused
4. Is this person a land claims beneficiary?	<input type="checkbox"/> Yes (<i>Go to #4.1</i>) <input type="checkbox"/> No (<i>Go to #5</i>) <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> Yes (<i>Go to #4.1</i>) <input type="checkbox"/> No (<i>Go to #5</i>) <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> Yes (<i>Go to #4.1</i>) <input type="checkbox"/> No (<i>Go to #5</i>) <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> Yes (<i>Go to #4.1</i>) <input type="checkbox"/> No (<i>Go to #5</i>) <input type="checkbox"/> Don't know <input type="checkbox"/> Refused
4.1 If YES, is this person a member of:	<input type="checkbox"/> Little Salmon Carmacks First Nation <input type="checkbox"/> Other (specify) () <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> Little Salmon Carmacks First Nation <input type="checkbox"/> Other (specify) () <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> Little Salmon Carmacks First Nation <input type="checkbox"/> Other (specify) () <input type="checkbox"/> Don't know <input type="checkbox"/> Refused	<input type="checkbox"/> Little Salmon Carmacks First Nation <input type="checkbox"/> Other (specify) () <input type="checkbox"/> Don't know <input type="checkbox"/> Refused

<i>First name or initials of all persons who normally reside in this household.</i>	_____	_____	_____	_____
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5. **How long has this household lived in this dwelling?** The household refers to the people that were just listed. Place an X in the box that applies. If the household members in the above question did not move in at the same time, how long have most (more than half) of the household members lived in the dwelling? The household consists of the people listed in the above question.

- ☐ Less than 6 months
- ☐ 6 - 12 months
- ☐ 1 to 3 years
- ☐ More than 3 years
- ☐ More than 10 years
- ☐ Don't know
- ☐ Refused

DWELLING CHARACTERISTICS

The following questions are about the dwelling's characteristics. Please remember that all of the following questions are about the dwelling that you live in, not any other dwelling that you may own.

6. **What type of dwelling is this home?** A dwelling is a separate set of living quarters with a private entrance from the outside or from a common hallway or stairway inside the building. This entrance should not be through someone else's living quarters. Place an X in the box that describes this dwelling yourself and confirm that the chosen dwelling is correct with the respondent.

- ☐ Single detached house
- ☐ Single detached house with suite
- ☐ Suite in a single detached house
- ☐ Semi-detached, duplex, row or townhouse
- ☐ Four-plex
- ☐ Apartment in a building with more than one storey - Number of suites in the building _____
- ☐ Mobile home (moved on wheels, has own frame)
- ☐ Modular home (double wide)
- ☐ Other (specify) _____

7. **When was this dwelling originally built?** The date provided should be when the building was completed, not the time of any later remodelling, additions or conversions. Place an X in the box that applies. If year is not known ask for best estimate.

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> 1920 or before | <input type="checkbox"/> 1981-1985 |
| <input type="checkbox"/> 1921-1945 | <input type="checkbox"/> 1986-1990 |
| <input type="checkbox"/> 1946-1960 | <input type="checkbox"/> 1991-1995 |
| <input type="checkbox"/> 1961-1970 | <input type="checkbox"/> 1996-present |
| <input type="checkbox"/> 1971-1975 | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> 1976-1980 | <input type="checkbox"/> Refused |

8. **How many bedrooms are there in this dwelling? Include all rooms designated as bedrooms even though the use may be occasional, as in the case of a "spare". Do not include rooms designated as dining rooms, living rooms, etc. which may be used as bedrooms at night. Do not include bedrooms in suites as these are considered separate dwellings.**

_____ Number of bedrooms

9. **What is the approximate floor area of this dwelling? Include the area of all floors except the basement. Respondent may describe the floor area in square feet or metres. Please ensure that the response is entered in the correct space.**

_____ square feet **OR**

_____ square metres

- ☐ Don't know
☐ Refused

- 9.1 **What is the approximate floor area of finished sections of the basement? Do not include unfinished areas of the basement.**

- ☐ No basement/basement not finished

_____ square feet **OR**

_____ square metres

- ☐ Don't know
☐ Refused

10. **What type of fuel do you use most to heat the dwelling? Place an X in the box that applies**

