

LACK OF AFFORDABLE HOUSING CREATES GRIDLOCK

HOUSING INDICATORS 2013-14 facts & figures

41 NUMBER OF FAMILIES IN YWCA YELLOWKNIFE TRANSITIONAL HOUSING

NUMBER OF THESE FAMILIES WHO FOUND SOMEWHERE TO MOVE TO **11**

50 NUMBER OF FAMILIES WAITING TO GET INTO YELLOWKNIFE TRANSITIONAL HOUSING

164 NUMBER OF FAMILIES & INDIVIDUALS WAITING TO GET INTO YELLOWKNIFE HOUSING AUTHORITY

NUMBER OF YELLOWKNIFE LOW INCOME FAMILIES (LESS THAN 50% MEDIAN INCOME) **1,101**

INCIDENCE OF LOW INCOME AMONG LONE PARENT FAMILIES **30.1%**

1.9% SPRING 2013

VACANCY RATE FOR A TWO-BEDROOM RENTAL UNIT IN YELLOWKNIFE

7.4% SPRING 2014

% RENTAL INCREASE IN THAT TIME

.2%

\$1,664 SPRING 2014

AVERAGE RENT FOR A TWO-BEDROOM APARTMENT

\$64,181 (BEFORE TAX)

AVERAGE INCOME OF LONE PARENT FAMILIES

\$1,605 (30% GROSS INCOME)

MONEY AVAILABLE FOR MONTHLY RENT

WHAT THAT BUYS IN YELLOWKNIFE PRIVATE MARKET

a one-bedroom apartment

People living on low income are experiencing housing gridlock in Yellowknife. Waiting lists for public housing and transitional housing are lengthy. Opening 18 new units of affordable housing for women will help — but the waiting lists endure. Those without affordable housing aren't likely to get into these subsidized units any time soon.

Private market rents are often unaffordable, even for people who are working full time. The Canada Mortgage and Housing Corporation (CMHC) calculates market rent. A two-bedroom apartment rented for an average of \$1,664 in Yellowknife in the spring of this year. That's unaffordable for a single income family. As a result, they have no choice about living in places that are too small for their families because that's all they can afford. Or they spend the extra money on rent and don't have enough for food.

Housing choices for people on income support are also limited. Northern Properties REIT is Yellowknife's largest landlord with 80 per cent of the residential rental property. NPR has implemented a policy that requires people on income support to sign a one-year lease. The company says this is necessary because of the high incidence of rental arrears from income support clients.

Families must apply to the territorial government for income support. The department of Education, Culture and Employment is not able to provide a long-term guarantee for rent or other assistance. (While there have been meetings between all concerned, there is still no resolution to this problem.)

Housing at Rockhill is transitional rather than permanent, meaning that most tenants stay only one year. They stabilize themselves by paying off

rental arrears and saving for damage deposits. They learn new skills that will help them break out of the cycle of poverty and homelessness. Then they are ready to move on. Except right now there's nowhere for them to go.

It's also almost impossible to get into a Yellowknife Housing Authority unit as public housing has a waiting list of over 150 families. The result: families on income support are squashed between a rock and a hard place. They are unable to move into permanent housing. The result of this housing gridlock flows all the way back to Rockhill, where there are more than 50 families waiting to get in.

What Yellowknife needs is more affordable housing. But government is not providing leadership on this issue. Federal government dollars for social housing have been declining for 20 years. Canada's support is scheduled to end in 2038. At that point, the federal government will be out of social housing all together. The territorial government has been unable to make up the difference. Changes in City of Yellowknife by-laws have not stimulated construction of affordable units.

Complaining about the cost of rent in Yellowknife is as common as complaining about mosquitos in summer, but the situation really is getting worse. Low-income families are unable to move along the housing continuum from subsidized to the private market and eventually to home ownership. Election season is coming up for all three levels of government in the next year. Ask candidates who come to your door how they are going to be part of the solution.



