

YUKON HOUSING CORPORATION

BRIEFING NOTES - Fall Session 2021

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Session Briefing Note

TAB #01
Fall 2021

Response to Affordability Question

Yukon Housing
Corporation

What has the Government done to increase the amount of affordable housing in Yukon?

- We know that Yukoners are facing increasing housing prices and identify affordability as a barrier to housing.
- Affordable housing, **whether rented or owned, costs no more than 30% of gross household income.**
- This means that affordable housing looks different for each individual, depending on personal circumstances, income levels and the type of housing they need.
- We are investing across all parts of the **housing continuum** including increases to **supportive housing, subsidized Community Housing, rental subsidy and home ownership programs.** (see BN #12)
- We understand that the availability of land is a key factor in supporting housing development, we are working with stakeholders to increase lot availability.
- We continue to provide **rental subsidies** to help Yukoners afford housing. In November 2020, we launched the Canada Yukon Housing Benefit, a new rental subsidy that has provided affordability support directly to over 200 Yukon households in market rental housing. (See BN #17)
- We negotiated the **Northern Carve Out** with Canada Mortgage and Housing Corporation to support **\$40 million** in affordable community housing projects in Yukon:

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TAB #01
Fall 2021

Response to Affordability Question

Yukon Housing Corporation

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- \$20 million will be directly managed by Yukon Housing Corporation to support **Community Housing**; and
 - An additional \$20 million in funding will be managed by Canada Mortgage and Housing Corporation to support **indigenous governments, organizations, Community Housing providers and/or private sector housing projects.** (See BN #56)
 - We continue to **incentivize the development** of new affordable housing through grants. The Housing Initiatives Fund, through four intakes, will result in the construction of approximately 470 housing units for Yukoners, include more than 275 affordable housing units. We anticipate the next project call will open in mid-November. (See BN#49)
 - We need to ensure we provide a range of programs to incentivize and leverage partnerships with Non-Government Organizations, First Nation Governments and the private sector to invest in the market and **increase the supply of affordable housing options.** (See BN #12)
 - Our work to increase the amount of affordable housing in Yukon broadly falls under three areas:
 - Continuing to support over 1000 households through **our Community Housing programs (Employee Housing, Rent Geared to Income and Rent Supplement)**;
 - Continuing to offer **incentive programs** such as the Housing Initiatives Fund, the Rural Home Ownership Loan Program and the Municipal Matching Rental Construction Grant that support new construction of affordable rental housing and home ownership options; and

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TAB #01
Fall 2021

Response to Affordability Question

Yukon Housing
Corporation

- Working in partnership with all levels of government and housing developers to invest in affordable housing stock and programs.
- Over the last few years, our investments in housing programs and commitments to housing supported the development or upgrade of over 600 homes. We are supporting Yukon families in their efforts to gain and maintain affordable and adequate places to live.

Approved by:



Mary Cameron

President, Yukon Housing Corporation

September 9, 2021

[Date approved]

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Key Session Questions

TAB #02
Fall 2021

Response to Safety & Security Question

Yukon Housing Corporation

How is the Government keeping Yukon Housing Corporation tenants safe?

- The overall wellness and safety of our tenants is a priority, and we take it very seriously.
- To manage the health and safety of our tenants as we live in an endemic, we:
 - post up-to-date information from the Chief Medical Officer of Health; and
 - work with the **Senior Engagement Specialist** to ensure that social programming continues both virtually and with physically-distanced activities.
- For immediate tenant security and safety issues, we continue to provide **a night time security service** in our multi-unit buildings in Whitehorse.
- We always encourage tenants to call the RCMP if they feel their safety is at risk.
- We also encourage all tenants to raise any issues or concerns with Yukon Housing Corporation staff as soon as possible, so that staff are aware of, and can address these issues in a timely manner.
- We continue to provide a number of related safety and security initiatives, for example:
 - We are currently working **toward the installation of security cameras** in all our multi-unit buildings in Whitehorse, and working to ensure we have policies in place to protect our clients privacy;

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Key Session Questions

TAB #02

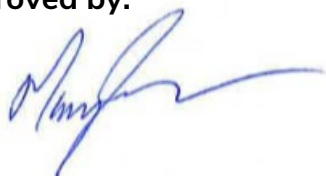
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Response to Safety & Security Question

Yukon Housing Corporation

- We circulate a quarterly **seniors' newsletter** designed to increase the safety, security and sense of community;
- Prior to April 2020, **we held meetings** in all of our seniors' buildings to provide opportunities for our tenants to discuss their needs, concerns and ideas. Today we navigate support for our seniors with a more one-on-one approach - through phone calls and with visits from our Senior Engagement Specialist; and
- We continue to work with our tenants on security and wellness solutions for each multi-unit building. (See BN #16)

Approved by:



September 9, 2021

Mary Cameron

President, Yukon Housing Corporation

[Date approved]

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TAB #03
Fall 2021

Quick Housing Statistics

Yukon Housing
Corporation

Community Housing Units – Yukon Housing Units:

- Yukon Housing Corporation owns just over 900 community housing units in 14 Yukon communities.
- These units provide **homes for low-income Yukoners** through our rent-geared-to-income program, and to Government of Yukon **employees living in communities outside of Whitehorse**. In addition, some of our units are occupied by Yukon individuals and families requiring supports, which are provided through other Government of Yukon departments and agencies.
- Over 290 of the Community Housing units across Yukon are purpose-built seniors' units, which accommodate seniors and those over 55 and with mobility needs.

Average Rents and Incomes:

- As of **January 2020**, the average annual income of Yukon Housing Corporation's Community Housing tenants was \$26,158 and the average rent paid by these households was **\$545/month**.
- As of **April 2021**, the Yukon Bureau of Statistics reported that the median rent for Whitehorse was **\$1,173/month**.

Employee Housing Units and Waitlist: (See BN #21)

- There are over 170 housing units allocated to Government of Yukon employees around the territory. The number of these units fluctuates with housing conditions and community need.

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TAB #03
Fall 2021

Quick Housing Statistics

Yukon Housing
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- As of August 2021 there are **11 people** on the waitlist for employee housing. This number changes regularly as people are housed. This is up from 2 people in April 2021, and 8 in September 2020. Demand often peaks in summer as Education staff request housing for the school year.

Social Housing Waitlist: (See BN #11)

- Our capital budget was \$35.53 million in 2020/21 and now sits at \$38.35 million in 2021/22. We are investing in programs, partnerships and new builds for affordable housing to support rental housing solutions for our waitlist clients.
- As of August 2021, the waitlist of was comprised of:
 - 176 Seniors and
 - 277 non-seniors

Housing Waitlist – Historic Data 2014-2021								
	Aug 2014	Aug 2015	Aug 2016	Aug 2017	Aug 2018	Aug 2019	Aug 2020	Aug 2021
Communities	11	19	18	21	41	59	73	73
Whitehorse	126	93	96	195	248	232	241	380
Totals	137	112	114	216	289	291	314	453

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TAB #03
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Quick Housing Statistics

Yukon Housing
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Rental Subsidies

Canada-Yukon Housing Benefit (See BN #17)

- It was launched November 4, 2020.
- Since launch, we have helped over 200 households. As of August 2021, we are currently helping **more than 140 Yukon households to afford rent** in private market rental housing through this rent subsidy program.
- We currently have just over **30 applicants** on the waitlist.

Rent Supplements (not including COVID-19 Rent Assist or Canada Yukon Housing Benefit)

- In the 2020/21 fiscal year, we spent approximately \$1.3 million on rent supplements to assist more than 80 households. Currently we are supporting **95 households** with a deep rental subsidy.

COVID-19 Response: (April to September, 2020):

- YHC responded quickly with a COVID rent assist program to **provide rental subsidies and support 172 households living in market rental housing.** (See BN #6)

	Dates	Tenants Approved	Amount
Totals	April to September 2020	172	\$ 432,635

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Quick Housing Statistics

Yukon Housing
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Housing Investments

It is important for Yukoners to have adequate and affordable housing. We have invested in our housing stock across the Yukon, from renovations and repairs to the building of new units.

- We have invested in housing programs and commitments to support the development or upgrade of over 600 homes. These investments were comprised of:
 - **39 units of housing with services;**
 - **280 new, repaired, or renovated affordable rental homes;**
 - **15 rural home ownership options for Yukoners; and**
 - **More than 470 new homes (approximately 275 affordable housing units) across the housing continuum constructed with the assistance of the Housing Initiatives Fund. (See BN #49)**

Municipal Matching Rental Construction Grant

In 2020-21, Municipal Matching Rental Construction grants, totaling approximately \$720,000, supported 13 projects which resulted in an additional 107 units.

- Total anticipated Municipal Matching Rental Construction Grant Units since 2015 = 407

Loans Clients: (See BN # 75)

There are currently approximately 380 clients who have loans under YHC programs. (August 2021)

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Quick Housing Statistics

Yukon Housing
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Large Yukon Projects

By developing partnerships and innovation, 280 new units are currently under construction:

- YHC 4th and Jeckell mixed income project = 47 units (See BN #18)
- Normandy Manor = 84 units (See BN #51)
- Challenge Cornerstone = 53 units; (See BN #50)
- Boreal Commons = 87 units (See BN #46)
- Three tri-plexes in the communities of Watson Lake, Mayo and Whitehorse = 9 units

Other projects that are in the planning stages are:

- Old Crow = 10 units to be completed by late 2022
- Watson Lake Housing First project = TBC
- Carcross project = 6 plex
- Duplex in Dawson City
- Multi-family complex in Dawson City
- Vimy = 75 units

Completed:

- Housing First residence in Whitehorse (16 units).
- Da Daghay Development Corporation – River Bend Phase II (28 units).

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Quick Housing Statistics

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Radon in all Yukon Housing Corporation units has been mitigated

In 2018, Radon testing showed that 44 Yukon Housing Corporation units had high levels for radon. Mitigation has been put in place for all of these units. All units will be tested again this winter (October to February) and any units having results over Health Canada recommendations will be mitigated to reduce radon levels.

Carbon Tax Tracking

2019-2020 \$32,317 (Six months Aug to mid Jan 2020)

2020-2021 \$62,315 As of March 31st 2021

2021-2022 Forecast \$65,000.

Context—this may be an issue because:

- These statistics help paint the picture of Yukon Housing Corporation's investments in the territory's housing continuum. Statistics have been compiled for Fall 2021 legislative setting.

Approved by:



September 9, 2021

Mary Cameron

President, Yukon Housing Corporation

[Date approved]

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Session Briefing Note
Housing Narrative

TAB #04
Fall 2021
Yukon Housing
Corporation

Housing Narrative (Fall 2021)

COVID-19 Response:

As we now face the reality of living long term with COVID-19, Yukon Housing Corporation is adapting to the new normal while continuing to ensure a high level of customer service.

We adjusted operations during the COVID-19 pandemic to **help keep Yukoners safely housed**, and we remain committed to this goal, both now and over the coming months, as the global pandemic and economic conditions continue to evolve.

As the situation in the territory has remained low risk we have returned to our regular operations in many situations, but Yukon Housing Corporation staff remain vigilant and ready to adapt in response to changes that come our way.

In the face of operational changes due to COVID-19, we remain committed to supporting Yukoners' housing options along the housing continuum by providing programs and services for **home ownership, home repair, rental**

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Session Briefing Note

Housing Narrative

TAB #04

Fall 2021

Yukon Housing
Corporation

housing, First Nations housing energy programs, and affordable rental housing development grants.

Affordable Housing:

The majority of Yukoners are able to find housing within the private market – by either owning their own homes or renting at market rental rates.

However, we know that obtaining affordable housing can be a challenge for some Yukoners, and so Yukon Housing Corporation offers assistance to help find housing options for those Yukoners who do not have the means to rent or buy homes that are available on the market today.

Housing needs are unique in each of our communities. In Whitehorse, with a steadily growing population, we have continued to see more demands on the housing supply. **In rural Yukon, housing needs reflect the unique circumstances of each community.** We are meeting those needs through a wide range of projects and programs.

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Housing Narrative

TAB #04

Fall 2021

Yukon Housing
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Over the past four years, our housing investments and activities have been guided by the **Safe at Home Plan** and the **Housing Action Plan for Yukon** and we will continue to use these plans for guidance in the coming years.

In 2017, the **National Housing Strategy** was launched, with a new vision for the future accompanied by new funding and new opportunities. In March 2018, we signed our **Bilateral Agreement under the National Housing Strategy** to confirm federal funding for the next 10 years.

Also, in the fall of 2020, we signed an addendum to the **Bilateral Agreement** for funding for the **Canada Yukon Housing Benefit**, a rental subsidy program for 8 years.

The Government of Yukon has different degrees of support over the various elements that make up the territory's housing environment. Yukon Housing Corporation has a direct impact by providing housing solutions **for low-income Yukoners and seniors who are living in just over 1000 homes in the Yukon** through our: **Community Housing**, the **Rent Geared to Income** and **Rent Supplement Program**, as well as the recently launched **Canada Yukon Housing Benefit rental subsidy**.

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Housing Narrative

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Community Housing:

We have shifted to a Community Housing model to better address Yukoners' needs across the housing continuum and improve housing outcomes for Yukoners. We will also be looking to the recommendations from the **Putting People First report** to address housing needs in all Yukon communities and, in particular to focus on meeting the needs of our vulnerable citizens through enhanced supports. The Community Housing program is intended to:

- Focus on housing needs and successful outcomes for all clients;
- Balance our client focus with fiscal resilience and responsibility; and
- Renew and rebalance our housing roles and responsibilities within Yukon's housing continuum.

As we look forward, we will also be guided by the **Aging in Place Action Plan** to address continued growth in aging-in-place housing needs. With this in mind, we are **developing two mixed-use projects in Whitehorse and Old Crow**. We are also planning **two new buildings in Watson Lake and Carcross** to address housing need in those communities. These new

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Housing Narrative

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Community Housing developments are in the planning and /or design phase this year.

We are also making effective use of the \$3 million in federal funding to **construct new Community Housing triplexes** in Whitehorse, Watson Lake and Mayo. These will add nine more units to support affordable Community Housing options for Yukoners. Yukon Housing Corporation will support this project with an additional investment of \$2.4 million.

These developments will be managed with increased fiscal sustainability to improve client outcomes for vulnerable individuals and to allow for more effective use of Yukon Housing Corporation's assets.

Canada Yukon Housing Benefit:

We launched the Canada Yukon Housing Benefit on November 4, 2020. **This is a rent subsidy program** funded under the National Housing Strategy. It will provide **more affordable rental housing options to Yukoners living in private market housing**, and will address community housing waitlist pressures through effective use of federal funding. Since November 2020,

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Housing Narrative

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Fall 2021

Yukon Housing
Corporation

we have helped over 200 households. As of August 2021, this program is supporting housing affordability for over 140 individuals and families.

Employee Housing

We also have a direct impact on the economic and social vibrancy of Yukon communities by providing over 170 housing units to Government of Yukon employees across rural Yukon. These homes help support the delivery of critical services in communities by supporting the recruitment and retention of key staff.

We updated the employee housing policy in May 2019 to ensure that we appropriately prioritize housing for professionals in rural communities that are critical to the economic and social health, to make more effective use of our housing stock, and to incentivize private market developments so that they can play a larger role in providing housing solutions. **As well, we have programs and incentives, like our annual Housing Initiatives Fund, to help create vibrant and sustainable housing markets.**

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Housing Narrative

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Community and Affordable Housing:

We can also influence the state of community and affordable housing by providing funding to support the development of housing that targets particular outcomes. Landlord/tenant relationships and land-use planning, as well as land development and sale, are also government opportunities that can support affordable housing options.

In communities, Yukon Housing Corporation works in partnership with community organizations, municipalities, First Nations governments and First Nations development corporations to come up with community-based initiatives to increase affordable housing options.

Partnership Funding Programs:

Our partnership funding programs help proponents of housing development projects to leverage additional funding and investment. For example, our Municipal Matching Rental Construction Grant helps fund projects that have received a municipal incentive. The First Nations Energy Efficiency Program, partially funded through the Government of Canada Low Carbon Economy

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Housing Narrative

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Fall 2021

Yukon Housing
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Fund, provides funding to First Nations governments to retrofit existing housing.

Housing in Communities:

In Dawson, we partnered with the Klondike Development Organization to engage the public on the best housing use of Yukon Housing Corporation's land holding – known as the Korbo lot. We continue to use this information to inform future construction plans at this site and are working with the community to plan a project for this property. The design work is planned for Fiscal Year 2022-23.

Yukon Housing Corporation **funding programs that can be accessed by partners for housing projects in Yukon communities** include the Housing Initiatives Fund, Municipal Matching Rental Construction Grant, First Nations Energy Efficiency Program, home ownership loans and home repair loans.