- ☐ Wood
☐ Oil
☐ Propane
☐ Electric
☐ Other (specify) _____
☐ Don't know
☐ Refused

- 10.1 **Do you prefer using this fuel most of the time to heat your dwelling?**

- ☐ Yes (Go to question #11)
☐ No (Go to question #10.2)
☐ Don't know
☐ Refused

10.2 IF NO, what type of heating fuel would you prefer to use most of the time? Place an X in the box that applies.

- ☐ Wood
- ☐ Oil
- ☐ Propane
- ☐ Electric
- ☐ Other (specify) _____
- ☐ Don't know
- ☐ Refused

10.3 Why would you prefer to use (Response from # 10.2) most of the time? Place an X in all boxes that apply. If the respondent only has one response, prompt them by asking if they have anything else to add.

- ☐ Cost
- ☐ Health
- ☐ Environment
- ☐ Convenience
- ☐ Other (specify) _____
- ☐ Don't know
- ☐ Refused

11. Besides ... (Fuel marked for Question #10), what other fuel is used for heating the dwelling? Place an X in all boxes that apply. If the respondent only has one response, prompt them by asking if they have anything else to add.

- ☐ Wood
- ☐ Oil
- ☐ Propane
- ☐ Electric
- ☐ Other (specify) _____
- ☐ None
- ☐ Don't know
- ☐ Refused

12. What type of heating system is used most of the time? Place an X in the box that applies. The list of heating systems may be read out if the respondent is unsure of what this question means.

- ☐ Furnace (Forced Air)
- ☐ In-floor Radiant
- ☐ Baseboard
- ☐ Wood Stove
- ☐ Space Heater (Monitor)
- ☐ Cooking Stove
- ☐ Other (specify) _____
- ☐ Don't Know
- ☐ Refused

13. **Besides... (Heating system marked for Question #12), what other heating system is used in this dwelling? Place an X in all boxes that apply. If the respondent only has one response, prompt them by asking if they have anything else to add.**
- ☐ Furnace (Forced Air)
 - ☐ In-floor Radiant
 - ☐ Baseboard
 - ☐ Wood Stove
 - ☐ Space Heater (Monitor)
 - ☐ Cooking Stove
 - ☐ Other (specify) _____
 - ☐ None
 - ☐ Don't Know
 - ☐ Refused
14. **How much do you pay for heat, not including electrical heat, per year? Make sure that the amount provided is per year. If respondent is multiplying monthly cost by 12, check that they are remembering to take the cost differences of summer and winter into consideration.**
- \$ _____ for heat per year
- ☐ Heat included in rent
 - ☐ Don't know
 - ☐ Refused
15. **Are you able to maintain a comfortable temperature in your house year round? Examples of why a respondent may not find the dwelling comfortable are due to an inability to maintain a warm enough dwelling or due to drafts in the dwelling.**
- ☐ Yes
 - ☐ No
 - ☐ Don't know
 - ☐ Refused
16. **What actions are taken annually to minimize heat loss from your dwelling? Read each option and place an X in all boxes that apply. Ask if any OTHER actions are taken.**
- ☐ Weather-stripping
 - ☐ Plastic on Windows
 - ☐ Close up an entrance
 - ☐ Other (specify) _____
 - ☐ None
 - ☐ Don't know
 - ☐ Refused
17. **Which of the following does this dwelling have? Read each option on list to respondent until correct answer has been reached. Place an X in the box that applies.**
- ☐ interior hot and cold running water
 - ☐ interior cold running water only
 - ☐ no interior running water
 - ☐ don't know
 - ☐ refused