ANNUAL REPORT
2013–2014

YWCA
YELLOWKNIFE

ANNUAL MEETING
SATURDAY, OCTOBER 4,
2014 at 11AM

LOWER BOARDROOM
THE SCOTIA CENTRE

CONNECT WITH US! YWCANWT.CA

YWCA YELLOWKNIFE @YWCAYK

MESSAGE FROM THE
EXECUTIVE DIRECTOR
 AND **PRESIDENT** *Lyda Fuller and*
Yasemin Heyck



HOUSING FOR WOMEN (YWCA CANADA)

How excited we have all been, watching our new housing facility take shape before our eyes over the long winter and spring! Every few days, we would go by and see material changes. One day, we looked down on the building from the stairway at Aurora College, across the street. Not too long ago, the excitement was getting the oil tank installed. By the time you read this, tenants will be moving in.

Sometimes we are asked if the 18 units of affordable housing will be rent geared to income, where tenants pay a maximum of 30% of their gross income towards their housing. It is not. For the YWCA, the fact that there is no mortgage on the building means we can define affordability as falling between 50 to 65% of the median rent for similar sized units in the city. This is because all other operating costs still apply, and income must cover these costs. But even such modest rent by Yellowknife standards can be a barrier. We know that in 2005, female lone parent families earned, on average, \$42,254 before taxes.

In the case of women living in a two bedroom unit in the new facility, they would need to earn \$63,200 per year to meet the 30% affordability criteria. If they work a 40-hour week, they would need a job that pays \$30.38 per hour. The bedsitting units are more modest, and are affordable for women earning \$36,000 per year, or \$17.31 per hour for a 40 hour work week.

In Yellowknife, counter attendants at a local fast food emporium were advertised at \$12 to \$15 per hour. Recently, another local business advertised for front line positions at \$15 to \$17 per hour for full-time employment. Unless a person is part of a household with another income earner, this is not enough for a bedsitting unit or even a room in a private home to be affordable, if affordable means no more than 30% of income is dedicated to housing costs.

According to the website for Public Housing, income in Yellowknife of \$5,267 each month (or \$63,200 per year) would result in \$890 monthly charges for a housing unit. This is a truly affordable option, as it is approximately 17% of the total income of \$63,200. What makes Public Housing affordable is the degree of subsidy through the GNWT, and indirectly, through the federal government while it lasts. We have heard people refer to getting a Public Housing unit as winning the lottery. Trouble is, the number of units falls far short of the households with low incomes who need more affordable housing.

This time next year, the YWCA will have actual costs for the operation of the new facility on 54th Street. Then we can evaluate how the economics of providing housing dictate its helpfulness for women who need it. ■

YWCA YELLOWKNIFE CHANGES FOCUS IN 2013-14

The last year has been one of transformation for YWCA Yellowknife. While saying goodbye to two well-established programs, the agency has been able to expand its focus on services for women fleeing violence, and empowerment programs for girls and boys.

Last fall, YWCA Yellowknife transitioned its supported housing services for people with developmental disabilities to the Yellowknife Association for Community Living (YKACL). Yellowknife Health and Social Services Authority (YHSSA) awarded the contract to the YKACL after a competitive bidding process.

YWCA Yellowknife provided supported housing service for this client group for 27 years. In that time, ten clients moved from apartments to three homes the agency purchased. In some cases clients and staff had been together for decades, and the change was hard on them at first.

YWCA in Yellowknife was one of only two YWCAs in the country that provided housing services for people with disabilities. With staff required 24 hours a day, the program had the largest budget and staff.

YWCA Yellowknife also said goodbye to its supported housing and outreach program for clients with chronic mental health issues after a ten-year commitment. YHSSA awarded this contract to the Salvation Army.