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Session Briefing Note

Housing Narrative

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Fall 2021

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Whitehorse Housing Needs:

To address the growing housing needs in Whitehorse, the Government of Yukon has:

- Successfully developed and sold residential lots;
- Expanded the number of extended care beds for seniors;
- Incentivized the construction of affordable rental housing;
- Invested in emergency shelters, constructed a Housing First project; and
- Created housing partnerships – including First Nations partnerships - to expand the amount of affordable housing available to Yukoners.

We are proud to continue to support the Challenge Cornerstone project in Whitehorse that broke ground in April 2020. This large housing project in downtown Whitehorse will increase the amount of affordable housing available in the city.

We also recently announced our support for Boreal Commons, an 87-unit affordable and rental housing project in Whistlebend. Comprised of three

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Session Briefing Note

Housing Narrative

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Fall 2021

Yukon Housing
Corporation

buildings, with each three-storey building including four bachelor units, four one-bedroom units, and 21 two-bedroom units for a total of 87 new homes.

Yukon Housing Corporation's funding programs support an increase in social and affordable housing through financial partnerships and incentives with community organizations, other orders of government, non-government organizations, First Nations development corporations, developers and individuals.

Safe at Home Community Plan:

In support of the Safe at Home community based Plan to End and Prevent Homelessness, the Yukon Housing Corporation is actively involved in implementing a coordinated access system and a By-Name-List to better serve Yukon's vulnerable people. These initiatives will be supported through our Community Housing program where we are assessing and changing how we work with vulnerable populations.

We are proud of the work that the Safe at Home Society is doing to help prevent and end homelessness. We are pleased that they were approved

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Session Briefing Note
Housing Narrative

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Yukon Housing
Corporation

by the City of Whitehorse to submit a proposal for a supportive housing project under the Federal Rapid Housing Initiative 2.0 Cities stream.

We will continue to work with First Nations, municipal, and non-government partners to find ways to increase the quality and quantity of rental, affordable housing, and housing with services to create healthy, vibrant, sustainable communities.

CONFIDENTIAL**TAB #5****Session Briefing Note****Fall 2021****Recent YHC
announcements
(HIF, RHI, Boreal Commons)**Yukon Housing
Corporation**Recommended response:****Housing Initiatives Fund: (See BN #49)**

- Yukon Housing Corporation announced the results of the fourth intake of the Housing Initiatives Fund in May 2021, which will support eight more shovel-ready housing projects over the next two years as well as four housing project development concepts.
- The Housing Initiatives Fund supports the development of affordable housing options for Yukoners - from housing with services, to rental housing and home ownership.
- The Housing Initiatives Fund will bring online more than **470** total housing units built by First Nations governments, First Nations Development Corporations, developers, contractors, community organizations, and the general public.
- Approximately **275** units are designated affordable, which means that Yukoners living in these homes can expect rent below median market rent for 20 years.
- We will be launching the 5th Housing Initiatives Fund intake in the middle of November 2021.

Rapid Housing Initiative: (See BN #71)

- The Rapid Housing Initiative funding is a federal COVID-19 economic recovery tool designed to create fast housing solutions.

CONFIDENTIAL**TAB #5****Session Briefing Note****Fall 2021****Recent YHC
announcements
(HIF, RHI, Boreal Commons)**

Yukon Housing
Corporation

- Canada Mortgage and Housing Corporation will invest three million dollars through the Yukon Housing Corporation to construct three triplexes in Mayo, Watson Lake and Whitehorse.
- These projects will contribute nine units of affordable housing for Yukoners. These will be a combination of one and two-bedroom homes, eight units will be barrier free, and two units will be designated specifically for women and children.
- Yukon Housing Corporation will support this project with an additional investment of \$2.4 million, in complement to the \$3 million funding from Canada Mortgage and Housing Corporation.
- Under the Rapid Housing Initiative 2.0, previous projects that were eligible but did not receive funding under Rapid Housing Initiative 1.0, were able to resubmit projects on August 31, 2021.

Boreal Commons:

- Canada Mortgage and Housing Corporation, Yukon Housing Corporation and City of Whitehorse announced a \$22.2 million investment to build three new rental buildings in the Whistle Bend subdivision of Whitehorse in July 2021.
- Yukon Housing Corporation is contributing \$500,000 through the third intake of the Housing Initiatives Fund, and \$500,000 under the Municipal Matching Rental Construction Grant program.

CONFIDENTIAL**TAB #5****Session Briefing Note****Fall 2021****Recent YHC
announcements
(HIF, RHI, Boreal Commons)**Yukon Housing
Corporation

- Called Boreal Commons, the development is comprised of three buildings, with each three-storey building including four bachelor units, four one-bedroom units and 21 two-bedroom units for a total of 87 new homes.
- The project will provide access to adequate housing at median rental rates for low-income households, seniors and young adults.
- Eighteen homes within the project will have below market rental rates for at least 25 years, and five bachelor units will be reserved for tenants between 18 and 25 years old. Additionally, at least five units will be prioritized for newcomers to Canada, and 18 units constructed with accessible design features to target vulnerable populations, such as seniors or people with mobility challenges.
- We look forward to the first of three buildings being tenanted by early 2022.

Additional response:

- Keeping with the goals outlined in the Housing Action Plan for Yukon, recommendations from “Putting People First” and our Aging in Place philosophy, Yukon Housing Corporation continues to provide essential housing options by building on our partnerships and making strategic investments for healthy, vibrant, sustainable communities.

CONFIDENTIAL**TAB #5****Session Briefing Note****Fall 2021****Recent YHC
announcements
(HIF, RHI, Boreal Commons)**

Yukon Housing
Corporation

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- As a part of its ongoing efforts, Yukon Housing Corporation works with First Nations, municipalities, private sector, non-government organizations and other partners to ensure Yukoners have access to safe, affordable and adequate housing options across the Yukon.
 - Our partnership funding programs help proponents of housing development projects to leverage additional funding and investment. Yukon Housing Corporation is investing across all parts of the housing continuum including through increases to supportive housing, subsidized community housing, and rental subsidy programs.

Context—this may be an issue because:

- There is frequent media coverage on the lack of housing, more so affordable housing in the Yukon, along with the number of households on Yukon Housing Corporation's Community Housing waitlist, the low vacancy rate and increasing house prices in the territory.
- There is public concern about rental affordability, access to housing, and housing sustainability due to COVID-19.

Background:

- The fourth intake for Housing Initiatives Fund (HIF) was modified to account for increased construction costs relating to COVID-19. It also prioritized projects for staff housing for all orders of government and businesses in Yukon communities as well as homeless, low income Yukoners, seniors and youth.

Ref. # 49, 71

CONFIDENTIAL**TAB #5****Session Briefing Note****Fall 2021****Recent YHC
announcements
(HIF, RHI, Boreal Commons)**Yukon Housing
Corporation

- A review is currently underway for Housing Initiatives Fund 5 with anticipated call for projects November 2021 – January 2022.
- The Canada Mortgage Housing Corporation (CMHC) \$1B Rapid Housing Initiative (RHI): Round 1.0 (October 2020) is helping to address urgent housing needs of vulnerable Canadians, especially in a COVID-19 context. The RHI: Round 2.0 (June 2021) also ensures at least 25% of the \$1.5B of funding goes toward women-focused housing projects.
 - YHC is building 3 triplexes through RHI 1.0 and three other projects in Yukon were supported.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #06****Session Briefing Note****Fall 2021****YHC COVID-19 Response &
Rent Assist**Yukon Housing
Corporation

Recommended Response:

- As the COVID-19 pandemic shifts to an endemic – something that we live with long term - Yukon Housing Corporation has adapted to the new normal while continuing to provide a high level of service by:
 - **Increasing the frequency of cleaning** in our multi-unit residential buildings to provide additional safety to our tenants;
 - **Posting up-to-date notices** in multi-unit buildings encouraging our tenants to follow the Chief Medical Office of Health's guidelines and to call 811 if they feel ill with COVID-19 symptoms;
 - Continuing to adjust the way we conduct our maintenance and repairs in our units to keep our tenants and staff safe; and
 - Expanding the role of the **Seniors' Engagement Specialist** in alignment with the **Aging in Place Action Plan** to support seniors with activities and connections during this very isolating time. (See **BN#16**)
- We provided flexibility for Yukoners by streamlining **temporary rent reductions and loan deferrals**. Our **COVID-19 Rent Assist** helped **170 households from April – Sept 2020**. We have now transitioned our support to existing programs such as Rent Supplements, Community Housing units and the Canada Yukon Housing Benefit rental subsidy.

CONFIDENTIAL**TAB #06****Session Briefing Note****Fall 2021****YHC COVID-19 Response &
Rent Assist**Yukon Housing
Corporation

Context—this may be an issue because:

- COVID-19 affected the way that we conducted operations, impacted YHC's client experience during the pandemic.

Background:**Government of Yukon:**

- The Chief Medical Office of Health (CMOH) provided new recommendations regarding public health measures in place to protect Yukoners from COVID-19 and the Yukon government lifted self-isolation and mandatory mask restrictions on August 4, 2021
- On August 20, 2021, the Government of Yukon released Forging Ahead, a framework outlining the Yukon's ongoing response to the pandemic as it begins its transition from pandemic to endemic.
- The state of emergency declared by Yukon's CMOH on March 18, 2020, ended on August 25, 2021 as the Yukon continues to shift away from an emergency response to the pandemic, and towards the ongoing reality of managing and living with the virus.

Yukon Housing Corporation:

- Yukon Housing Corporation enacted the Corporation's **emergency response plan** by establishing the incident command centre on March 17, 2020.
- Initially, in March 2020 the Emergency Operation Team established **work from home protocols** to keep **essential operations** active and developed **technical bulletins** that guided policy changes during the peak emergency.
- In June 2020, YHC's emergency operations team stepped down and shifted roles and responsibilities to **YHC's Joint Occupational Health and Safety Committee**.

CONFIDENTIAL**TAB #06****Session Briefing Note****Fall 2021****YHC COVID-19 Response &
Rent Assist**Yukon Housing
Corporation

- With the number of active cases increasing, YHC's emergency operations team reactivated in November 2020 to ensure response is timely for our tenants should the COVID-19 situation change significantly.
- In August 2021, YHC completed workplace assessments of each work area to ensure safe work practices and mitigations are in place and to ensure safety of clients and staff.

Rent Assist Program:

- We delivered a six-month **Rent Assist, a rent subsidy program** for Yukoners who suffered an income loss of 30% or more due to COVID-19.
- The program helped **ensure that landlords** received **partial income** from rental properties between April and September.
- **More than 170 Yukon households** were supported through this program.
- **Program amounts** for eligible applicants ranged from \$415 per month for bachelor or a room in a house to \$800 per month for 3 bedroom or larger.
- Jurisdictions that also had COVID 19 Rent Assist-style programs – British Columbia (BC) and Prince Edward Island:
 - BC extended their Rent Assist program for July and August 2020.
 - The federal government extended the Canada Emergency Response Benefit (CERB) subsidy to October 3, 2020, and then transitioned it into the employment insurance program.

Rent reductions:

- We streamlined existing processes and helped Yukoners dealing with loss of income due to the pandemic with temporary rent reductions.
- This support was separate from the COVID-19 Rent Assist program and the Canada Yukon Housing Benefit rental subsidy, which were available to Yukon Housing Corporation clients.

CONFIDENTIAL**TAB #06****Session Briefing Note****Fall 2021****YHC COVID-19 Response &
Rent Assist**Yukon Housing
Corporation**Loan deferrals:**

- In an effort to accommodate financial realities, YHC also adapted operations to allow for loan or mortgage clients who were unable to make payments to request deferrals.
- These were assessed on a case-by-case basis.
- Under normal circumstances, clients are eligible for only one deferral per year.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #07****Session Briefing Note****Fall 2021**CERB and rent
calculationYukon Housing
Corporation**Recommended response:**

- The Canada Emergency Response Benefit provided financial support to employed and self-employed Canadians who were directly affected by COVID-19.
- Our goal is that the funding provided through this program should only benefit recipients and should never result in a net financial disadvantage.
- Yukon Housing Corporation will adjust rent calculations for clients who may be affected negatively to ensure their rent does not increase as a direct result of having received the Canada Emergency Response Benefit.

Context—this may be an issue because:

- Line 150 of the Notice of Assessment taxation form (NOA) shows the total income of an individual for a specific year, but does not provide the sources of income.
- During tax season, the Canada Revenue Agency included any Canada Emergency Response Benefit (CERB) payments as part of the individual's total yearly income on line 150 of their tax return, which resulted in an increase in the individual's rent assessment.
- There has been criticism from social policy experts on CERB-induced rent increases and media has covered the negative impact this has had on several people.

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CONFIDENTIAL**TAB #07****Session Briefing Note****Fall 2021**CERB and rent
calculationYukon Housing
Corporation**Background:**

- Canada Emergency Response Benefit (CERB) applicants received \$2,000 for a 4-week period (the same as \$500 a week), between March 15 and September 26, 2020.
- Yukon Housing Corporation (YHC) has processes in place if a tenant is experiencing financial hardship. If the CERB is the reason for the hardship, YHC may consider CERB removal from the tenant's rent assessment with appropriate documentation.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #11****Session Briefing Note****Fall 2021****Waitlists**

Yukon Housing Corporation

Recommended response:

- There are a number of reasons why the **demand** for Yukon Housing Corporation housing **continues to exceed supply**, including:
 - An increase in **aging population** and **population growth**;
 - Barriers to housing such as affordability and discrimination as reported in the Point in Time count conducted in April 2021;
 - Limited availability of options, especially private market rentals, in both Whitehorse and the communities;
 - Increasing homelessness due to the COVID-19 pandemic.
- We are **addressing the demand** by offering rent subsidies, adding units to our stock, and establishing innovative partnerships to incentivize private development.
 - Since the **launch of Canada-Yukon Housing Benefit** rental subsidy program in **November 2020**, we have helped over 200 households. As of August, 2021, we have approved direct housing rental support to over 140 Yukoners in market rental housing;
 - Our Rent Supplement program provides **\$1.4 million per year** to help approximately **95** Yukon individuals and families -
 - This includes 50 households from Yukon Housing Corporation's waitlist living in the **Da Daghay Development Corporation's River Bend Development**.
- We know that we need to work as a community towards housing solutions. Just recently, we hosted a housing summit to work with partners to take action on housing solutions.

CONFIDENTIAL**TAB #11****Session Briefing Note****Fall 2021****Waitlists**Yukon Housing Corporation

Additional response:

- As of August 2021, Yukon Housing Corporation's **Community Housing waitlist** is **453**. This number fluctuates daily.
- As of August 2021, there are **11 people on the waitlist for employee housing**, though this number changes regularly as employees are housed. This number has dropped from 31 in May 2019 as a result of the changes to the Employee Housing policy.

Context—this may be an issue because:

- Several media outlets have covered the Community Housing waitlist.
-

Background:

- As the University grows, there is an increased potential in students moving to Whitehorse for programs and courses. This adds pressure to an already tight rental market, with an increasing number of individuals vying for low income housing.
- As per the Yukon Bureau of Statistics, the average sale price of a house in Whitehorse was \$650,700. This is an increase of over \$100,000 in a year and a record-high, making home ownership out of range for low income households.
- Due to housing need and affordability issues, the housing waitlist is still substantial:
 - Currently, as a result of work with our partners, more housing navigators are helping people find housing. One of their services is to help individuals and families complete housing applications with Yukon Housing Corporation.
 - The seniors' population continues to grow, and this increases the number of seniors eligible for community housing.

CONFIDENTIAL**TAB #11****Session Briefing Note****Fall 2021****Waitlists**

Yukon Housing Corporation

- As of August 2021, there were 453 individuals/households on the Yukon Housing Corporation waitlist (these numbers change daily):
 - 176 of these were seniors; and
 - 277 were non-seniors.
- At any point in time, a number of YHC housing units may be vacant as a result of undergoing major renovations, being made ready for new tenants, or awaiting resolution of Residential Tenancy Office actions related to abandoned possessions.

Homelessness Numbers: (See BN #14)

- The Point in Time (PiT) count (a count of the number of people in a community who are experiencing homelessness on a particular day) scheduled for 2020 was canceled due to the pandemic. As per the Point in Time count held in April 2021, at least 151 people experienced homelessness on the night of April 13th, 2021;
 - 44% were female
 - 7% were youth
 - 10% were LBGBTQ2S+
 - 85% were Indigenous
 - 13% reported losing housing due to the COVID-19 pandemic
- The top two barriers to finding housing were listed as affordability and discrimination.
- A community based coordinated access system has begun to use the By-Name-List as a tool to identify, assess and prioritize people experiencing homelessness and to give us the ability to help individuals as a community, on a case-by-case basis. The list provides a means to evaluate, assess, and prioritize individuals for housing and support.
- As of August 2021, there were 119 active individuals looking for housing with supports.