18. **What type of water supply does this dwelling have?** *Read each option on list to respondent until correct answer has been reached. Place an X in the box that applies.*
- ☐ well
 - ☐ storage/holding tank
 - ☐ municipal service
 - ☐ other (specify) _____
 - ☐ none
 - ☐ don't know
 - ☐ refused
19. **Does this dwelling have the following?** *Read out the three responses below and place an X in all boxes that apply.*
- ☐ a working kitchen sink
 - ☐ a working basin or sink in bathroom
 - ☐ bath/shower with running water
 - ☐ don't know
 - ☐ refused
20. **What type of toilet facilities does this dwelling have?** *Read each option on list to respondent until correct answer has been reached. Place an X in the box that applies.*
- ☐ flush toilet
 - ☐ other indoor toilet (including electric/propane toilet/humus toilet)
 - ☐ no indoor toilet (includes honey-bucket)
 - ☐ don't know
 - ☐ refused
21. **What type of sewage system does this dwelling have?** *Read each option on list to respondent until correct answer has been reached. Place an X in the box that applies.*
- ☐ municipal system
 - ☐ septic system
 - ☐ holding tank
 - ☐ outdoor toilet
 - ☐ other (specify) _____
 - ☐ none
 - ☐ don't know
 - ☐ refused
22. **Do you have electricity in your dwelling?** (Place an X in the box that applies)
- ☐ Yes, by electrical company (*Go to question #23*)
 - ☐ Yes, by other means such as generator, solar panels, inverters (*Go to question #22.1*)
 - ☐ No (*Go to question #23*)
 - ☐ Don't know
 - ☐ Refused

22.1 If YES, by other means...list the other means used to provide electricity.

- ☐ Don't know
- ☐ Refused

23. Do you have smoke alarms in your dwelling?

- ☐ Yes (Go to question #23.1)
- ☐ No (Go to question #24)
- ☐ Don't know
- ☐ Refused

23.1 If YES, are these smoke alarms: Place an X in the boxes that apply.

- ☐ 9V battery power?
- ☐ wired to household current (120V AC)?
- ☐ Don't know
- ☐ Refused

24. What type of ventilation system does this dwelling have? Read out list and place an X in all boxes that apply.

- ☐ Heat recovery ventilator (HRV)
- ☐ Central fan without heat recovery
- ☐ Direct fresh air supplied by ducting to furnace return air duct
- ☐ No ventilation system
- ☐ Don't know
- ☐ Refused

24.1 Does your dwelling have the following? Read out list and place an X in all boxes that apply. If the respondent answers that they have a kitchen range hood vented to outside, you do not need to ask if they have a kitchen range that is not vented to outside.

- ☐ Bathroom exhausts (to outside)
- ☐ Kitchen range hood vented to outside
- ☐ Kitchen range hood not vented to outside
- ☐ Other (specify) _____
- ☐ Don't know
- ☐ Refused

25. Of the following list, what type are the majority of windows in this dwelling: Read out the three window options and place an X in the box that applies.

- ☐ sliders (windows that slide horizontally)
- ☐ double or single hung (windows that slide up and down)
- ☐ casement or awning (windows that open outward)
- ☐ don't know
- ☐ refused

26. **Is the wall construction of your dwelling:** *Read out the wall options and place an X in all boxes that apply.*

Note: measurement by window frame will determine if it is 2X4 or 2x6 or thicker than 2x6.

- ☐ 2X4?
☐ 2X6?
☐ Thicker than 2X6?
☐ Solid Log?
☐ Other (specify) _____
☐ Don't know
☐ Refused

HOUSING COSTS

The next questions concern the costs associated with the operation of your dwelling.

27. **Is this dwelling owned or rented by your household?**

- ☐ Owned by the household (*Go to question # 28*)
☐ Rented by the household (*Go to question #33*)
☐ Other (describe) _____ (*Go to question #33*)

For OWNERS only

28. **Is this dwelling:** *Read each option on list to respondent until correct answer has been reached. Place an X in the box that applies.*

- ☐ Owned outright, without a mortgage or personal loan by your household? (*Go to question #30*)
☐ Owned with (a) mortgage(s) or personal loan(s) by your household? (*Go to question #29*)
☐ Don't know
☐ Refused

29. **As a homeowner, how much do you pay per month for mortgage(s) or personal loan(s) on this dwelling? Include the principal and interest per month.**

\$ _____ per month

- ☐ Don't know
☐ Refused

30. **How much do you pay for property taxes on your dwelling per year? If property taxes are included in mortgage do not fill in blank and place an X in corresponding field.**

\$ _____ per year

- ☐ Included in mortgage
☐ Don't know
☐ Refused

31. How much do you pay for electricity for your dwelling per year?

\$ _____ per year

- ☐ Don't know
☐ Refused

32. Do you have fire insurance on this dwelling?

- ☐ Yes
☐ No
☐ Don't know
☐ Refused

Owners go to question #38

For RENTERS only

33. Is this dwelling: Read each option on list to respondent until correct answer has been reached. Place an X in the box that applies.