These changes have enabled the agency to expand its services in other areas. Our transitional housing program will expand this fall when 18 new affordable housing units on 54 Street become available to single women and women with children. With the family housing program at Rockhill, YWCA Yellowknife will have 50 units of emergency and transitional housing available.

In addition to offering the popular *GirlSpace* program, staff will be adding a mentoring program for girls ages 11-13 this fall. A pilot program that provided resilience training for boys will now offered year round.

Our family violence program is expanding to Fort Smith. On October 1, YWCA Yellowknife will again operate Sutherland House under contract from the health authority. The YWCA Yellowknife operated Sutherland House from 2008-2010 and looks forward to providing services to women fleeing violence in the Fort Smith area. ■



Karin, Kayla, Rassi, Janet, and Brianne

YWCA

BOARD LEADERSHIP

Yasemin Heyck, Chair
 Janet Toner, Vice-chair
 Kayla Cooper
 Stephanie Irlbacher-Fox
 Rassi Nashalik
 Karin Taylor
 Brianne Timpson
 Caroline Wawzonek

STAFF LEADERSHIP

Lyda Fuller, Executive Director
 Don Babey, Director of Finance
 Janette Morris, Director of Child and Youth Services
 Kate Wilson, Director of Housing

Thank you to departing board members:
 Maybelle Funatoz, Jennifer Harris, Jennifer Hunt-Poitras and Alayna Ward

YWCA PROGRAMS

ALISON MCATEER HOUSE

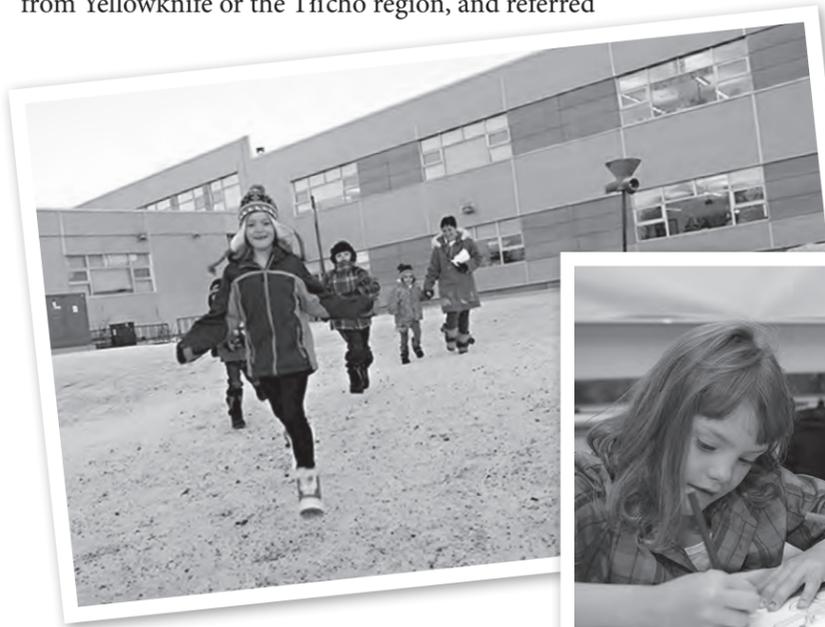
Family violence occurs at NINE times the national average in the North, according to Statistics Canada. That means there is a steady stream of women calling or visiting the 12-bed Alison McAteer House family violence shelter in Yellowknife. In the last fiscal year, 237 women and children stayed at Alison McAteer for at least one night and as long as six weeks. Another 1,032 called the 24-hour crisis line.

Information collected by staff reveals trends among clients: the largest group is women ages 30 to 34, of Dene origin, with a child under four, reporting emotional or psychological abuse from her married or common-law partner. She most likely comes from Yellowknife or the Thcho region, and referred

herself to the shelter for services. While at the shelter, staff provided her with emotional and parenting support as well as activities for children. They referred her to Victim Services, housing providers and income support. A total of 56 women applied for emergency protection orders to keep the abuser out of the home and the court granted all but five.