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Session Briefing Note

Waitlists

TAB #11
Fall 2021

Yukon Housing Corporation

YHC Community Housing Waitlist (As of August 2021)

- Including community, senior and employee waitlist

Community	WAITLIST			
	Senior	Non-Senior	Total	YG employee waitlist
Beaver Creek	0	0	0	1
Carcross	4	3	7	0
Carmacks	0	0	0	1
Dawson City	10	20	30	0
Faro	0	1	1	1
Haines Junction	2	6	8	0
Mayo	0	0	0	2
Pelly	0	0	0	1
Ross River	2	7	9	1
Teslin	0	1	1	0
Watson Lake	3	14	17	4
Whitehorse	155	225	380	0
Total:	176	277	453	`

31 of the 453 clients on the waitlist currently receive the Canada Yukon Housing Benefit

**YHC housing stock numbers on the next page*

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Session Briefing Note

Waitlists

TAB #11

Fall 2021

Yukon Housing Corporation

YHC Housing Stock

YHC has housing units in the following Yukon communities: (August 2021)

Community	Rent Geared to Income Housing units	Staff units	Total Units
Beaver Creek	0	3	3
Carcross	6	4	10
Carmacks	27	14	41
Dawson City	60	37	97
Destruction Bay	0	2	2
Faro	10	11	21
Haines Junction	22	6	28
Mayo	25	7	32
Old Crow	0	7	7
Pelly Crossing	0	10	10
Ross River	20	18	38
Teslin	17	10	27
Watson Lake	47	39	86
Whitehorse	502	0	502
Total	736	168	904

CONFIDENTIAL**TAB #11****Session Briefing Note****Fall 2021****Waitlists**

Yukon Housing Corporation

Through our Community Housing program, Yukon Housing Corporation is working to enhance flexibility in its stock and to maximize the use of its units in the communities. For example, employee units that are **not needed or that are sitting empty** are used for Rent-Geared -to-Income clients in need of housing.

Approved by:September 9, 2021

Mary Cameron

President, Yukon Housing Corporation

[Date approved]

CONFIDENTIAL**TAB #12****Session Briefing Note****Fall 2021****Housing Accomplishments**Yukon Housing
Corporation**Recommended Response:**

- We have been working hard to help make sure more Yukoners have access to safe, affordable, and accessible housing. (See BN #11)
- In recent years, we have seen **significant success** in addressing housing needs through our programs and initiatives:
 - Development of **more than 470 housing units, including approximately 275 affordable housing units**, across the housing continuum through the Housing Initiatives Fund. (See BN #49)
 - **Construction on both the Challenge Cornerstone and Normandy Manor projects** has continued this past summer, with partnership funding support from our government. (See BNs #51, 50)
- We are focusing our **housing** programs to meet community needs, the recommendations from the Putting People First Report and the Aging in Place Action Plan; finding real housing solutions for Yukoners:
 - We started the constructing of a **47-unit**, mixed use and mixed income Community Housing building in Whitehorse; (See BN #18)
 - In November 2020, we launched the **Canada-Yukon Housing Benefit**, a new rental subsidy program provided directly to individuals living in private market rental housing; this program benefited 200 Yukoners in rental affordability need.
 - We help **address housing needs** in communities through **our new planned builds** in Old Crow, Watson Lake, Whitehorse, Mayo and the design work for a Carcross build over the next two years.

CONFIDENTIAL**TAB #12****Session Briefing Note****Fall 2021****Housing Accomplishments**Yukon Housing
Corporation**Context—this may be an issue because:**

- Housing is a high priority issue for Yukoners. There is ongoing coverage in the media of rising housing prices and lack of affordable housing in all Yukon communities.

Background - Looking forward:

- We will continue to use the **Housing Action Plan** for Yukon for guidance, alongside the 2017 **National Housing Strategy**, and the **Yukon's Safe at Home Plan** to End and Prevent Homelessness. As well as incorporating key housing recommendations from the **Putting People First Plan** and the **Aging in Place Action Plan**.
- We continue to implement a resilient **Community Housing program** that will focus on **affordability, availability and vulnerability**.
- We are striving to make efficient use of the resources we have. We maximize the amount of housing we provide on lots we own through densification and **creative partnerships**.
- We **continue to revise and adapt our programs**, including our loan and grant programs to make them more effective in addressing Yukoners' housing needs. (See BN #75)
- Throughout this work, we will ensure that we make **effective use of federal funding** to meet Yukoners' housing needs.

Approved by:



Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #13****Session Note****Fall 2021****Accomplishments Table –
Across the Continuum**

Yukon Housing Corporation

- The Housing Action Plan has three main **pillars** that guide Yukon Housing Corporation's actions to support resilient housing solutions across the continuum in the territory:
 - To help Yukoners gain and maintain **housing with services**;
 - To increase access to **adequate and affordable market and non-market rental housing** and support tenants and landlords; and
 - To increase and diversify **home ownership** options in Yukon.
- Yukon Housing Corporation continues to support projects across the housing continuum from December 2016 through to today:

Under Pillar 1 - Housing With Services

- **Provided \$4.51 million** towards capital grants to provide services and construction;
- Supporting the development of the upcoming 84-unit **Normandy Manor** independent senior building with support services. Yukon Housing Corporation is leasing 10-units of the 26 affordable units for 20 years;
- Supporting the Safe at Home Society in their Rapid Housing Initiative application for federal funding to buy and renovate the High County Inn to provide 55 units of permanent supportive housing;
- Yukon Housing Corporation **co-chairs** the Federal, Provincial and Territorial Open Forum on Homelessness Committee.

Project specifics:

- The **Options for Independence** building (4046 4th Ave) transferred ownership to Yukon Housing Corporation in 2021-22. The Corporation will maintain and repair the building while Options for Independence continues to operate housing with supports programming for individuals with FASD;
- Yukon Housing Corporation purchased land in Watson Lake in 2021-22 to build a supportive housing project after completing a housing needs assessment. The project will operate on **Housing First principles**. Planning and design for construction will continue in the 2021-2022 fiscal year, and construction will begin next fiscal year;

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Across the Continuum**

Yukon Housing Corporation

- **KBC Developments (Normandy Project)** was provided \$500,000 from the Housing Initiatives Fund and \$500,000 from the Municipal Matching Rental Construction Program to develop an 84-unit development for seniors in **Whitehorse**. Yukon Housing Corporation has secured a lease of \$3.5 million for 10 units for 20 years. This project broke ground in August 2020, and will help house Yukon's growing senior population;
- The **Yukon's first Housing First** project of \$4.1 million was constructed by Yukon Housing Corporation and assumed the role of landlord when the 16-unit building opened to tenants in December 2019. John Howard Society Pacific and the Council of Yukon First Nations assumed operations of the Housing First residence on Wood Street on April 6, 2021.
- The **Victoria Faulkner Women's Centre** was supported through the Housing Initiative Fund project concepts stream of 2020-21;
- **Blood Ties Four Directions** received \$350,000 for the **Steve Cardiff 4 tiny house community** in Whitehorse which opened in January 2019;
- **Kwanlin Dūn First Nation** received a \$90,000 grant to open and operate a **temporary emergency shelter** in downtown Whitehorse during the 2018 winter;
- Yukon Housing Corporation signed a \$300,000 agreement with **Safe at Home Society** in 2021-22 for **Coordinated Access and Outreach & Direct Support Services**;
- Yukon Housing Corporation provided the **Yukon Anti-Poverty Coalition**:
 - \$282,000 in funding to hire a Safe at Home Implementation Manager, Housing Stability Worker, Seniors' Engagement Specialist and a Coordinated Access Coordinator in 2020-21; and
 - \$160,000 in funding to hire a Housing Navigator for 2 years (this position ended March 31, 2018).

Under Pillar 2 - Affordable Rental Housing

- **Provided over \$20 million** in funding towards **affordable rental housing repairs**, subsidies and construction projects;
- **Supported over 600** affordable rental housing repairs, subsidies and construction **of new units**;

CONFIDENTIAL**TAB #13****Session Note****Fall 2021****Accomplishments Table –
Across the Continuum****Yukon Housing Corporation**

- **Provided affordable rental housing options** through Community Housing, rent supplements and funding programs that supported new housing developments and increased the quality of existing rental housing.

Project Specifics:

- Canada Mortgage and Housing Corporation (CMHC) approved capital funding to Yukon Housing Corporation for the construction of triplexes in Mayo, Watson Lake, and Whitehorse through the **Rapid Housing Initiative** in June 2021;
- The **Canada-Yukon Housing Benefit** was launched in November 2020 to provide a rental subsidy for low to moderate income **Yukoners living in private market rental housing**. Since then, the program has supported over 200 Yukon households with current support at 140 as of August 2021;
- The Yukon Housing Corporation **COVID-19 Rent Assist** program provided support to **over 170 Yukon households** in private market units between April and September 2020. Eligible Yukoners who had lost at least 30% of income during the pandemic were eligible for a grant of up to 50% of median market rent;
- The Yukon Housing Corporation **Rent Supplement program** was expanded by \$200,000 in 2018 to further support low income Yukoners with rent. This program annually assists approximately 90 households and total budget exceeds 1.4 million per year;
- The Vimy Heritage Housing Society is being supported **on their proposed seniors' housing project** in Whitehorse; The current proposal is to develop a 75-suite building with parking and green space. with construction scheduled to start in 2022;
- 14 Yukon First Nations are eligible for funding up to \$344,250 each under the Low Carbon Economy Fund to help **repair and retrofit** housing; 6 First Nations have been approved for funding of \$344,250 each since 2019-20;
- **Spent \$5.4 million on retrofits and renovations** of community, seniors' and staff housing;
- The **Employee Housing Policy** was revised to help enhance **Community Housing** options for all Yukoners, including Government of Yukon staff;
- All Yukon Housing Corporation units were tested for **radon** in 2018 and **mitigation** was completed (when required). This ensured that all units met the Health Canada guidelines for radon levels, which is less than 200 Becquerels per cubic metre;

Prepared for Minister responsible for
the Yukon Housing Corporation

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CONFIDENTIAL**TAB #13****Session Note****Fall 2021****Accomplishments Table –
Across the Continuum**

Yukon Housing Corporation

- The Rental/Secondary Suite Loan Program received over \$600,000 in funding to help Yukon homeowners repair existing or construct new rental units. This program closed in March 2020;
- Yukon Housing Corporation received funding from Northern Housing Fund under the National Housing Strategy from Canada Mortgage and Housing Corporation and **completed a fully accessible** social housing duplex in **Whitehorse** for \$550,000 in 2018;
- **Kwanlin Dün** First Nation received \$500,000 to retrofit 10 existing houses;
- The **Chief Isaac Group of Companies** received \$684,000 to **construct** a 14-unit building (9 affordable units) in **Dawson**. This project was completed in 2019;
- **Kluane** First Nation will receive \$400,000 to **retrofit** 8 housing units;
- **Carcross/Tagish** First Nation will receive \$500,000 to **retrofit** 8 homes and install a well.

Housing Initiatives Fund:

- **Tr'ondek Hwech'in First Nation** will receive \$900,000 under HIF4 to construct a Men's Shelter and Transition facility which will consist of **10 affordable units in Dawson City**;
- **Little Salmon/Carmacks** First Nation received \$1,020,000 through HIF 1,2 and 3 for **construction of twelve rental housing units** in Carmacks. Construction of 8 units is completed; 4 are under construction;
- **Champagne and Aishihik First Nations:**
 - Will receive \$600,000 for the construction of 10 affordable units in Whistlebend, Whitehorse under HIF4. The agreement is being finalized;
 - Was approved for funding of \$800,000 under HIF3 to build 10 affordable homes;
 - Was provided \$500,000 through HIF1 to **build 10** tiny homes in Haines Junction to be rented at the low end of market rent for single individuals and elders who need some support in their homes. This project is completed;
- **Maxavier Real Estate Ltd. and 45358 Yukon Inc.** received 500,000 under HIF3 for the **construction of 12 units** in Whitehorse. The project is completed;
- **Vuntut Gwitchin First Nation** will receive \$490,000 under HIF3 for the **construction of 7 units** by May 2022;
- **Jordan Holloway, a housing developer** received \$400,000 under HIF2 and **built an 8 unit building** on a Whitehorse downtown lot. The project is completed;

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the Yukon Housing Corporation

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CONFIDENTIAL**TAB #13****Session Note****Fall 2021****Accomplishments Table –
Across the Continuum****Yukon Housing Corporation**

- **SoulSpace Design Build** received \$350,000 under HIF2 and is **building modest homes (7 units)** for sale in downtown Whitehorse. The project is under construction;
- **Ramza Development Ltd.** received \$500,000 under HIF1 and **completed construction of 18 units** in Whitehorse in June 2019, including 10 affordable, 4 barrier-free and 8 market rent units. This project is completed;
- **Carcross/Tagish** First Nation received \$100,000 under HIF1 to **build 2 units in Carcross**. This project is currently under construction;
- **Teslin Tlingit Council** received \$200,000 under HIF1 to build 4 units in Teslin, including 2 that are accessible units. This project is near completion.

Municipal Matching Rental Construction Program:

- The Municipal Matching Rental Construction Grant (from inception until August 2021) has supported 407 new rental units;
- The **Da Daghay Development Corporation** received \$500,000 for each phase of the **River Bend affordable housing projects** in **Whistle Bend - Phase 1** (42 units) **and Phase 2** (28 new units). This has reduced YHC's waitlist by providing:
 - 30 rental supplements for Phase 1 development; and
 - 20 rent supplements for Phase 2 development.
- Gilday Holding Ltd. will receive \$119,500 from the Municipal Matching Rental Construction Program and \$500,000 from the Housing Initiative Fund for the construction of 10 affordable rental units in Whitehorse. The project completion date is expected for early 2022.

Other Projects:

- Yukon Housing Corporation awarded the construction of a 47-unit mixed-income housing project in downtown **Whitehorse** at **4th and Jeckell Street**. The project cost is estimated at \$18.8 million. The project is currently **under construction with an anticipated completion date of late spring, 2022**;
- Yukon Government Highways and Public Works awarded the construction of a **10-plex housing unit** in **Old Crow**. The anticipated completion date is **winter of 2022**;
- **Selkirk** First Nation will receive \$396,000 for mechanical and energy **upgrades** to eight housing units in **Pelly Crossing**;

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Across the Continuum**

Yukon Housing Corporation

- Yukon Housing Corporation **completed construction** of a \$1.9 million staff housing 6-plex in **Ross River**, in 2018;
- Yukon Housing Corporation **completed construction** of two new seniors' accessible duplexes in **Carmacks** that are part of its Community Housing program in 2018;
- Yukon Housing Corporation provided 2 housing **units in Ross River** and 1 in **Faro** to house **Ross River Dena Council** citizens while their homes were undergoing repairs between May 2017 and August 2018.

Under Pillar 3 - Home Ownership

- Provided **over \$23 million** towards home ownership programs;
- Currently supporting just over **380 Yukoners to repair, buy or build** their own homes through our loan programs;
- Lifting Yukoners out of core housing need by **providing affordable and adequate home ownership options** through funding programs for Yukoners to buy and build homes and repair existing homes in Yukon communities.

Housing Initiatives Fund:

- Have held **four intakes for the Housing Initiatives Fund** resulting in commitments to **shovel-ready projects** and project concepts, for the construction of approximately **470 affordable housing units across Yukon**, including affordable rental and home ownership projects; the 5th Housing Initiatives Fund intake will be launched in November 2021;
- Habitat for Humanity was approved for two projects in 2018-19 and 2019-20 for home ownership. **\$150,000 approved for the construction** of 3 units in phase 1 and **\$50,000** for the construction of 1 unit in phase 2, providing affordable home ownership options in Whitehorse;
- 360 Design received \$350,000 under HIF2 to **build 7 affordable home ownership** units.

Home Repair Program: Since 2020, Yukon Housing Corporation is helping

- **15 Yukon households** to move into affordable home ownership; and
- **58 Yukon home owners with financing** for emergency repairs, energy efficiency upgrades, and overcrowding or accessibility issues.