- ☐ Rented by your household? (Go to question #34)
☐ Occupied rent-free by your household? (i.e. where no household member owned the dwelling and no rent was charged) (Go to question #35)
☐ Don't know
☐ Refused

34. As a renter, how much money do you pay each month for rent?

\$ _____ per month

- ☐ Don't know
☐ Refused

35. How much do you pay for electricity for this dwelling per year? If electricity is included in rent, place an X in corresponding box.

\$ _____ per year

- ☐ Included in rent
☐ Don't know
☐ Refused

36. Who owns this property? Mark an X in the box that applies. Use list as examples for respondent.

- ☐ Private Sector Landlord
☐ Employer - Private Sector
☐ Employer - Government
☐ First Nation
☐ Government
☐ Other (specify) _____
☐ Don't know
☐ Refused

37. **Why have you chosen to rent rather than purchase housing?** *Mark an X in the boxes that apply. If the respondent only has one response, prompt them by asking if they have anything else to add.*

- ☐ Short term stay in area
- ☐ Uncertainty in work force
- ☐ Renting requires little or no upkeep
- ☐ It is cheaper to rent
- ☐ Can't afford down payment/closing costs of mortgage (i.e. lawyer's fees)
- ☐ Can't afford monthly house payments
- ☐ Can't find desirable home to purchase
- ☐ Cost of house exceeds market value
- ☐ No option – live in government housing
- ☐ Other (specify) _____
- ☐ Don't know
- ☐ Refused

Renters continue to question #38

For BOTH OWNERS and RENTERS

The following questions will be about the state of repair of your dwelling.

38. **Is this dwelling in need of any repairs?**

- ☐ Yes (*Go to question #38.1*)
- ☐ No (*If owner, go to question #39 and if renter, go to question #42*)
- ☐ Don't know
- ☐ Refused

38.1 **If YES, are any of the following major repairs needed on your dwelling?** *This refers only to repairs that are needed on the dwelling, not repairs that are desired. Read out list of major repairs. Place an X in the boxes that best describe the type of repairs the dwelling needs.*

- ☐ Major repairs to walls, foundations, floors and ceilings
- ☐ Roof or exterior siding needs to be replaced
- ☐ Plumbing replacement
- ☐ Electrical wiring
- ☐ Heating or Ventilation
- ☐ Other (Specify) _____
- ☐ Don't know
- ☐ Refused

38.2 Please list any additional repairs that your dwelling requires. Do not include desirable remodelling, additions, conversions, or energy improvements.

Owners continue to question #39

Renters go to question #42

For OWNERS only

39. Are you planning to make any major changes or repairs to your home in the next two years? Major changes and repairs are listed in question #39.1. These may be provided as examples to the respondent.

- ☐ Yes (Go to question #39.1)
- ☐ No (Go to question #40)
- ☐ Don't know
- ☐ Refused

39.1 What type(s) of major changes or repairs will you make in the next two years? This includes both desired and needed changes and repairs. Place an X in *all* boxes that apply. If the respondent only has one response, prompt them by asking if they have anything else to add.

- ☐ Remodeled kitchen
- ☐ Remodeled bathroom
- ☐ Additional bedroom(s)
- ☐ Accessibility features (includes ramps, other wheelchair design features, hand railings/grab bars, sound sensors, etc.)
- ☐ Major repairs to walls, foundations, floors and ceilings
- ☐ Roof or exterior siding replacement
- ☐ Plumbing replacement
- ☐ Electrical wiring
- ☐ Heating or Ventilation
- ☐ Retrofit
- ☐ Other (specify) _____
- ☐ Don't know
- ☐ Refused

39.2 Would these changes involve: Read the first two options to the respondent and place an X in *all* boxes that apply.

- ☐ Additional square footage?
- ☐ Development of unused space?
- ☐ None of the above
- ☐ Don't know
- ☐ Refused

39.3 How much do you think these changes and major repairs (that are planned over the next two years) will cost? Place an X in the box that applies.