If you or someone you know needs help or information about family violence, call the 24-hour crisis line at 1-866-223-7775 (or 873-8257 in Yellowknife). For more information, go to <http://www.ywcanwt.ca/family-violence>

Photos by Kirsten Murphy



Afterschool program.



CHILD AND YOUTH SERVICES

YWCA Yellowknife offers a licensed, fee-for-service AFTERSCHOOL PROGRAM for children ages 5 to 10 years old. The program is available at every school in Yellowknife from class dismissal until 5:45 p.m. The cost per child per month is \$275. YWCA Yellowknife also offers additional hours of programs for professional development days and March break. Each program is staffed by an adult senior leader, assisted by a junior. Last year there were 261 children in afterschool care. For more information about registration, go to <http://www.ywcanwt.ca/children-and-youth>

PROJECT CHILD RECOVERY (PCR) is a program for children ages 6 to 12 years old who have witnessed violence or are at risk of violence at home or at school. PCR helps support children by teaching them how to be safe, cope with their experiences, build self-esteem, manage anger constructively and explore what healthy relationships look like. The program is offered at schools in Yellowknife, and at YWCA Yellowknife's Alison McAteer House family violence shelter. New in the last fiscal year was the Lunch and Learn programs focusing on healthy relationships offered at the high schools in Yellowknife and Behchoko, as well as Ecole St. Joseph School and at the girl's program in N'dilo. A total of 300 students participated in programs ranging in length from one day to eight, weekly sessions. Project Child Recovery is now in its thirteenth year, supported by funding from GNWT, Greenshield Canada and the RBC Children's Mental Health Project. To learn more, go to <http://www.ywcanwt.ca/children-and-youth/dealing-violence>.

GIRLSPACE provides a girls-only space where girls make friends, have fun and learn about themselves and society. The goal is increased self-confidence, self-esteem and leadership skills. This YWCA Canada program is delivered by a registered social worker in free, weekly after school groups. A total of 13 girls attended the junior group (ages 8 to 10) and another 26 participated in the intermediate group (ages 11 to 13) and five girls attended the senior group. Girls also met at NJ MacPherson school. As well, 18 girls came out for the two-week March break *GirlSpace*. The *GirlSpace* July Day camp attracted 16 girls for one-day sessions including an overnight camp. The weekly *GirlSpace* program is made possible with funding by the Canadian Women's Foundation and GNWT. For more information, go to <http://www.ywcanwt.ca/children-and-youth/girlspace>

TRANSITIONAL HOUSING PROGRAM

YWCA Yellowknife offers emergency and transitional housing to families in 32 bachelor, one and two-bedroom units at Rockhill. Rents are affordable, priced at \$200–\$300 below the average market rate. Tenants come to Rockhill because they have nowhere else to go or their relationships have broken down.

Last year, 41 families with 58 children (mostly under 5 years old) lived in the transitional housing units. Another 33 families lived in the emergency units. About half are single mom families, and half are of Dene origin. About half a dozen families originally come from other parts of the world. About two-thirds of the tenants depend on income support or other government transfers, while a third have paid work.

What makes the transitional housing program unique is the staff support for tenants. Family support workers help clients to acquire skills that will enable them to stabilize their living situations. Those skills may include budgeting to pay rental arrears or saving for a damage deposit, as well as cooking, literacy and parenting.

Rockhill has security staff on site in the evenings and on weekends so that tenants feel safe. Suites are furnished with donations from the community and tenants are encouraged to take furniture and housewares with them when they move. Tenants have access to donations from Food Rescue delivered to the building at least once a week. Dominion Diamond Corporation is a key supporter of the family housing program. For more information, go to <http://www.ywcanwt.ca/temporary-housing>

The GirlSpace crew participates in the Relay for Life at the fieldhouse in Yellowknife.

