



Submit as Exhibit IX.A.4. an assessment of the likely impact on the housing stock in each Host Municipality and nearby municipalities resulting from the new jobs the Gaming Facility provides, and the Applicant’s plans and commitments to remedy or mitigate any negative impacts. Provide copies of any contracts, agreements or other understandings evidencing such mitigation commitments.

AKRF, Inc. was engaged to prepare an assessment of the likely impact on the housing stock in the Town of Thompson and nearby municipalities resulting from the new jobs created by the opening of the Gaming Facility. AKRF’s Report detailing its analysis is provided as Attachment IX.A.4.-1. The Attachment details the methodology and data sources used to arrive at its conclusions.

In its report, AKRF observes that there is a surplus of housing in the Town of Thompson and nearby municipalities. See AKRF Report at p. 9. Additionally, there are 3,300 planned residential units in the Town of Thompson and the nearby municipalities.

See AKRF Report at p. 10. Accordingly, AKRF concludes that:

. . . this assessment determines that there would not be any adverse impacts on the local housing stock associated with this anticipated population growth under the high-, average-, and low-revenue cases for the “No Regional Competition” scenario, or under the high-, average-, and low-revenue cases for the “With Regional Competition” scenario.

AKRF Report at p. 1. Further:

After accounting for new residential development expected to be completed in the future, this analysis shows that the proposed Gaming Facility is unlikely to increase pressure on the existing housing supply that would result in increases in rents, housing prices and/or development costs in the Town of Thompson and nearby municipalities.

AKRF Report at p. 11.

In view of the lack of any expected adverse impacts on the housing stock or increases in rents, housing prices and/or development costs in the Town of Thompson and nearby municipalities, there are no contracts, agreements or other understandings evidencing any mitigation commitment.