- ☐ Under \$10,000
- ☐ \$10,000 – \$20,000
- ☐ Over \$20,000
- ☐ Don't know
- ☐ Refused

39.4 Will you pay for these major repairs from you personal finances or will you borrow the money?

- ☐ From personal resources
- ☐ Will borrow the money
- ☐ Don't know
- ☐ Refused

For OWNERS only

The next questions are about space that you may rent out in your home that is separate from your living space.

40. Do you rent out space in your home that is separate from your own living space?

- ☐ Yes (Go to question #40.1)
- ☐ No (Go to question #41)
- ☐ Don't know
- ☐ Refused

40.1 If YES, how many people do you rent to that are in a separate living space in your home?

- _____ Number of renters
- ☐ Don't know
 - ☐ Refused

41. Does the house have any existing area that could be turned into finished livable space for tenants? This includes areas that may need to be improved or repaired first.

- ☐ Yes (Go to question #41.1)
- ☐ No (Go to question #42)
- ☐ Don't know
- ☐ Refused

41.1 If YES, would you be interested in having a rental suite in your house?

- ☐ Yes
- ☐ No
- ☐ Don't know
- ☐ Refused

For BOTH OWNERS and RENTERS

Housing Programs

The following questions are about your use of housing programs in the recent past and possible use in the near future.

- 42. In the last five years has anyone in your household received housing assistance through a government housing program while living in Carmacks? Housing assistance includes financial assistance for an upgrade or home ownership program and social or staff government housing.**

- ☐ Yes (Go to question #42.1)
☐ No (Go to question #43)
☐ Don't know
☐ Refused

- 42.1 If YES, over the last five years, in Carmacks, what kind of government housing assistance was received or is currently being received? Write down all the assistance programs that have been received or are being received over the last five years. Place an X in the box for those programs that the respondent is currently receiving. An exact name of a program is not necessary, a description of assistance may be used.**

Currently Receiving

Programs

- ☐ _____
☐ _____
☐ _____
☐ _____
☐ Don't know
☐ Refused

- 42.2 Who offered the program(s) through which you have received assistance? Place an X in *all* boxes that apply.**

- ☐ Yukon Housing Corporation
☐ CHMC (Canada Housing and Mortgage Corporation)
☐ First Nation
☐ Other (specify) _____
☐ Don't know
☐ Refused

- 43. Are you planning to apply for any kind of government housing assistance in the next 2 years?**

- ☐ Yes (Go to question #43.1)
☐ No (Go to question #44)
☐ Don't know
☐ Refused

43.1 If YES, what kind of assistance do you plan to apply for?

- ☐ Don't know
☐ Refused

Continue to question #44

For BOTH OWNERS and RENTERS

The following questions relate to accessibility features that exist or are needed for persons who may have disabilities.

44. Do any members of your household have a disability?

- ☐ Yes (Go to question #44.1)
☐ No (Go to question #45)
☐ Don't know
☐ Refused

44.1 If YES, how many members of the household have disabilities? Fill in the number of people who have a disability.

_____ Number of People

- ☐ Don't know
☐ Refused

44.2 What is the nature of the disability(ies)? Place an X in all boxes that apply

- ☐ Mobility impairment requiring wheelchair
☐ Other mobility impairment (Example: Arthritis)
☐ Hearing impaired
☐ Visually impaired
☐ Other (specify) _____
☐ Don't know
☐ Refused

45. Does your home have or require any of the following special accessibility features?: Read out list of accessibility features. Place an X in the boxes for each YES response

Have	Require	
<input type="checkbox"/>	<input type="checkbox"/>	ramps
<input type="checkbox"/>	<input type="checkbox"/>	other wheelchair design features (Examples: widened doorways, lowered counters, power lifts)
<input type="checkbox"/>	<input type="checkbox"/>	hand railings/grab bars
<input type="checkbox"/>	<input type="checkbox"/>	raised counters
<input type="checkbox"/>	<input type="checkbox"/>	lever handles
<input type="checkbox"/>	<input type="checkbox"/>	other (specify) _____
<input type="checkbox"/> Don't know		
<input type="checkbox"/> Refused		

The next couple of questions are about your intentions to stay in this dwelling and community. They will help with long-term housing planning in the community.