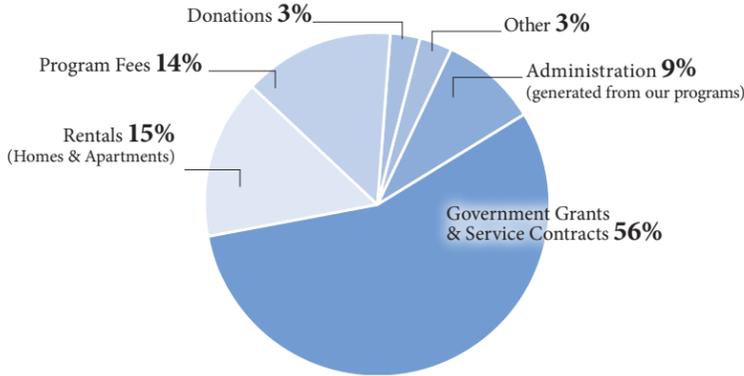




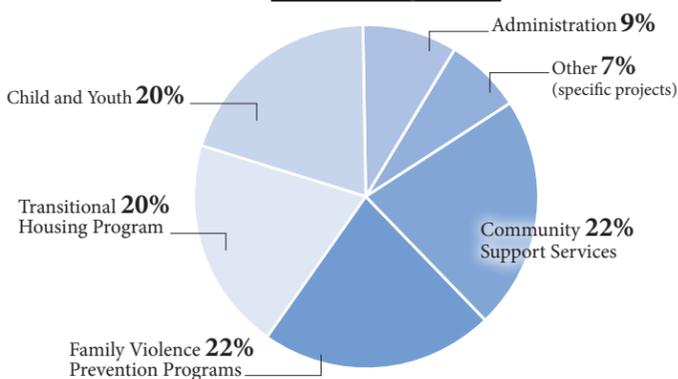
REVENUE AND EXPENSES

Audited financial statements will be available at the annual meeting. The meeting is October 4 at 11 am at the lower boardroom in the Scotia Centre.

2013/14 Revenue



2013/14 Expenses



Member of Imagine Canada's Ethical Code program. The program ensures the highest standards of accountability and transparency.

YES! I WANT TO HELP YWCA YELLOWKNIFE CONTINUE TO SERVE THE NEEDS OF NORTHERN WOMEN AND FAMILIES

Complete this form and return it to us via fax: 873-9406. Scan and e-mail it to info@ywcanwt.ca. Call with your credit card information 920-2777. Or donate online at www.ywcanwt.ca

Name _____
 Address _____
 City _____ Terr/Prov _____ Postal Code _____
 Phone _____ E-mail address _____

ONE TIME GIFT Enclosed is my single gift of (circle one)

\$20 \$50 \$100 \$250 Other \$ _____

I want this donation to go to (check one):

- Transitional Housing Program
- Alison McAteer
- Programs for girls
- Area of greatest need

MONTHLY GIFT Please withdraw a monthly amount of

\$ _____ from my bank account

(check one and attach void cheque)

- On the first of the month
- On the 15th of the month

Charge my credit card a monthly amount of \$ _____

- On the first of the month
- On the 15th of the month

Method of Payment (check one):

- Cash
- Money Order
- Cheque enclosed (payable to YWCA Yellowknife)
- Credit Card

Card Type _____

Card Number _____ Expiry Date _____

Signature _____

THANK YOU!

(Receipts will be issued for donations of \$20.00 or more.)

YWCA Yellowknife charitable registration number RR 11930 7411 RR0001

NEW IN 2014: BETTY HOUSE OPENS WITH A NEW NAME

By the time you read this story, our new transitional housing building for single women and women with children will be open. A new name for the building will be announced at the grand opening. With 19 names to choose from, the naming committee had a variety of excellent choices of distinguished women from places Fort Smith to Fort McPherson with many steps in between.