CONFIDENTIAL**TAB #13****Session Note****Fall 2021****Accomplishments Table –
Across the Continuum**

Yukon Housing Corporation

Initiatives across the Housing Continuum

- **Committed to/and supporting the implementation of the Housing Action Plan for Yukon** and fostering communication **collaboration and partnerships** with First Nations governments, municipalities, non-government organizations and developers to support a resilient housing continuum in the territory;
- Created an **implementation plan for transformation to Community Housing** in the Yukon – including an 18-month engagement with stakeholders to inform the plan;
- For two years, Yukon Housing Corporation **co-chaired** the Federal, Provincial and Territorial Housing Forum table making sure northern and First Nation priorities were brought forward;
- Signed a **bilateral agreement** with the Government of Canada in March 2018 to **ensure federal funding** for Yukon for the next 10 years, and implemented the Canada-Yukon Housing Benefit, an affordability subsidy for market rental housing;
- Each November, in **partnership with the Department of Health and Social Services and Health Canada**, remind Yukoners to test their homes for **radon and mitigate** for radon if necessary;
- **Adapted policies and operations** in Community Housing to ensure tenants and staff are **safe during the COVID-19** pandemic and communicate changes with our partners and tenants in a timely way.
- Yukon Housing Corporation will host quarterly virtual meetings with key community groups, the municipality and the First Nation to learn about their housing priorities and ensure that is captured in the Corporation's annual planning. A virtual meeting with YHC's board of directors, staff and Watson Lake stakeholders was held in August 2021;
- In October 2021, Yukon Housing Corporation hosted the Housing Summit, that explored solutions to address the territories' housing needs;
- In **November 2020**, supported **the Yukon Lung Association to provide a subsidy** for radon test kits purchased at Home Hardware and **distributing test kits free of charge** from Yukon Housing Corporation offices **in communities**;
- In **November 2020**, **co-hosted a virtual First Nations housing workshop** with Canada Mortgage and Housing Corporation (**CMHC**), Crown Indigenous Relations and Northern Affairs Canada (**CIRNAC**) and Indigenous Services Canada (**ISC**) to connect with our partners during the pandemic;

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CONFIDENTIAL**TAB #13****Session Note****Fall 2021****Accomplishments Table –
Across the Continuum**

Yukon Housing Corporation

- On February 26-27, 2020, **co-hosted a First Nations housing workshop with** Canada Mortgage and Housing Corporation (CMHC) and Crown Indigenous Relations and Northern Affairs Canada (CIRNAC). At this workshop, we also continued the discussion on multi-unit residential buildings started at the workshop in 2018;
- In January 2020, hosted Dr. Aaron Goodarzi to give a **public information session on recent radon research** and how Yukoners can protect themselves from the effects of radon gas;
- In 2018-19, **expanded Contractors' Breakfast program from Whitehorse to Watson Lake and Dawson** with presentations on the National Building Code, essentials of better housing and Good Energy incentives;
- Supported a **Safe at Home forum** to report progress on the implementing the plan to **end and prevent homelessness**;
- **Completed the Building Stability project in partnership with Champagne and Aishihik First Nations, Yukon College and the Departments of Justice and Education in 2020.** This pilot project built a **tiny home at the Yukon College**, allowing individuals from the Yukon Community Corrections program to learn construction skills, then the tiny home was moved to **Haines Junction** to use as **transitional housing** for Champagne and Aishihik First Nations citizens;
- **Challenge Disability Resource Group** broke ground on the **Cornerstone Housing Project in spring 2020** with \$5.9 million in grant support (\$1.9 million 2017-2019, \$4 million in 2020-21) and \$1.5 million (in 2020-21) through a loan for construction financing from the Government of Yukon. This project will provide **long-term, affordable housing to individuals experiencing homelessness, with moderate disabilities, or mental illness**;
- In the **third call** for projects under the **Housing Initiatives Fund**, supported **13 projects** (91 units) that will help provide affordable rentals and homes for sale for Yukoners and an additional two project concepts that are under developments for a total investment of \$4.7 million;
- The **fourth call** for Housing Initiatives Fund in January 2021 received 23 project proposals, of which **8 shovel ready projects** were approved for funding of **\$4.64 million**, with four approved project concepts for seed funding of \$20,000 each (**total \$80,000 in seed funding**);
- Continue to deliver the **Developer Build Loan Program** to provide developers and housing providers with construction financing to **build affordable housing** in Yukon communities;

CONFIDENTIAL**TAB #13****Session Note****Fall 2021****Accomplishments Table –
Across the Continuum**

Yukon Housing Corporation

- The Governments of Yukon and Canada signed a **10-year Bilateral Agreement** in March 2019 under the National Housing Strategy. This cost-shared agreement demonstrates a joint commitment to **prioritize affordable housing**;
- Hosted a **Northern Regional Education Networking Tradeshow (RENT) event in partnership with the BC Non-Profit Housing Association** to showcase housing initiatives in BC and Yukon and provide networking opportunities for Yukon and BC housing providers in June 2018;
- Hosted a **Yukon First Nations Pre-Design Workshop** for Multi-Unit Residential Buildings in **rural communities** in May 2018.

Approved by:_____
Mary CameronSeptember 29, 2021

Date approved

President, Yukon Housing Corporation

CONFIDENTIAL**TAB #14****Session Briefing Note****Fall 2021****Homelessness
and Safe at Home Plan**

Yukon Housing Corporation

Recommended response:

- Our government continues to **work towards ending and preventing homelessness** for Yukoners who are precariously housed and vulnerable, **by providing low-barrier, long-term supportive housing options.**
- This includes offering **a Housing First approach** at the Whitehorse Emergency Shelter, the Housing First residence on Wood Street and a new supportive housing Housing First project in Watson Lake.
- We continue to implement the Safe at Home Plan in partnership **with** Kwanlin Dün First Nation, Ta'an Kwäch'än Council, the City of Whitehorse and the Safe at Home society.
- Finally, we remain committed to the implementation of **Reaching Home – the federal homelessness strategy**, working with the **Yukon Anti-Poverty Coalition**, NGOs, and other government partners to address homelessness issues throughout the territory.

Additional response:

- The **Safe at Home Plan** continues to be supported by the Government Partners Committee, the Safe at Home Society, the Yukon Anti-Poverty Coalition and the Reaching Home Community Advisory Board.
- The Reaching Home Community Entity leads the development of a community-based **coordinated access system** that helps prioritize territory-wide service delivery to those most in need.
- As part of this work, **we participate on the Coordinated Housing Access Team** with six local service providers and Kwanlin Dün First Nation.

CONFIDENTIAL**TAB #14****Session Briefing Note****Fall 2021****Homelessness
and Safe at Home Plan**

Yukon Housing Corporation

Context—this may be an issue because:

- Safe at Home is a not-for-profit corporation incorporated as a society in the Yukon in November 2020.
 - John Howard Society Pacific operates the Housing First residence.
 - The Safe at Home Implementation Committee supported the approach taken with the Whitehorse Emergency Shelter and the Housing First building operations.
-

Background:

- The Department of Health and Social Services (HSS) addressed changes to Whitehorse Emergency Shelter operations to improve safety, increase programming, increase client involvement, and introduce a new approach for the long-term residence units in the building.
- John Howard Society Pacific, in partnership with the Council of Yukon First Nations, operates the Housing First residence in Whitehorse.
- Five Government of Yukon departments are involved in the operations and management of the Whitehorse Emergency Shelter:
 - HSS - leads shelter management and operations and health and social services program delivery.
 - Yukon Housing Corporation – collaborates with HSS as a provider of shelter and housing.
 - Highways and Public Works - leads maintenance of the facility.
 - Community Services - provides trial on-site paramedic services which is currently under evaluation.
 - Department of Justice – provides support through its community safety planning process to help address a number of Shelter-related safety concerns identified by various stakeholders.
- The Whitehorse Emergency Shelter Community Safety Plan 2020-2021 report was released in June 2020.

CONFIDENTIAL**TAB #14****Session Briefing Note****Fall 2021****Homelessness
and Safe at Home Plan**

Yukon Housing Corporation

Built for Zero/20,000 Homes Campaign

- Yukon continues to contribute to Built for Zero Canada by working to establish a rigorous By Name List (BNL) and Coordinated Access system.
- As of August 2021, a total of 269 people were on the BNL
 - 119 - active, 75 – inactive, 75 – housed
 - Total housed since November 2020 – 35

	Actively Homeless	Chronically Homeless
Total	119	85**
Adults	83	60
Women	58	39
Men	57	45
Couples	11	8
Families	24	17
Survivors of violence	84	60
High Risk	46	36
First Nations	78*	62
First Nations Women	42	31
First Nations Men	36	31
First Nations and Survivors of violence	55	45
First Nations and High Risk	29	26

* represents 66% of people on BNL

** 71% of Actively Homeless people in Whitehorse are Chronically Homeless; 73% of these clients are FN

Safe at Home

- In Fall of 2017, the Safe at Home Plan (Plan) was endorsed by its four government partners based on shared implementation responsibility among different organizations and governments. The plan is centered on five strategic priorities:
 1. Increasing the support of safe, stable and affordable housing options;
 2. Access to housing, programs and services within a system of care;
 3. Strengthening community support and engagement;

CONFIDENTIAL**TAB #14****Session Briefing Note****Fall 2021****Homelessness
and Safe at Home Plan**

Yukon Housing Corporation

4. Preventing homelessness; and
 5. Improving data collection and evaluating success of systems.
- Since then, the Plan has been adopted as the 'community plan' by the Reaching Home Community Advisory Board in Yukon under federal homelessness strategy.
 - The Yukon Anti-Poverty Coalition and community and governments partners participate in the coordinated access system, including the use of a By Name List to identify, assess and prioritize Yukoners experiencing homelessness.
 - Safe at Home Society staff are currently developing a Safe at Home website and have launched a community newsletter on the progress being made towards ending and preventing homelessness.
 - The 2020 federally-coordinated Point in Time Count (PiT), a key tool to measure our progress in reducing sheltered and unsheltered homelessness, was postponed due to COVID-19.
 - The 24-hour count held on April 13 and 14 of this year in Whitehorse showed 151 individuals as homeless of which 44% were female, 7% were youth, 10% were LBGBTQ2S+, 85% were Indigenous and 13% reported loss of housing due to COVID 19.
 - The PiT count provides a "snapshot" of how many Yukoners are experiencing homelessness within a specific time period. Safe at Home Society, on behalf of the Reaching Home Community Entity, lead the April 2021 Point in Time count.

Approved by:

September 9, 2021

Mary Cameron

President, Yukon Housing Corporation

[Date approved]

CONFIDENTIAL**TAB #15****Session Briefing Note****Fall 2021****Safe at Home – Rapid Housing Initiative 2.0**Yukon Housing Corporation

Recommended Response:

- Yukon Housing Corporation supports the Safe at Home Society in their application to the Rapid Housing Initiative funding: Round 2 – Cities Stream for a Whitehorse-based project to meet the needs of vulnerable Yukoners.
- The Canada Mortgage and Housing Corporation's **Rapid Housing Initiative** funding has the potential to help house vulnerable Yukoners, especially as the pandemic has exacerbated existing housing and homelessness challenges in the territory.
- We expect a federal announcement in late fall 2021 as to whether this project will receive funding.
- The Safe at Home Society has proposed buying and renovating the High Country Inn – at 4051-4th Ave – to provide 55 units of permanent supportive housing for vulnerable Yukoners, including units for women, youth and Indigenous Yukoners.
- Support for this project showcases the collaborative efforts of all orders of government, with NGO partners and the private sector, to increase housing options for Yukoners.

Additional Response:

- If the Safe at Home Society is approved for Rapid Housing Initiative Round 2 funding, they may also be eligible for funding through existing programs such as the Housing Initiatives Fund and the Municipal Matching Rental Construction Grant.

CONFIDENTIAL**TAB #15****Session Briefing Note****Fall 2021****Safe at Home – Rapid Housing Initiative 2.0**

Yukon Housing Corporation

- This project could potentially support clients on Yukon Housing Corporation's waitlist who may need housing with supports.

Context—this may be an issue because:

- There is public concern about rental affordability, access to housing, and housing sustainability due to COVID-19.
- The 2021 Point in Time Count noted that at least 151 people experienced homelessness on the night of April 13, 2021.

Background:

- The Canada Mortgage Housing Corporation (CMHC) Rapid Housing Initiative (RHI): Round 2.0 (June 2021) is designed to help address urgent housing needs in the COVID-19 context and ensures at least 25% of the \$1.5B of funding goes toward women-focused housing projects.
- Safe at Home applied under the RHI Round 1 for this project, but was unsuccessful; CMHC encouraged Safe at Home to reapply should more funding become available.
- In RHI Round 2.0, the City of Whitehorse received \$5 M under the Cities Stream and the City of Whitehorse supports the Safe at Home project application under this stream.
- YHC provided a letter of support for the Safe at Home Society in their project application for capital funding under RHI 2.0. We anticipate that CMHC will announce in late fall 2021 **if this project is successful**.
- CMHC covers up to 100% of capital construction costs for approved projects and requires that housing is built within 12 months of funding approval.

CONFIDENTIAL**TAB #15****Session Briefing Note****Fall 2021****Safe at Home – Rapid
Housing Initiative 2.0**

Yukon Housing Corporation

-
- This project meets the goals and objectives of the Safe at Home Plan, and the Housing Action Plan and supports key directions emerging from the City's planning process - Whitehorse 2040 – the Official Community Plan.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #16****Session Briefing Note****Fall 2021****Seniors – Wellness and Safety**

Yukon Housing Corporation

Recommended response:

- The **wellness and safety** of our tenants is a priority.
- Our **Seniors Engagement Specialist** is in regular contact with tenants at all of our seniors' buildings in Whitehorse, to work with tenants to increase the sense of community and safety.
- We continue to provide a night time **security service** to all tenants in all our multi-unit buildings in Whitehorse. We encourage tenants to call the RCMP if they feel their safety is at immediate risk.
- We have listened to our tenants, and their concerns about safety.

74(1)(a), 72(1)(b)(vi)

- Yukon Housing Corporation is committed to creating a safe and secure environment in all of our seniors' buildings and properties.

Additional response:

- Yukon Housing Corporation has completed **fire safety planning** for all our multi-unit social housing buildings in Whitehorse to ensure they meet fire safety requirements.
- Some recent improvements to Yukon Housing Corporation buildings include accessible garbage bins, laundry rooms that provide greater accessibility, and improving walkways to remove tripping hazards.

CONFIDENTIAL**TAB #16****Session Briefing Note****Fall 2021****Seniors – Wellness and Safety**

Yukon Housing Corporation

Context—this may be an issue because:

- There has been increased media coverage about safety and security concerns in Whitehorse.

Background:

- Yukon Housing Corporation (YHC) has provided night-time security in our multi-unit buildings for several years and, when tenant complaints and incidents warrant, increased the security presence.
- YHC staff have found that after periods of increased security presence, the number of complaints and security incidents are reduced and security can return to night-time patrols only.
- YHC is also working to complete community housing needs assessments for each Yukon community, to identify and understand housing gaps across the housing continuum and requirements of the communities.

Security Contract

- YHC has a security contract in place with Sirius Security to provide security patrol services to units located in Whitehorse.
- This contract also provides security to buildings to help support tenants when unforeseen incidents occur (e.g. elevators becoming out of service, fire watch, unsecure buildings, etc.).

Emergency Planning

- YHC finalized the Business Continuity and Emergency Management Plan in 2019.
- We have completed work to ensure that all of our multi-unit buildings have evacuation plans in place and muster points identified.
- Since fall of 2016, YHC staff have held tenant meetings (not since COVID-19), gone door-to-door during annual inspections, and tracked tenant complaints/concerns to ensure all issues are addressed in a timely manner.
- During the last week of September 2019, YHC completed fire drills in multi-unit seniors' residences in Whitehorse.

CONFIDENTIAL**TAB #16****Session Briefing Note****Fall 2021****Seniors – Wellness and
Safety**Yukon Housing
Corporation**Privacy Impact Assessment (PIA)**

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74(1)(a), 72(1)(b)(vi)

Approved by:

Mary Cameron
President, Yukon Housing CorporationSeptember 9, 2021

[Date approved]

CONFIDENTIAL**TAB #17****Session Briefing Note****Fall 2021****Canada Yukon Housing
Benefit – rent subsidy**Yukon Housing
Corporation**Recommended response:**

- Yukon Housing Corporation is excited to have launched, in November of 2020, the new **Canada Yukon Housing Benefit** rental subsidy program in partnership with the Canada Mortgage and Housing Corporation.
- Since launch, we have helped over 200 households. As of August, 2021, **we have approved direct** housing rental subsidy support to over **140 Yukoners in market rental housing**.
- The Canada Yukon Housing Benefit is a **funding initiative of \$9.1 million over eight years** under the National Housing Strategy - Canada Mortgage and Housing Corporation/ Yukon Housing Corporation bilateral funding agreement. (See BN #36)
- This rental subsidy program is helping Yukoners recover from the economic effects of COVID-19 and moving a significant number of Yukoners out of housing need. This program is supported with Canada Mortgage and Housing Corporation funding of **\$865 thousand this fiscal year** and this amount is cost-matched by Yukon government.
- We are pleased that additional funding for this program was announced in the 2021 federal budget.