46. How long does this household plan on staying in this dwelling? This means the majority (more than half) of the household members will remain in the dwelling. Place an X in the box that applies
- ☐ Less than 6 months
 - ☐ 6 - 12 months
 - ☐ 1 to 3 years
 - ☐ More than 3 years
 - ☐ More than 10 years
 - ☐ Don't know
 - ☐ Refused
47. If your household moves from this dwelling, will you remain in this community?
- ☐ Yes
 - ☐ No
 - ☐ Don't know
 - ☐ Refused

The following questions are of a financial nature. These questions will help to determine the affordability of housing in the community. All of these questions only ask about a dollar range that you are in and not a specific dollar amount. Please remember that all responses are confidential and will not be available on an individual basis to any organization.

48. From the following list of income ranges, what was the total income of your household, before taxes, last year? An exact amount of income is not required. Read out the list until the correct response is reached, or show the list to the respondent and have them identify the correct income range. Place an X in the box that applies.
- ☐ \$0 – \$19,999
 - ☐ \$20,000 – \$34,999
 - ☐ \$35,000 – \$49,999
 - ☐ \$50,000 – \$64,999
 - ☐ \$65,000 and over
 - ☐ Don't know
 - ☐ Refused
49. From the following list of payment ranges, how much does your household pay each month towards loans? Include loans on cars, recreational vehicles like snowmobiles or boats and other personal loans. Do not include mortgage or loan payments for home, investment loans, or credit card debt. Read out the list until the correct response is reached, or show the list to the respondent and have them identify the correct range. Place an X in the box that applies.
- ☐ \$0 – \$199
 - ☐ \$200 – \$399
 - ☐ \$400 – \$599
 - ☐ \$600 – \$799
 - ☐ \$800 and over
 - ☐ Don't know
 - ☐ Refused
50. From the following list of ranges for what does this household owe in total? Include the remaining amount owed on mortgage, cars, other recreational vehicles like snowmobiles or boats, credit cards or other debts. Read out the list until the correct response is reached, or show the list to the respondent and have them identify the correct range. Place an X in the box that applies.
- ☐ None
 - ☐ Less than \$10,000
 - ☐ \$10,000 – \$30,000
 - ☐ Over \$30,000
 - ☐ Don't know
 - ☐ Refused
51. From the following list of ranges, what is the total value of homes, other properties, cars, recreational vehicles and financial savings and investments owned by the household? Other properties may include cabins, placer mines, businesses, etc. Recreational vehicles may include snowmobiles, campers, boats, etc. Financial savings and investments may include savings accounts, GICs, stocks and bonds. Read out the list until the correct response is reached, or show the list to the respondent and have them identify the correct range. Place an X in the box that applies.
- ☐ Under \$50,000
 - ☐ \$50,000-\$99,999
 - ☐ \$100,000 – \$199,999
 - ☐ \$200,000 – \$300,000
 - ☐ Over \$300,000
 - ☐ Don't know
 - ☐ Refused

DWELLING ASSESSMENT

These last questions will provide you with an opportunity to express your views on your housing situation.

52. On a scale of 1 – 10, how would you rate this dwelling as a place to live? 10 is a very good place to live, 1 is a very poor place to live.

_____ Rating Number

53. What do you like least about your housing situation?

54. What do you like most about your housing situation?

55. Do you have additional comments about housing issues in Carmacks?

As part of this study, a random sample of dwellings will be selected for a physical inspection. This will provide additional technical information about the housing units in Carmacks. An inspector from Yukon Housing Corporation may be contacting you in the next few weeks. Your participation by allowing the inspector to look at the physical aspects of your dwelling would be appreciated. If you decide to take part in the housing inspection, you will be provided with an inspection report free-of-charge.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.