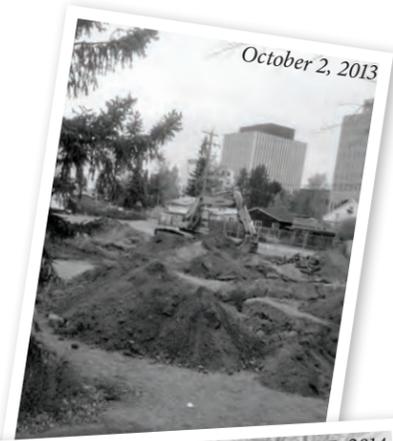
The opening of the new building is the culmination of many years of hopes and dreams, setbacks and challenges. We are such believers in this project we contributed over \$200,000 to construction costs ourselves. The result is the new building on 54th Street, across from Aurora College.

We are ready to offer women fleeing violence, homelessness and relocation a chance to rebuild in a bright, safe and welcoming environment. The 18 units include six bedsits (single rooms with a shared kitchen), ten two-bedroom and two three-bedroom apartments to help accommodate families of various sizes. We also have a splendid new program room. We've hired new staff to provide support to women ready to make changes in their lives.

We at YWCA Yellowknife are grateful to everyone who responded to our request for help to furnish the new building. Dozens of individuals, families, businesses and community groups came together with over \$85,000. We have been able to buy new sturdy, stylish furniture and housewares that will help make the new building a comfortable home, as well as furnish the program room. Your support is so encouraging.

We are also grateful to the Government of Canada, the NWT Housing Corporation, Dominion Diamond Corporation and the City of Yellowknife for their contribution toward the construction costs.

If you'd like to learn more about the new building, go to our website <http://www.ywcanwt.ca/temporary-housing>



THANKS TO OUR DONORS (of \$100 or more)

- | | | | |
|---|--|--|--|
| Kevin and Erin Anderson
Marsha Argue
Susan Ashton
Sheila Bassi-Kellett
Jamie Bastedo
Wendy Bisaro
Kevin and Cathie Bolstad
Cleo Bromley
Canadian Bar Assoc. NWT
Pawan Chugh
Peter and Sharon Chynoweth
City Cab
Lani Cooke
Judi Cozzetto
Ron and Nancy Cymbalisky
Charles Davison
Janet Diveky
Jacqueline Go Tan | Margo Grayston
Karen Hamre
Theresa Hansen
Ronne Heming
Lloyd Henderson
Helen and Ed Hoeve
Stephanie Irlbacher-Fox
Trudy and Bill Joosse
Linda Kalbun
KBL Environmental
Andrew Kotaska
Ingrid Kritsch
Karen Lajoie
Amy Lea
Shirley LeGros
Aysia Lowell-Guy
Lush Handmade Cosmetics
Donna MacEachern
Nancy Magrum
Ron Malashewski
Shireen Mansouri | Dawn McInnes
McLennan Ross
Laura McNeil
Linda Mercer
Janette Morris
Allison (Sunny) Munroe
NPR Ltd. Partnership
Pack Rat Mini Storage
Catherine Pigott
David Pontin
Bonny Properzi
Beatrice Raddi
Niki Radziminski
Royal Purple #143
Lorraine Sampson
Virginia Schuler
Mark Simmons
Wendy Stephenson
Tanis Stirling
Thompson Enterprises
Janet Toner | Top of the World Travel
Christina Vernon
Joni Walker
Marianne Wasylycia
Weledeh Catholic School
Lynn White
Mindy Willett
Chris and Rona Williams
Margaret Anne Woodside
Katherine Woodward
Yellowknife United Church Women
Allan Yeoman |
|---|--|--|--|

OUR APOLOGIES TO ANYONE WE HAVE MISSED.

THANKS TO OUR FUNDERS



YWCA Yellowknife 4904-54th Avenue, Box 1679 Yellowknife, NT X1A 2P3 | T 867.920.2777 | F 867.873.9406