Additional response:

- Currently, **pad rental for mobile homes is not covered** by the Canada Yukon Housing Benefit, as pad rental represents a combination of costs, including land rental and services (garbage and snow removal) for home ownership. (See BN #70)

CONFIDENTIAL**TAB #17****Session Briefing Note****Fall 2021****Canada Yukon Housing
Benefit – rent subsidy**Yukon Housing
Corporation

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- Mobile homes that are rented out as private market rentals are eligible.
 - This fall, after the first year of the program, **we are completing a review** to see if the program is meeting the rental housing affordability needs of Yukoners.

Context—this may be an issue because:

- The Bilateral Addendum was signed by both Canada and Yukon in October 2020. The program launch (via news release) occurred November 4, 2020.

Background:

- The Canada-Yukon Housing Benefit (CYHB) is a rental **subsidy program** run by Yukon Housing Corporation (YHC) that provides **supports** to move **Yukoners** out of **housing need**.
- The subsidy is **paid directly to the individual**, allowing portability and tenant confidentiality.
- It was originally announced as part of the **National Housing Strategy in 2017**.
- The CYHB was established as **an addendum to the Bilateral Agreement between Canada** and Yukon under the National Housing Strategy.
- Canada has **committed to providing** Yukon with **\$9.1 million over eight years** under the Canada Yukon Housing Benefit. We are working with CMHC to ensure that CYHB helps the maximum number of Yukon households over the course of eight years of the program.
- As part of the federal funding agreement, it is **50/50 cost-matched by Yukon** through similar affordability programs.

CONFIDENTIAL**TAB #17****Session Briefing Note****Fall 2021****Canada Yukon Housing
Benefit – rent subsidy**Yukon Housing
Corporation

Current Program Status: As of August, 2021:

- Over 140 Yukon households are being supported.
- Approved clients receive cheques before the first day of the month for which they have been approved.

Pad rent for mobile homes: (see BN #75)

- This program **does not currently cover pad rental for mobile homes** (or condo situations, where condo owners pay fees with many of the same services as pad rentals). Mobile homes can be a mix of homeownership with rental fees.
- The CYHB prioritizes support for households:
 - **with less than \$100,000 in assets** to prioritize those without other means of income or support which aligns with our Rent-geared-to-income program; and
 - **who are living in private market rental housing.**
- These eligibility qualifications exclude many mobile home owners.
- Mobile homes that are rented out as private market rentals, (where the monthly rent includes the rental of the mobile home itself plus pad rent, if applicable) are currently eligible under this program.
- To ensure that we are meeting Yukoners' housing needs, we are reviewing the demand and program eligibility this fall 2021, after the first year of the program.
- We would work collaboratively with CMHC on any future revisions to this joint program and additions or changes to the current program framework.

Existing Clients on waitlists;

- YHC notified all social housing/rent supplement waitlist clients and the recent COVID-19 Rent Assist clients of the new CYHB program.
- Twenty percent of approved clients had also been on the COVID-19 Rent Assist program; and
- Twenty percent of approved clients had been on the YHC Rent Geared to Income waitlist.

CONFIDENTIAL**TAB #17****Session Briefing Note****Fall 2021****Canada Yukon Housing
Benefit – rent subsidy**Yukon Housing
Corporation

CYHB Funding Summary

Fiscal Year	CMHC Contribution to YHC for Canada Housing Benefit	YHC Cost-Matching
2020-21	\$400,000	\$400,000
2021-22	\$865,000	\$865,000
We continue to work with CMHC to ensure that the CYHB helps as many Yukon households as possible over the next eight years. The amounts of funding over the next year may change as these negotiations continue.		
Federal funding levels have only been confirmed as part of the three-year action plan, which ends in fiscal year 2021-22. The amounts after are subject to annual budget appropriation.		

Approved by:

October 14, 2021

Mary Cameron
President, Yukon Housing Corporation

Date approved

CONFIDENTIAL**TAB #18****Session Briefing Note****Fall 2021****Whitehorse Mixed Use
Housing Project: 4th & Jeckell**Yukon Housing
Corporation

Recommended response:

- This project is boosting Yukon's economy, generating construction jobs, and creating affordable housing in Whitehorse.
- This Community Housing development will use a **mixed income client allocation process** that will continue to prioritize Yukoners in need of affordable housing. (See BN #21)
- The building has **47 units** that include bachelor suites, and one, two and three bedroom units. 10 units will be barrier free. This project is **currently scheduled to be completed in late spring 2022**.
- This project **increases the number of units on this site from 6 units in the former building, to 47 units** in the new building. Through consultation and design, we determined that based on the shape and size of our lot size and the community outdoor space, the maximum building size would allow for 47 units.
- **We identified a budget allocation of \$20 million over three years for the design and construction of this project.** This project will support clients across the housing continuum, from homelessness to affordable rental, all in one building.

Additional response:

- Additionally, this housing development helps us to achieve the goals in **Our Clean Future Strategy** as the building has been designed to exceed National Energy Board of Canada minimum requirements for energy efficiency.

CONFIDENTIAL**TAB #18****Session Briefing Note****Fall 2021****Whitehorse Mixed Use
Housing Project: 4th & Jeckell**Yukon Housing
Corporation**Context—this may be an issue because:**

- 74(1)(a)

Background:

- The site for the development is at 4th Avenue and Jeckell Street.
- A public engagement for the project included:
 - An onsite session on June 18, 2019, and an open house at Yukon Housing Corporation (YHC) in December 2019 to allow members of the public to ask any questions regarding this project.
 - YHC staff have met with Kwanlin Dün First Nation, Ta'an Kwäch'än Council, City of Whitehorse, the Housing Action Plan Implementation Committee and the Accessibility Committee to discuss this project as part of the functional planning process.
- Overall, the feedback to the project was positive.
- Consultation with the City of Whitehorse, Kwanlin Dün First Nation, Ta'an Kwäch'än Council and the Downtown Residents Association will continue throughout the project.
- The consultation process indicated that it should be a priority to include communal use space and this helped inform the design decisions for this project.

Design and Construction Contracts:

- The project's design and administration contract was awarded to Kobayashi and Zedda Architects in September 2019.
- Design considerations, including the size and shape of the lot, led to 47 units as the maximum number of units for the building.

CONFIDENTIAL**TAB #18****Session Briefing Note****Fall 2021****Whitehorse Mixed Use
Housing Project: 4th & Jeckell**Yukon Housing
Corporation

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- The construction contract was awarded to Wildstone Construction Group in May 2020. YHC moved forward with tendering during the COVID-19 pandemic to realize the long-term benefits of the building and to continue to contribute to the territory's construction economy.
 - COVID-19 related costs have increased the overall expenditures of this project – but remain within budget.

Timeline since Summer 2019:

- Award Construction Tender – May 2020 – done
- Construction – 2020-2022 - underway
- Substantial Completion – late spring 2022

National Housing Strategy – YHC/CMHC Bilateral Agreement

- This project helps us to increase community housing stock and to meet our obligations under the bilateral agreement.
- This project will be partially funded by federal recoveries under the bilateral agreement.

Approved by:

Mary Cameron,
President, Yukon Housing Corporation

October 15, 2021

[Date approved]

CONFIDENTIAL**TAB #19****Session Briefing Note****Fall 2021****Watson Lake Community**Yukon Housing Corporation

Recommended response:

- We continue to support the community of Watson Lake in developing housing solutions.
- To help **inform our housing development** decisions, we completed a Housing Needs Assessment in Watson Lake.
- The Yukon Housing Corporation Board recently met with community leaders in Watson Lake to help understand their housing needs.
- Yukon Housing Corporation **has recently purchased land** in Watson Lake in order to build a supportive housing project. We look forward to hosting future engagements with the community on this project. Planning and design for construction will continue **in the 2021-2022** fiscal year. Construction on this project will begin next fiscal year.
- As well, through a federal funding program with Canada Mortgage and Housing Corporation, we are currently constructing a tri-plex in Watson Lake to help meet the ongoing housing needs in the community. This project will be completed later this winter or early spring.

Additional Response:

- **Our funding programs** - through the Housing Initiatives Fund and the Municipal Matching Rental Construction Grant - as well as Yukon Housing Corporation stock unit conversions, **continue to support housing development in Watson Lake.** (See BN #49)

CONFIDENTIAL**TAB #19****Session Briefing Note****Fall 2021****Watson Lake Community**

Yukon Housing Corporation

Context—this may be an issue because:

- Media covered the story when the Government of Yukon helped rehouse the former tenants of Lakeview Apartments.

Background:**Staff Housing Issues in Watson Lake (See BN #21)**

- In Watson Lake, there are two organizations with Agreements for Special Use (AFSUs) or Memorandums of Understanding (MOUs) to house staff in Yukon Housing Corporation (YHC) housing: 3 units for Health and Social Services (HSS) (Insured Health) and 11 units for the Yukon Hospital Corporation.
- Tenancies in these units are managed by the organization that holds the MOU while the Housing Corporation repairs and maintains the units. The organization managing their policy must inform their tenants of policies related to their tenancy.
- When YHC hears of a breach of a lease agreement or policy, we work through the respective organization to rectify the situation.
- During the modernization to Community Housing, YHC will revisit policies to ensure they meet the requirements of the Community Housing program. (See BN #72)

Lakeview Apartments

- The Lakeview Apartments was a 23-unit housing complex in Watson Lake, owned by the Liard First Nation Development Corporation (LFNDC), which housed (in 13 units) both Liard First Nation (LFN) members and other residents when it closed in 2019.
- A building condition assessment estimated that the cost of renovating the building was higher than the estimated cost to replace the building.
- Subsequently, YHC staff met with Liard First Nation and the Liard First Nation Development Corporation to discuss the building condition assessment report.
- The Lakeview Apartments complex was closed due to health and safety concerns in April 2019.

CONFIDENTIAL**TAB #19****Session Briefing Note****Fall 2021****Watson Lake Community**

Yukon Housing Corporation

- At that time, YHC and the department of Health & Social Services worked with Liard First Nation and the Town of Watson Lake to support access to alternative housing for the tenants of Lakeview Apartments.
- YHC has purchased this land and existing building from the Town of Watson Lake for \$1.00 dollar. YHC will be demolishing the existing onsite structure in the fall of 21/22 to enable a new Housing First project to be constructed in fiscal year 22/23.

Supportive Housing Needs Assessment

- Previously, the Chief of Liard First Nation indicated that there was need for an emergency shelter for single men in Watson Lake. Additionally, the mayor and council indicated that the community needed housing all along the housing continuum.
- The Yukon Housing Corporation **completed a Housing Needs Assessment in Watson Lake, collecting data from the community.** The contractor, Vink Consulting, used **interview and video consultation** with stakeholders, the Watson Lake municipal government and the Liard First Nation.
- This assessment helped identify a new housing first project in the community with property acquisition and design being completed in 2021.

Approved by:

September 9, 2021

 Mary Cameron
 President, Yukon Housing Corporation

[Date approved]

CONFIDENTIAL**TAB #20****Session Briefing Note****Fall 2021****St. Elias Seniors Society-
Haines Junction**Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation works to facilitate partnerships that increase the overall health and wellness of our tenants.
- The St Elias Senior's Society has requested use and office space in the common space in the corporation's senior's residence in Haines Junction.
- Although the residence was not designed or intended for larger gatherings, office space or use by non-residents, Yukon Housing Corporation has worked to ensure that the building is up to code for group gatherings.
- Currently, we are working towards solutions for the St Elias Senior's Society and our residents, but are mindful of COVID-19 safety requirements and our tenant's comfort levels with non-resident use.
- A survey of the building residents, to gather our tenants concerns is guiding Yukon Housing Corporation's next steps in common room use.
- We now look forward to welcoming the St. Elias Senior's Society back into our Haines Junction Seniors' Community Housing complex multi-space this fall.

Additional Response:

- Working toward partnerships, such as this one, help achieve safe communities for our residents in line with the goals of the Aging in Place Action Plan.

CONFIDENTIAL**TAB #20****Session Briefing Note****Fall 2021****St. Elias Seniors Society-
Haines Junction**Yukon Housing Corporation

Context—this may be an issue because:

- MLA Istchenko and the St. Elias Seniors' Society (SESS) requested the Yukon Housing Corporation (YHC) allow gatherings of seniors and SESS office space in the common area of the Haines Junction seniors' facility.
 - A letter dated March 3, 2021, from the Minister responsible for the Yukon Housing Corporation informed MLA Istchenko that the renovations required by code to allow for gatherings had been completed in January 2021.
-

Background:**Haines Junction seniors' housing needs**

- Yukon Housing Corporation is planning a community housing needs assessment in Haines Junction (2021-22) that may help identify future development in the community.

Use of shared common space

- The St. Elias Seniors' Society requested long-term use and office space in the YHC's seniors' residence common space. This has been in discussion since 2017.
- YHC updated the space to meet safety code in January 2021.
- Before proceeding with an agreement with the Society, YHC surveyed the residents of the building (August 2021) to understand concerns. YHC is working to establish a license of occupation with the Society.

Rent agreement

- Since Haines Junction seniors residence opened in 2008-2009, YHC has changed rent regimes. Originally, YHC used set 'affordable' rental rates; however, the rate was insensitive to inflation or a tenant's income.

CONFIDENTIAL**TAB #20****Session Briefing Note****Fall 2021****St. Elias Seniors Society-
Haines Junction**

Yukon Housing Corporation

- YHC now uses a rent geared to income method (25% of a tenant's income) to establish rent and the old system has been phased out as new tenants move in.
- Of the seven residents, 2, long-time residents are on the original rent system and 5 tenants are on RGI. 3 have lower rents on RGI than if we were still establishing rent under the original system.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #21****Session Briefing Note****Fall 2021**
Staff Housing / Housing for Employees Yukon Housing Corporation
and Public Service
Commission
Recommended response:

- We have implemented and are monitoring our approach to providing housing for Yukon government employees in rural Yukon communities.
- Our focus is now to decrease rental housing cost disparities in our communities. We are **incentivizing private sector investment** in rural housing and **prioritizing housing for employees considered critical for community** well-being.
- In late May 2019, the government policy governing employee housing was revised. The updated policy **prioritizes housing for essential positions**, such as health professionals and teachers; **limits tenancies to 3 years** to encourage staff to consider other housing options in communities; and **realigns rental rates** to be more reflective of private market rates in each specific community.

Additional response:

- We will continue to implement the policy and collaborate with our partners in communities as we strive to achieve our long-term goal of increasing **affordable housing options** and incentivizing **private market opportunities** in Yukon communities.
- Of note, we have seen a **reduction in the** waitlist for staff housing from **31 households in May 2019** to **11 households in August 2021**.
- Yukon Housing Corporation's **loan and grant programs support the development of new rental and home ownership housing** in all communities.

CONFIDENTIAL**TAB #21****Session Briefing Note****Fall 2021**
Staff Housing / Housing for Employees
Yukon Housing Corporation
and Public Service
Commission

- In some situations, the 3-year tenancy limit may be extended. A process for requesting an extension has been collaboratively developed by the Public Service Commission and Yukon Housing Corporation. The Yukon Teachers' Association and the Yukon Employees' Union had the opportunity to provide input on the process while it was developed.

Context—this may be an issue because:

- Housing for employees has been a high profile issue generally.
- Yukon government will be negotiating new contracts with both the Yukon Teachers' Association (YTA) and Yukon Employees' Union (YEU) this year and the availability of staff housing may arise as a negotiating issue.

Background:

- The Yukon Housing Corporation (YHC) employee housing portfolio is currently comprised of more than 170 units which house Yukon government (YG) employees, and employees of the Yukon Hospital Corporation.
- Less than 20% of YG staff in rural communities are housed in YHC housing.
- Private developers and landlords in communities note that the 'below market' rents historically charged by YHC for employee housing have been a disincentive for private sector investment in community housing.
- The revised Employee Housing (GAM 3.30) policy clarifies the eligibility criteria for staff housing, establishes a tenancy duration limit and allocation process, and recognizes the legal requirement of reporting taxable housing benefits.

CONFIDENTIAL**TAB #21****Session Briefing Note****Fall 2021**

Staff Housing / Housing for Employees

Yukon Housing Corporation and Public Service Commission

- Rental rates for employees renting prior to May 2019 are being increased by the amount allowed by their collective agreements. Increases are temporarily limited by the rent cap until Jan 31, 2023.
- Market-based rent rates are being applied to tenants who sign a tenancy agreement after May 2019.
- Organizational leases have been phased out gradually in spring and summer 2020.
- In January 2021, YG began reporting the taxable housing benefit received by employee housing tenants who are paying below market rents. These changes bring us into alignment with Canada Revenue Agency requirements.
- As of August 2021, there are **11** people on the waitlist for staff housing. This number changes regularly as people are housed. This is up from 2 people in April 2021 and 8 in September 2020.
- Previous media coverage over limitation to one pet in YHC housing. As Yukon Housing Corporation has moved towards a Community Housing program, we will be reviewing our policies, including the pet policy, to ensure that our Community Housing approach meets the needs of Yukoners.

Action on new housing availability

- Yukon Housing Corporation's loan programs provided targeted support for rural home ownership in April 2020.
- In 2021, the Housing Initiatives Fund prioritized projects building new housing for staff in Yukon communities.
- We maintain and improve our current Community Housing units for staff across the territory, and continue to add Community Housing capacity in various communities through conversion of single family dwellings to multi-unit dwellings.

CONFIDENTIAL**TAB #21****Session Briefing Note****Fall 2021****Staff Housing / Housing for Employees** Yukon Housing Corporation
and Public Service
Commission

- A new mixed use 10-unit Community Housing project in Old Crow, under design in 2021, will be flexible and adaptable to Yukoner's housing needs.

Approved by:

September 9, 2021

Mary Cameron,
President, Yukon Housing Corporation

[Date approved]

September 9, 2021

Paul Moore, Public Service Commissioner
Public Service Commission

[Date approved]

CONFIDENTIAL**TAB #22****Session Briefing Note****Fall 2021****Bed Bug Issues**Yukon Housing Corporation

Recommended response:

- The health, safety, and comfort of our tenants is very important to us.
- Bed bugs are a nuisance that can affect anyone. If bed bugs are occurring in Yukon Housing Corporation units, the staff is available to support tenants with the next steps and the mitigation process.
- Yukon Housing Corporation staff will arrange for an assessment, and if bed bugs are identified, the staff can move quickly to support a timely response and treatment. This can minimize the impact of bed bugs on both the tenant and also their neighbours.
- We mitigate bed bugs by hiring a trained professional contractor to treat any unit where bed bugs have been identified.

Additional response:

- Yukon Housing Corporation supports tenants with bed bug prevention strategies in the quarterly newsletters to senior residents in our multi-plex buildings; a bed bug specific mail-out was sent to all tenants in August 2021, and a bed bug information sheet is provided at the beginning of a tenancy.
- We know that, from time to time, some of our tenants may be affected by bed bugs. We understand this is stressful situation, and when this happens, we work with tenants directly to explain our treatment and prevention process, and to resolve the issue as quickly as possible.
- At the same time, we also support tenants and share best practices on how to properly clean clothing and belongings to ensure the treatment is effective. These practices can also discourage further incidents.

CONFIDENTIAL**TAB #22****Session Briefing Note****Fall 2021****Bed Bug Issues**

Yukon Housing Corporation

Context—this may be an issue because:

- In February, 2021, Yukon Housing Corporation (YHC) was notified of a bed bug concern in one of the units.

Background:

- Bed bugs are small, wingless insects that feed on the human and animal blood while they sleep. They are easily transported from room to room on infested objects, but cannot easily climb metal or polished surfaces and cannot fly or jump.
- Bed bugs are not known to spread disease and their bites do not generally require medical attention. Yukon Housing Corporation (YHC) does not consider bed bugs to require emergency maintenance, but the Corporation ensures mitigation for bed bug issues is expedient.
- YHC deals with bed bugs on a case-by-case basis and has an annual contract in place to investigate and mitigate bed bugs.
- To make these treatments successful, tenants may need to discard some personal belongings that are infested with bed bugs. Most clothing and belonging can be thoroughly cleaned and does not need to be discarded.
- All of these treatments may require the tenant to be out of their unit for a period of time.

Approved by:September 9, 2021

Mary Cameron

President, Yukon Housing Corporation

[Date approved]

CONFIDENTIAL**TAB #23****Session Briefing Note****Fall 2021****Community housing needs assessment** Yukon Housing Corporation

Recommended response:

- We all continue to see **more and more demands** on the housing supply in Whitehorse and throughout the Yukon, primarily as a result of our **steadily growing population**.
- We know that housing is a key social determinant of individual and community wellness.
- That is why Yukon Housing Corporation is **working to complete community housing needs assessments for each Yukon community**.
- These assessments will help us to identify and understand what our housing gaps are across the housing continuum.
- Data collected through the needs assessments will provide guidance on how best to meet those needs through an evidence-based and integrated approach.
- Yukon Housing Corporation is pleased to be the chair of the Housing Action Plan Implementation Committee, and to call on this committee to provide advice on housing needs and solutions across the housing continuum.

Context—this may be an issue because:

- Community housing needs assessments were raised during the spring 2021 legislative session.

Ref. #19, 71

CONFIDENTIAL**TAB #23****Session Briefing Note****Fall 2021****Community housing needs assessment** Yukon Housing Corporation**Background:**

- Yukon Housing Corporation is working to identify gaps in the housing supply in each community. We have conducted Community Housing needs assessments in the following communities:
 - Housing Action Plan Housing Data Review in 2017;
 - Whitehorse Housing Needs Assessment 2019;
 - Watson Lake Housing Needs Assessment 2020;
 - Carcross Housing Needs Assessment 2021;
 - Mayo Housing Needs Assessment in 2021; and
 - Dawson Housing Needs Assessment in 2021
- The Watson Lake assessment helped identify the size and scale needed for a new housing first project in the community.
- Yukon Housing Corporation has purchased land in Watson Lake, and is proceeding to planning and design for construction in the 2021-2022 fiscal year. (See BN #19)
- Yukon Housing Corporation's tri-plex projects in Mayo, Watson Lake and Whitehorse align with key community needs identified through the respective housing needs assessments completed in these communities. (See BN #71)

Approved by:


 Mary Cameron
 President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL

Session Briefing Note

Rental Rate Caps

TAB #24
Fall 2021

Community Services

Recommended response:

- We heard from Yukoners about the need to work together. We are advancing our commitments under the Confidence and Supply Agreement, including the priority to index rents to inflation as of May 15, 2021.
- The rental index will offer stability in rent for Yukoners over the term of the Confidence and Supply Agreement. We will monitor the effects and feedback as we gain more experience with the rental index. Landlords and tenants with questions or concerns can seek information from the Residential Tenancies Office.
- Stable, affordable housing is fundamental to the health and wellbeing of all Yukoners. The rental index is one of many initiatives being taken with focus on housing in the territory, including working with our partners across government to increase the supply of lots.

Context:

- This may become an issue because stakeholder engagement did not occur. Landlords have contacted the Residential Landlord and Tenant office seeking clarity on the promise.

Background:

- The 2021 Confidence and Supply Agreement states that “Yukon is experiencing a housing shortage and higher than normal rent rates. Residential rent increases will be capped at the rate of inflation, effective May 15, 2021 and continuing through the term of this agreement. For the purpose of this agreement, the inflationary adjustment will be 1% this year, based on the 2021 Consumer Price Index for Whitehorse, reviewed annually.”

CONFIDENTIAL**TAB #24****Session Briefing Note****Fall 2021****Rental Rate Caps**

Community Services

- Any rent increase after May 15, 2021, is limited to the rate of inflation for the previous year. For the year ahead this is 1%, which is the Consumer Price Index for Whitehorse for 2021.
- The Yukon's New Democratic Party first raised the proposal of a six-month freeze on rent increases to help Yukon renters during the pandemic in the fall 2020 Legislative Sitting.
- This was raised through media and social media during the spring election campaign numerous times as a key part of the Yukon's New Democratic Party's platform commitment.
- Below is a cursory cross-jurisdictional scan on rent control.

Jurisdiction	Rent Control
NWT	No
NU	No
AB	No
SK	No
QC	No (tenants can dispute rent increase if they feel it is unfair)
NL	No
NB	No (tenants can dispute rent increase if they feel it is unfair and no retaliatory rent increases)
NS	No for non-mobile home tenants Yes for mobile home pad tenants
BC	Yes (capped at inflation)
MB	Yes (set by the government)
ON	Yes (increase tied to inflation but landlords can apply for a greater increase)
PEI	Yes (increase is set by a commission)

Approved by:


August 17, 2021

Deputy Minister, Community Services

Date approved

CONFIDENTIAL**TAB #25****Session Briefing Note****Fall 2021****5th and Rogers**Yukon Housing Corporation

Recommended response:

- We recognize that the Yukon is experiencing an acute housing shortage and homes are increasing in price.
- That is why our government's mandate includes a commitment to develop the parcel at 5th Avenue and Rogers Street in Whitehorse.
- This development supports an objective of the Housing Action Plan for Yukon, which is to increase the availability and diversity of land for residential development.
- Yukon Housing Corporation is working on the approach to developing the parcel with the departments of Energy, Mines and Resources and Community Services.

Additional response:

- We are working with the City of Whitehorse to ensure the development meets city needs and is reviewing options for lot sales.

Context - this may be an issue because:

- Government's mandate includes a commitment to develop the parcel at 5th Avenue and Rogers Street in Whitehorse.
-

CONFIDENTIAL**TAB #25****Session Briefing Note****Fall 2021****5th and Rogers**Yukon Housing Corporation

Background:

- 5th and Rogers is an undeveloped lot in downtown Whitehorse.
- The site is identified in the Official Community Plan (OCP) and Government of Yukon mandate as a site for infill development.
- The current OCP identifies the site for mixed-use residential and commercial development, while the downtown south plan highlights it as an undeveloped site that has the potential for higher density mixed-use development.
- City zoning of the site requires housing density greater than single family or duplex homes.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB 26****Session Briefing Note****Fall 2021****2021 Flood Response**Community Services

Recommended response:

- The well-above-average snowpack of the past winter, together with this summer's unseasonably hot weather in the Pacific Northwest, led to the largest flood relief effort in Yukon's history. Many properties and communities were affected, including Carcross, Carmacks, Lake Laberge, Mt. Lorne, Marsh Lake, Tagish and Teslin.
- We were tasked with responding to unprecedented water levels, and multiple simultaneous flooding events. This was truly a whole of government response as 130 Yukon government employees, contractors and volunteers were assigned to support the flood response.
- Thanks to their efforts, the amazing support from community members and volunteers, as well as the extraordinary support provided by the Canadian Armed Forces, damage to properties and public infrastructure was limited.

Additional response:

- Our first priorities when responding to flooding are public safety, the protection of critical infrastructure and vital community services, the environment, and the economy.
- While the flood response is still ongoing, our government is developing a remediation and recovery program that will assist home owners to restore their properties, increase community resilience and mitigate against future flooding events.

CONFIDENTIAL**TAB 26****Session Briefing Note****Fall 2021****2021 Flood Response**Community Services

Context:

- This may become an issue because high water levels stemming from the winter's record snowpack and hot weather led to flooding in southern Yukon.
-

Background:

- The Upper Yukon basin (Southern Lakes) recorded a snowpack level that was 196% of the median average.
- The snow melt generally contributes 25% to the summer water level, together with 35% from spring/summer rains and 40% from glacial melt. Therefore, while the snowpack was significant, precipitation and glacial melt will be more significant factors for late summer water levels.
- The Yukon Energy Corporation took early action to reduce the water level by 1 metre to the "Low Supply Level" for Marsh Lake, and received permission from the Yukon Water Board to further reduce the level by another 10 centimetres.
- While snowmelt raised flooding concerns on a few properties near Carcross in April and May, high water levels in Teslin on June 10, led Yukon's Emergency Coordination Centre to activate flood response. Support to Carmacks followed a week later, as water levels on the Yukon River threatened waterside properties and infrastructure.
- Water levels continued to rise in the Southern Lakes, affecting the residences of approximately 1600 people in the unincorporated communities and First Nations around Marsh Lake, Tagish, Carcross and Lake Laberge, together with adjacent infrastructure.
- On June 22, Wildland Fire Management established an Incident Management Team to manage the multiple flood incidents.
- On July 3, the Government of Yukon sent a Request for Assistance to the Government of Canada and received 100 soldiers from the Canadian Armed Forces in response.

CONFIDENTIAL**TAB 26****Session Briefing Note****Fall 2021****2021 Flood Response**Community Services

- On July 7, the Incident Management Team for flood response requested that Yukon's Emergency Coordination Centre initiate an Evacuation Alert for the affected areas of Marsh Lake and make preparations to support the population.
- With the support of Emergency Health and Social Services, a reception centre was established that same evening in the Takhini Elementary School.
- On July 9, a State of Emergency was declared for designated areas of the Southern Lakes, Lake Laberge and Kusawa to facilitate the response.
- Evacuation Alerts were then issued for the affected areas of Tagish and Lake Laberge on July 10 and 11 respectively.
- An Evacuation Order for 1 property on Shallow Bay Road (Lake Laberge) was issued on July 13.
- A total of 100 Canadian Armed Forces soldiers and 130 Yukon government employees, contractors and volunteers were assigned to support the flood response. This includes 88 personnel from Wildland Fire Management, representing 60% of their total workforce during peak wildfire season.
- The Canadian Armed Forces soldiers supported this incident until August 2.
- Water Resources Branch projected that water levels in the Southern Lakes may peak approximately 50 centimetres above current levels, accounting for the annual glacial melt, which is usually observed in later July and August. This assumes average July precipitation, while below and above average July rainfall would result in lower and higher water levels.

Financial Implications:

- Flood insurance coverage is generally not included with most home insurance plans. Some companies offer overland flood insurance as an additional plan, but many do not. The Insurance Bureau of Canada has information on all aspects of insurance, and may be reached at their toll free number 1-844-227-5422.
- Eligible expenses for the Disaster Financial Assistance Arrangement may be reimbursed to the territory under a cost-sharing formula that is based upon and

CONFIDENTIAL**TAB 26****Session Briefing Note****Fall 2021****2021 Flood Response**

Community Services

rates determined by the Government of Canada and prorated to the territorial population:

- The first \$3.27 (per capita) of expenses will be borne by the territory. With an estimated population of 42,152, this equates to \$137,837;
 - The next \$6.56 (per capita) of expenses (approximately \$276,517) will be cost-shared. The Government of Canada will cover 50%;
 - The next \$6.56 (per capita) of expenses (approximately \$276,517) will be cost-shared. The Government of Canada will cover 75%; and,
 - For the remainder of eligible expenses, the Government of Canada will cover 90%.
- The Disaster Financial Assistance Arrangement was utilized by the territory in past incidents (2012 Upper Liard flooding) to cover the cost of buying out land owners to have residents relocated away from flood-prone properties.

Approved by:



August 24, 2021

Deputy Minister, Community Services

Date approved

CONFIDENTIAL**TAB 27****Session Briefing Note****Fall 2021****Flood Recovery Program**Community Services

Recommended response:

- 2021 floods in the Southern Lakes show the dangers, and the costs of climate change. This unprecedented 200-year event shows us how vulnerable we can be to changes in perception and temperature.
- Response to the 2021 flooding in southern Yukon is now transitioning to recovery. The recovery plan is informed by recommendations from professional engineers related to community level infrastructure requirements, an assessment of damages and needs for homeowners to recover, along with future looking mitigations at both the individual property and community level.
- We will continue to work with homeowners on remediation efforts throughout fall and winter to prepare for future mitigation efforts in spring 2022.

Additional response:

- We are grateful for the support provided by residents, the outpouring of volunteers, municipal and First Nation partners, contractors, our staff and federal partners in this response.
- The Yukon is preparing a request for financial assistance from the Government of Canada's Disaster Financial Assistance Arrangement, in order to offset the cost of responding to this natural disaster.

CONFIDENTIAL**TAB 27****Session Briefing Note****Fall 2021****Flood Recovery Program**Community Services

Context:

- This may become an issue because flooding in southern Yukon impacted a number of waterside residences in several communities. The clean-up of the response, identification of vulnerable properties and an assessment of future mitigation efforts are all elements of the recovery.

Background:

- Recovery recommendations are in development, with support from Yukon government's Infrastructure Development Branch, Yukon Housing Corporation and engineering consultants. Yukon Housing Corporation is developing a relief program for homeowners. An assessment survey was distributed to all residents impacted by the floods to assess damages in order to determine the best approach for funding.
- In the event of a large-scale natural disaster, the Government of Canada provides financial assistance to provincial and territorial governments through the Disaster Financial Assistance Arrangement, administered by Public Safety Canada.
- When response and recovery costs exceed what individual provinces or territories could reasonably be expected to bear on their own, the Disaster Financial Assistance Arrangement provides the Government of Canada with a fair and equitable means of assisting provincial and territorial governments.
- Through the Disaster Financial Assistance Arrangement, assistance is paid to the province or territory – not directly to affected individuals, small businesses or communities. The territory will collect documentation from communities and landowners and submit a territorial request to the Government of Canada.
- Eligible expenses include, but are not limited to, evacuation operations, restoring public works and infrastructure to their pre-disaster condition, as well as replacing or repairing basic, essential personal property of individuals, small businesses and farmsteads.

CONFIDENTIAL**TAB 27****Session Briefing Note****Fall 2021****Flood Recovery Program**

Community Services

Financial Implications:

- Eligible expenses for the Disaster Financial Assistance Arrangement may be reimbursed to the territory under a cost-sharing formula that is based upon and rates determined by the Government of Canada and prorated to the territorial population:
 - The first \$3.27 (per capita) of expenses will be borne by the territory. With an estimated population of 42,152, this equates to \$137,837;
 - The next \$6.56 (per capita) of expenses (approximately \$276,517) will be cost-shared. The Government of Canada will cover 50%;
 - The next \$6.56 (per capita) of expenses (approximately \$276,517) will be cost-shared. The Government of Canada will cover 75%;
 - For the remainder of eligible expenses, the Government of Canada will cover 90%.

Approved by:August 17, 2021_____
Deputy Minister, Community Services_____
Date approved

CONFIDENTIAL**TAB 28****Session Briefing Note****Fall 2021****COVID-19 Impact – Residential
Tenancies Office**Community Services

Recommended response:

- At the beginning of the pandemic, we acted quickly to protect landlords, tenants, and the broader community from the spread of COVID-19. A Ministerial Order allowed tenants to remain in their rental unit if they were subject to a health protection measure and prevented landlords from entering for the duration of the measure.
- By June 2020, Yukoners had access to income and rental supplement programs. On June 24, 2020, we enacted a second Ministerial Order that required all tenants to pay their rent in full as set in their tenancy agreements unless they were under a COVID-19 related order.
- Based on the inquiries received by the Residential Tenancies Office, overwhelmingly, tenants were able to work with their landlords to meet their obligations.

Context:

- This may become an issue because the Ministerial Order expired with the end of the State of Emergency.

Background:

- The COVID-19 Residential Landlord and Tenant Regulation, passed on March 26, 2020, prevented landlords from evicting tenants for late or non-payment of rent if they had a loss of income as a result of COVID-19. The Regulation also allowed tenants subject to a health protection measure to remain in their rental unit. It prevented landlords from entering the rental unit for the duration of the measure.
- On June 24, 2020, a Ministerial Order came into force and replaced the Regulation. The Ministerial Order maintained the prohibition on eviction for individuals subject to a health protection measure, but in light of federal and

CONFIDENTIAL**TAB 28****Session Briefing Note****Fall 2021****COVID-19 Impact – Residential
Tenancies Office**

Community Services

territorial assistance being made available, removed the eviction protection for tenants whose income was affected.

- The Canada Emergency Recover Benefit was introduced by the federal government on March 25, 2020. The Canada Emergency Recover Benefit provided \$2,000 per month to Canadians who were unemployed or underemployed due to COVID-19 and who did not qualify for Employment Insurance.
- On September 30, 2020, the federal government passed Bill C-4, which replaced the Canada Emergency Recover Benefit with the Canada Recovery Benefit. The Canada Recovery Benefit will provide recipients \$500 per week for up to 26 weeks. The bill also introduced the Canada Recovery Sickness Benefit and the Canada Recovery Caregiving Benefit.
- From April to September 2020, Yukon Housing Corporation supported 170 households who had lost 30% or more of their income due to COVID-19 through the Rent Assist Program.
- The deadline of December 31, 2020 was set to give tenants enough time to pay their rent arrears either via access to income replacement or grants or by securing employment.
- The Residential Tenancies Office settled two disputes related to either the Ministerial Order or Regulation.

Approved by:


August 17, 2021

Deputy Minister, Community Services

Date approved

CONFIDENTIAL**TAB 29****Session Briefing Note****Fall 2021****Chilkoot Trail Inn / Hotel Use**Health and Social
Services

Recommended response:

- On October 18, 2021, the fire department and the RCMP attended the Chilkoot Trail Inn to address smoke coming from one unit on the second floor. Everyone was safely evacuated and there were no injuries. With the exception of the occupants in the one unit, all others were able to return to their rooms.
- Supports are being provided to the individuals who are not able to return to their unit.
- The Department of Health and Social Services began working immediately with Emergency Support Services.

Additional response:

- The Department of Health and Social Services supports individuals to find and retain housing. Hotels are intended to be short-term assistance with a plan to transition individuals back into market housing, for example following an eviction.
- In rare instances, someone who experiences significant and multiple barriers to obtaining and maintaining housing may stay longer-term in a hotel. Some individuals have become accustomed to residing in low-cost monthly hotels and in other cases; this is the only option they can acquire.

Context—this may be an issue because:

- Questions have come up in the Legislative Assembly regarding the use of hotel units as housing for Income Support clients.
-

CONFIDENTIAL**TAB 29****Session Briefing Note****Fall 2021****Chilkoot Trail Inn / Hotel Use**Health and Social
Services**Background:**

- Funding for hotel stays primarily serves single individuals and couples. Of the 65 clients residing in a hotel in April 2021, 92% were individuals and couples, while families made up the remaining 8%.
- When a client resides in a hotel for a full six months or greater, they have rights under the *Residential Landlord and Tenant Act*. In this case, the notice period for an eviction would depend on the tenancy agreement and is typically two to three months. Social workers offer support to evicted clients with accessing the Residential Tenancies Office, if necessary.

Approved by:

Deputy Minister, Health and Social Services

October 19, 2021

[Date approved]

CONFIDENTIAL**TAB #36****Session Briefing Note****Fall 2021****National Housing Strategy- Yukon Housing Corporation
Bilateral Agreement**

Recommended response:

- The 2017 National Housing Strategy is a 10-year, \$70+ billion plan to help drive the success of Canada's housing sector by providing more Canadians affordable homes.
- It is through this strategy that Yukon is benefiting from the 2019 Canada-Yukon Bilateral Agreement, which provides increased funding and stock over the next 10 years including 15% increase in social housing stock and the renovation of 20% of existing social housing.
- Our government is pleased that the federal government continues to recognize the unique needs of northern communities. The allocation this year of an additional \$40 million of the National Co-Investment Fund for Yukon, known as the Northern Carve Out, is such an example of this recognition. (See BN #37).
- The **Canada Yukon Housing Benefit** rental subsidy is another result of our successful partnership with the federal government as it **provides a subsidy to Yukon households** struggling with affordability in the private market. (See BN #17)

Additional response:

- The 2021 Federal Budget **increased and reallocated funding in several National Housing Strategy programs**. Yukon Housing Corporation and the Canada Mortgage and Housing Corporation are collaboratively assessing how **to appropriately advance housing solutions across the housing continuum based on identified community needs**.

CONFIDENTIAL**TAB #36****Session Briefing Note****Fall 2021****National Housing Strategy- Yukon Housing Corporation
Bilateral Agreement**

- The federal funding we receive is used to meet Yukoners' housing needs in a way that aligns with the implementation of the Housing Action Plan, the Safe at Home Plan to end and prevent homelessness, and our Aging in Place Action Plan.

Context-this may be an issue because:

- National Housing Strategy funding supports high profile projects.
- The 2021 Federal Budget may increase funding, cost-matching, or program targets for National Housing Strategy programs.

Background:

- Canada Mortgage and Housing Corporation (CMHC) is leading the implementation of the National Housing Strategy (NHS).
- A Housing Partnership Framework agreement between Canada and the Provinces/Territories (PT) was finalized in March 2018. This agreement recognizes that federal, provincial and territorial governments are primary partners in the provision of housing. Under this agreement, individual bilateral funding arrangements have been negotiated between Canada and each PT – except for Quebec.
- The Canada Yukon Housing Benefit agreement was signed in November 2020.
- The Northern Carve out was announced in March 2021.

CONFIDENTIAL**TAB #36****Session Briefing Note****Fall 2021****National Housing Strategy- Yukon Housing Corporation
Bilateral Agreement**

National Co-Investment Fund

- The National Housing Co-Investment Fund (NHCF) is a funding stream under the National Housing Strategy. Administered by CMHC, it provides contributions and loans for the construction and renovation of affordable housing projects.
 - CMHC has committed to a \$40 million allocation for Yukon projects (“Northern Carve Out funding”) and is working collaboratively with Yukon to determine priority proposals.
 - The Council of Yukon First Nation (CYFN) was approved for federal funding under the On-Reserve Shelter Enhancement Program (SEP) for a new shelter for Indigenous women and children escaping family violence. CMHC committed funding of \$31.7 million to build 10 shelters in First Nation communities on-reserve across the country. YHC supported the application with a commitment to provide CYFN a land parcel.
 - CMHC committed approximately \$12.86 million investment through the Projects Stream of the Rapid Housing Initiative (RHI) for the immediate construction of 50 units of affordable housing across Yukon. \$3 million will be invested with the Yukon Housing Corporation (YHC) to construct 3 triplexes in Mayo, Watson Lake and Whitehorse. YHC is providing an additional \$2.4 million in project funding. (See BN #71)
 - The Safe at Home Society applied to the City of Whitehorse for funding under the federal Rapid Housing Initiative (RHI) 2.0 Cities Stream to convert a hotel property at 4151 – 4th Avenue into 55 supportive housing units. Following a council meeting, the City has applied to CMHC with Safe at Home Society’s proposal. YHC has provided a letter of support. (See BN #15)

Other Funds

- Canada has committed funding to Reaching Home, the federal homelessness strategy. In June 2018, Canada announced it would reduce chronic homelessness by 50% over the next 10 years.

CONFIDENTIAL**TAB #36****Session Briefing Note****Fall 2021****National Housing Strategy- Yukon Housing Corporation
Bilateral Agreement**

Links to Yukon's housing work

- With the approval (2015) and implementation of the Housing Action Plan for Yukon, and Government of Yukon's endorsement of the Safe at Home plan (2017), we are well situated to continue working with our partners to ensure the new funding programs established under the NHS meet the needs of Yukoners.
- The Canada Yukon Housing Benefit is a direct to tenant affordability subsidy to address housing need.
- The 3-year action plan (2019/20 – 2021/22) under the Bilateral Agreement supports YHC's 5-year capital and program budgeting submission.
- YHC co-chairs the Federal, Provincial, Territorial Open Forum on Homelessness.

Federal Funding

The following table outlines Yukon's federal funding from Canada under the ten-year NHS. Note: all federal funding sources listed below end in 2027-28.

New Federal Funding – Yukon	Total Fund Amount (<i>fiscal year</i>)	Yukon Considerations
Northern Housing Initiative	\$24 million over 10 years \$2.4 million annually	Funding began in 2018-19. Flexible funding to address distinct housing needs in the Yukon, in recognition of the unique challenges faced by the northern territories. Does not require cost matching.
Yukon Priorities Housing Initiative	\$818,000 (2021-22)	Funding began in 2019-20, following the signing of the 3-Year Action Plan. The annual amount steadily decreases until 2027-28. Flexible funding to be used for affordable

CONFIDENTIAL**TAB #36****Session Briefing Note****Fall 2021****National Housing Strategy- Yukon Housing Corporation
Bilateral Agreement**

		housing priorities as established by Yukon. Requires 50/50 cost matching.
Canada Community Housing Initiative (CCHI)	\$217,000 (2021-22)	Funding began in 2019-20, annual amount steadily increases until 2027-28. Funding to preserve YHC social housing units as their existing funding agreements with CMHC expire. Requires 50/50 cost matching. Announced in 2021 Federal Budget: \$118.2 million, in new funding, over a 7-year period: The new funds are targeting more specifically the most vulnerable.
Canada-Yukon Housing Benefit (CYHB) (See BN #17)	\$865,000 (*) (2021-22)	Funding began in 2020-21. National affordability subsidy funded by CMHC and delivered by Yukon, requires 50/50 cost matching. YHC launched the Canada-Yukon Housing Benefit in November 2020. Announced in 2021 Federal Budget: \$315.4 million, in new funding, over a 7-year period. Funds are targeted specifically to low-income women and children fleeing violence.
National Housing Co-Investment Fund (NHCF) Yukon Carve-out (See BN #37)	\$40 million over 5 years	\$20 million will support community identified projects directly managed and delivered by YHC. The additional \$20 million will be managed by CMHC to support indigenous governments, organizations, community housing providers and/or the private sector projects endorsed by YHC.
National Housing Co-Investment Fund – 2021 Federal	\$10 million	\$750 million under the National Housing Co-Investment Fund (2021-22 and 2022-23) to accelerate creation of 3,400 new units and repair 13,700 units. \$250 million under the National Housing Co-Investment Fund to support the construction, repair, and operating costs

Ref. #15, 17, 37, 71

CONFIDENTIAL**TAB #36****Session Briefing Note****Fall 2021****National Housing Strategy- Yukon Housing Corporation
Bilateral Agreement**

Budget Reallocation		<p>of an estimated 560 units of transitional housing and shelter spaces for women and children fleeing violence.</p> <p>An additional \$1.5 billion for the Rapid Housing Initiative to add a minimum of 4,500 new affordable units to Canada's housing supply.</p>
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(*) There is \$68,200 allocated to program administration in 2021/22 through the CYHB.

Approved by:


Mary Cameron
President, Yukon Housing Corporation

October 15, 2021

[Date approved]

CONFIDENTIAL**TAB #37****Session Briefing Note****Fall 2021****Northern Carve Out –
National Housing Co-
Investment Fund**

Yukon Housing Corporation

Recommended response:

- In 2018, the federal government launched the \$13.2 billion National Housing Co-Investment Fund, under the National Housing Strategy, to support new construction and revitalization of affordable housing within the provinces and territories.
- In recognition of the additional needs of northern communities, **\$40 million of this funding was allocated to the Yukon**. This funding is called the **Northern Carve Out**.
- Under the terms negotiated with Canada Mortgage and Housing Corporation for the Northern Carve Out, **\$20 million will support Community Housing projects in Yukon**.
 - It will be prioritized by community needs and will be directly managed by the Yukon Housing Corporation.
- The additional **\$20 million** will be managed by Canada Mortgage and Housing Corporation to support indigenous governments, organizations, community housing providers and/or private sector projects.

Additional response:

- We will ensure that the federal funding we receive supports Yukoners' housing needs and aligns with the implementation of the **Housing Action Plan**, the **Safe at Home Plan** to end and prevent homelessness and our **Aging in Place Action Plan**.

CONFIDENTIAL**TAB #37****Session Briefing Note****Fall 2021****Northern Carve Out –
National Housing Co-
Investment Fund**

Yukon Housing Corporation

Context-this may be an issue because:

- Implementation of the Northern Carve Out funding started this fiscal year (2021-22).

Background:

- Canada Mortgage and Housing Corporation (CMHC) is leading the implementation of the National Housing Strategy. (See BN #36)
- The National Housing Co-Investment Fund, Northern Carve Out will be used to address housing need in the territory in the next 5 years. Ongoing discussions with CMHC will allow for the optimized use of the \$40 million envelope.
- The Northern Carve Out is a unique arrangement with the territory, providing up to 75% of funding for each project as compared to the 60%/40% for provinces.
- Ultimately, this funding will permit Yukon Housing Corporation (YHC) to address identified Community Housing pressures and increase choice along Yukon's housing continuum, with particular focus on affordable housing.
- YHC will review Community Housing projects on an annual basis and identify them in their capital planning process.
- YHC intends to have the \$20 million in funds committed no later than 2025-26 with all expenditures completed by 2027-28.
- Now that the agreement is finalized, planning and community needs assessments are underway in order to move forward with new projects. YHC will use this funding to support housing needs in the Yukon including rural communities.

CONFIDENTIAL**TAB #37****Session Briefing Note****Fall 2021****Northern Carve Out –
National Housing Co-
Investment Fund**

Yukon Housing Corporation

Anticipated projects starting in 2021

	Project and Description	Year
1	Watson Lake Housing First: Watson Lake Housing Needs assessment, purchase of the former Lakeview property from the Town of Watson Lake, hazardous building material abatement and the demolition of the existing structure on site, design of the building is also underway. The first step in this design is three conceptual renderings that will be used during community consultation. Construction is anticipated to begin in the spring of 2022. The structure is planned to be 10 units. (See BN 19)	2021-23
2	Dawson Duplex: A 2021 housing needs assessment identified a gap in affordable barrier free housing. The duplex will be constructed on 925-7 th avenue, the site of a 2014 fire of a YHC single family dwelling. Zoning is appropriate.	2021-22
3	Korbo Phase 2 Dawson (to be confirmed): a significant oil spill required the demolition of YHC owned 13-plex as part of the remediation plan. Preliminary community consultation occurred in 2019 with follow up planned early this spring. This build will address housing need and public and political pressure for construction at this highly visible location.	2021-22 to 2024-25

Ref. #11, 19, 36

CONFIDENTIAL**TAB #37****Session Briefing Note****Fall 2021****Northern Carve Out –
National Housing Co-
Investment Fund**

Yukon Housing Corporation

Housing Need

- Rising housing prices and rental rates, as reported by the Yukon Bureau of Statistics, show that there is a lack of affordable housing in the territory.
- Additionally, Yukon Housing Corporation's community housing waitlist shows there is increasing need for affordable housing in communities (See BN #11).
- The recent Point in Time (PiT) count identified that there were on the evening of April 13, 2021, 151 individuals who were experiencing homelessness.

Approved by:October 15, 2021

Mary Cameron

President, Yukon Housing Corporation

[Date approved]

CONFIDENTIAL**TAB #46****Session Briefing Note****Fall 2021****Partnerships - Engagement**Yukon Housing
Corporation**Recommended response:**

- We will continue to build on **our partnerships** with First Nations, municipalities, private sector, non-government organizations, and others in our ongoing efforts to ensure Yukoners have access to safe, affordable and adequate housing options across the Yukon. (See BN #47)
- We use stakeholder forums, workshops and consultation sessions to better **understand community needs for housing across the continuum** from housing with services to rental housing and homeownership.
- Our **advisory committees** support the work of moving our communities' housing priorities forward. These include:
 - Housing Action Plan implementation committee (See BN #54)
 - Safe at Home Plan implementation committee (See BN #14)
 - Aging in Place implementation committee (See BN #55)
 - Accessibility Advisory Committee
- In November 2020, Yukon Housing Corporation met virtually with Yukon First Nations, Development Corporations and with Canada Mortgage and Housing Corporation and other federal partners to discuss emerging housing needs, and to strengthen partnerships with these key housing partners.
- This October, we also held a Housing Summit to bring together **key housing stakeholders** to take action on housing.

CONFIDENTIAL**TAB #46****Session Briefing Note****Fall 2021****Partnerships - Engagement**Yukon Housing
Corporation

Additional response:

- During the COVID-19 pandemic, we **continue to use innovative ways to engage** with stakeholders and communities on **new projects**.

Context—this may be an issue because:

- Can expect questions about how Yukon Housing Corporation (YHC) is consulting with Yukoners on specific projects.

Background:

- YHC has hosted various engagement events over the past two years:
 - In October 2021, we held a housing summit to bring together key housing stakeholders **to take action on housing need**. This summit focused on pillars 2 and 3 of the Housing Action Plan for Yukon.
 - In spring 2021, we completed **housing needs assessments** in Mayo, Carcross and Dawson City.
 - In November 2020, we delivered **a virtual workshop** with Canada Mortgage and Housing Corporation (CMHC), Indigenous Services Canada (ISC) and Crown Indigenous Relations and Northern Affairs Canada (CIRNAC) to **share information with Yukon First Nations and Development Corporations**.
 - In February 2020, we **partnered with CMHC** to undertake **outreach to First Nations**.
 - In 2020, we completed a **housing needs assessment** in Watson Lake to inform future housing developments.

CONFIDENTIAL**TAB #46****Session Briefing Note****Fall 2021****Partnerships - Engagement**Yukon Housing
Corporation

- In fall 2019, we undertook targeted engagement in **Dawson City** with respect to the future development of our Korbo property. This engagement work will continue as we work towards a conceptual design for the property.
- In 2019-20 we completed **extensive engagement**, and will continue to engage with our stakeholders to develop and deliver an implementation plan to **transform social housing** into a resilient and client-focused community housing program.
- In 2019-20, we **engaged** Whitehorse neighbours of the new multi-unit housing project at **4th Avenue and Jeckell Street**.
- In the spring of 2019, we brought **housing stakeholders together** to discuss implementation priorities **under the Safe at Home Plan to Prevent and End Homelessness**.
- In 2019 a **housing needs assessment** was completed for **Whitehorse**.
- YHC **chairs** the Housing Action Plan Implementation Committee (HAP IC), **co-chairs** a multiple-party interdepartmental and NGO Accessibility Advisory Committee, and **co-chairs** the Federal, Provincial and Territorial Open Forum on Homelessness committee.

Approved by:


Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #47****Session Briefing Note****Fall 2021****Partnerships - First Nations**Yukon Housing
Corporation

Recommended response:

- We continue to **build partnerships** with First Nations to **increase housing options** across the Yukon and to ensure that existing housing meets the needs of communities. (see BN #83)
- We strongly believe **federal government funding is needed to ensure** the specific housing needs of Yukon's First Nations are met, and is consistent with the intent and obligations of the Self-Governing Agreements. Yukon continues to advocate the federal government for Nation-to-Nation housing solutions.
- In November 2020, Yukon Housing Corporation met virtually with **Yukon First Nations, Development Corporations and with Canada Mortgage and Housing Corporation and other federal partners** to discuss emerging housing needs, and to strengthen partnerships with these key housing partners.
- This October we held a Housing Summit to bring together key housing stakeholders to take action on housing needs.

Additional response:

- Yukon Housing Corporation's **First Nations Energy Efficiency Program**, funded under the Government of Canada's Low Carbon Economy Fund, supports energy efficiency upgrades in housing in Yukon First Nation communities.

CONFIDENTIAL**TAB #47****Session Briefing Note****Fall 2021****Partnerships - First Nations**Yukon Housing
Corporation

- Several First Nations governments and development corporations have accessed funding through the Housing Initiatives Fund and Municipal Matching Rental Construction Grant program to build new housing. (See BN #49)
- Homeowners on First Nations land are able to access emergency repair grants, accessibility grants and home repair loans through Yukon Housing Corporation's Home Repair Program. (See BN #81)

Context—this may be an issue because:

- Federal and territorial ministers recognize the importance of working with Yukon First Nations on housing solutions.
- First Nations partnerships in land development have been widely acknowledged as having significant potential to opening more land for housing development.

Background:

- In October 2021, Yukon Housing Corporation hosted a Housing Summit with key housing stakeholders to take action on housing need. Focus was on Pillar 2: Rental Housing and Pillar 3: Home Ownership of the Housing Action Plan for Yukon.
- In November 2020, YHC co-hosted a virtual First Nations housing workshop with Canada Mortgage and Housing Corporation, Crown Indigenous Relations and Northern Affairs and Indigenous Services Canada.
- In February 2020, YHC co-hosted a First Nations housing workshop with Canada Mortgage and Housing Corporation and Crown Indigenous Relations and Northern Affairs Canada.

CONFIDENTIAL**TAB #47****Session Briefing Note****Fall 2021****Partnerships - First Nations**Yukon Housing
Corporation

- The Yukon government is committed to reconciliation and acknowledges that Yukon First Nations (YFNs) have significant needs related to the quality of existing housing and the construction of new housing for future requirements.
- The federal government has chosen to address Indigenous housing needs through the development of four distinct Indigenous Housing Strategies (First Nations, Inuit, Métis and Urban Rural and Northern) that will be separate from the National Housing Strategy (NHS).
- The Urban Rural and Northern (URN) Indigenous Housing strategy is aimed at meeting the housing needs of Indigenous peoples not represented by distinctions-based strategies; however, there was no budgetary commitment to this strategy in the 2021 Federal Budget.
- YFNs were asked to work through the Assembly of First Nations (AFN) to contribute to the First Nations Strategy.

74(1)(a)

Approved by:

Mary Cameron, President
Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #48****Session Briefing Note****Fall 2021****CYFN Shelter Land**Yukon Housing
Corporation**Recommended response:**

- Our government supports the **Council of Yukon First Nations** initiative to build a new Whitehorse shelter for women and children who are victims of violence.
- We are pleased to see this project was approved for capital funding from **Canada Mortgage and Housing Corporation** and operations and maintenance funding from **Indigenous Services Canada**.
- The Government of Yukon will continue to support the project by securing a **suitable parcel of land for shelter construction**.
- We are **committed** to working in **partnership with Yukon First Nations** and believe strongly that **federal government funding is needed to ensure** the specific housing needs of Yukon's First Nations are met within the context of Self-Governing Agreements.
- This project shows how all levels of government can work together to address housing needs in the city that supports some of the Yukon's most vulnerable citizens.

Additional Response:

- This new shelter fulfills actions in the "Changing the Story to Upholding Dignity and Justice" - Yukon's MMIWG2S+ strategy, which provides culturally relevant care for indigenous women and children; and

CONFIDENTIAL**TAB #48****Session Briefing Note****Fall 2021****CYFN Shelter Land**Yukon Housing
Corporation

- The “Safe at Home Plan to end and prevent homelessness” and the “National Housing Strategy” goals that support vulnerable people.

Context—this may be an issue because:

- Canada Mortgage and Housing Corporation (CMHC) announced capital and O&M funding for two shelters, one in the NWT and this one by Council of Yukon First Nations.

Background:**Council of Yukon First Nations proposal**

- The shelter will be designed for indigenous women with a variety of family sizes, and children of all ages and genders who are victims of violence. The 15-unit facility will provide a total of 32 beds (5 low barrier beds and 27 high barrier beds) that can be configured to accommodate variations in demand and family size.
- This safe and secure shelter will offer an environment that celebrates Yukon First Nations culture and promotes women’s self-determination.
- The building will meet Canada Mortgage and Housing Corporation’s (CMHC) sustainability targets and will be designed to support parenting.
- Council of Yukon First Nations (CYFN), Ta’an Kwäch’än Council, and Kwanlin Dün First Nation are project leads. Yukon Housing Corporation, Health and Social Services, Community Services and Energy Mines and Resources are working together to support CYFN’s application submission where applicable.
- YHC letter of intent supporting the provision of a land parcel was included in CYFN’s submission, as requested by CYFN’s Grand Chief Peter Johnson.
- CYFN was successful in its proposal to CMHC and work is underway.

CONFIDENTIAL**TAB #48****Session Briefing Note****Fall 2021****CYFN Shelter Land**Yukon Housing
Corporation**Funding opportunity**

- CMHC is providing \$13.1 million in capital funding from the National Co-Investment Fund to build 2 shelters in the north.
- The priority is for indigenous groups and governments submitting collaborative projects.
- This is in line with priorities under Canada-Yukon Bilateral Agreement to appropriately advance housing solutions across the housing continuum based on identified community needs. (see BN #36)
- Indigenous Services Canada is providing approximately \$1 million in long-term annual operating funding. Funding programs for capital developments seldom provide for ongoing operations and maintenance funding.
- This federal funding represents an important opportunity to increase local capacity to support indigenous women and children fleeing violence in a culturally-respectful, indigenous-run facility.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #49****Session Briefing Note****Fall 2021****Housing Initiatives Fund****Yukon Housing Corporation**

Recommended response:

- The **Housing Initiatives Fund** supports the development of affordable housing options for Yukoners - from housing with services, to rental housing and home ownership. (See BN #12)
- To date, through four successful intakes, the Housing Initiatives Fund will bring online approximately **470** total housing units built by First Nations governments, First Nations Development Corporations, developers, contractors, community organizations and the general public.
- More than **275** units are designated affordable which means that Yukoners living in these homes can expect rent below median market rent for 20 years.
- The fourth call for projects was completed in January 2021. Through this call, we committed to supporting:
 - 8 more shovel-ready housing projects, totaling an estimated 60 affordable housing units; and
 - 4 housing project concepts that are under development.
- The Housing Initiatives Fund requires that:
 - Units are energy efficient;
 - 20% of the units in a multi-unit building are accessible; and
 - Units remain affordable for 20 years.
- Two major projects that are funded through previous intakes are the Normandy project and the Boreal Commons project; both have started construction and will provide around 160 units when complete.
- We will be launching the 5th Housing Initiatives Fund intake in the middle of November 2021.

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Yukon Housing Corporation

Additional response:

- We have improved the fund process based on feedback from applicants, including:
 - Scheduling the call for proposals to allow developers more time to prepare for the construction season;
 - Increasing support for development of project concepts; and
 - Increasing funding thresholds to reflect the higher cost of construction during the COVID-19 pandemic and in rural communities.

Context—this may be an issue because:

- The next Housing Initiatives Fund intake will be launched in the middle of November 2021.
- There has been extensive media coverage on the deficiency of affordable housing and the relation to the recent labor shortages in Yukon.

Background:

- The fourth intake for Housing Initiatives Fund (HIF) included the following changes to account for increased construction costs relating to COVID-19:
 - Increase the rural per-unit grant to \$90 thousand (up to \$900,000);
 - Increase the Whitehorse per-unit grant to \$60 thousand (up to \$600,000);
 - and
 - Increase funding for project concepts up to \$20,000 dollars.
- The fourth intake also prioritized projects for staff housing for all orders of government and businesses in Yukon communities as well as homeless, low income Yukoners, seniors and youth.

CONFIDENTIAL**TAB #49****Session Briefing Note****Fall 2021****Housing Initiatives Fund****Yukon Housing Corporation**

- Like previous funds, the 2021 fund included:
 - Single-unit developments for rural Yukon;
 - A category for projects that are not yet shovel ready; and
 - A 24-month timeline for completion to reflect the challenges imposed on construction scheduling resulting from the territory's climate.
- Under the four HIF intakes, we have committed just under **\$16 million** to affordable housing partnership projects that will support the construction of more than **275** affordable housing units across the territory.
- The numbers of units are based on the applications we receive. As developers start to work, building sites, bylaws and design issues may affect the total number of units that are built eventually. Developers' plans may also be affected by unexpected factors such as COVID-19.
- The first call for projects was in June 2018 and received 21 project proposals, of which 9 received funding **totaling \$3.3 million**. This included funding to support Challenge's Cornerstone project.
- The second call for projects was in February 2019 and received 21 project proposals, of which 10 received approval of funding **totaling \$3.2 million**.
- The third call for projects in December 2019 received 28 project proposals, of which 13 received approval of funding **totaling \$4.7 million**, with nine additional projects receiving seed funding of \$5000 each. (Total \$45,000 in seed funding)
- The fourth call for projects in January 2021 received 23 project proposals, of which 8 shovel ready projects were approved for funding of **\$4.64 million**. Four project concepts will also receive seed funding of \$20,000 each (**total \$80,000 in seed funding**).
- We work with project proponents for the duration of their projects. They let us know when the status of their project changes. We have recently updated the project status to include new details provided by projects proponents.
- The Housing Initiatives Fund was the result of a recommendation from the Housing Action Plan Interdepartmental Committee to address unsolicited housing proposals being received by government.
- The fund is reviewed annually to make sure it is targeting the most recent housing development needs.

CONFIDENTIAL**TAB #49****Session Briefing Note****Fall 2021****Housing Initiatives Fund****Yukon Housing Corporation****HIF 4 Approved Projects (2021-22 Fiscal Year)**

Applicant	Project Community	Total Project Cost	YHC Contribution	# of Units (60)	Status
Ta'an Kwach'an Council (TKC)	Lake Laberge	\$3,025,000.00	\$900,000.00	11	TPA signed
Deisleen Development Corp.	Teslin	\$1,444,000.00	\$500,000.00	5	No further action by client
Liard First Nation	Watson Lake	\$3,900,000.00	\$810,000.00	9	TPA with client for review
Paul Robitaille	Dawson City	\$125,480.00	\$90,000.00	1	TPA signed. Expected project completion 2023
Trondek Hwech'in First Nation	Dawson City	\$4,000,000.00	\$900,000.00	10	TPA signed. Expected project completion date 2022
Habitat for Humanity Yukon	Whitehorse	\$994,230.00	\$240,000.00	4	Client seeking additional source of funding. Agreement drafted
DDDC ¹	Whitehorse	\$8,000,000.00	\$600,000.00	10	No further action by client
CAFN ²	Whitehorse	\$8,114,639.42	\$600,000.00	10	TPA with client for review
Project Concepts (seed funding)					
Northern Community Land Trust Society	Whitehorse	\$3,700,000	\$20,000.00	To be determined	TPA signed. Concept project to be completed by end of 2021
360 Design Build	Whitehorse	\$8,114,931	\$20,000.00	20	TPA signed. Concept project to be

¹ Funding request to be discussed as the applicant submitted a funding request of \$1,800,000.

² Funding request to be discussed as the applicant was deemed eligible for RHI funding.

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					completed by end of 2022
Klondike Dev Org ³	Dawson City	\$25,000.00	\$20,000.00	2	Property identified a part of the project concept sold. Client seeking alternate location
Bergeron General Contracting	Watson Lake	\$1,800,000.00	\$20,000.00	6	TPA signed; concept project to be completed by 2022
Whitehorse pre-approved					
Molnar ⁴	Whitehorse	TBC	\$350,000.00	7	

HIF 3 Approved Projects (2020-21 Fiscal Year)

Applicant	Project Community	Total Project Cost	YHC Contribution	# of Units (91)	Status
Champagne & Aishihik First Nation	Haines Junction	\$ 1,800,000	\$ 800,000	10	In consultation with client
Vuntut Gwitchin Government	Old Crow	\$ 3,822,000	\$ 490,000	7	Under construction
Yukon Soaps	Mayo	\$ 400,000	\$ 160,000	2	Near completion
Rebekah Miller	Dawson	\$ 227,726	\$ 70,000	1	Near completion
Boreal Commons	Whitehorse	\$21,900,000	\$ 500,000	15	Under construction (15 affordable units)
Maxavier / McLarnon	Whitehorse	\$ 2,356,822	\$ 500,000	12	Under construction
Ta'an Kwach'an Council	Whitehorse	\$ 3,500,000	\$ 350,000	10	TPA signed/Not started

³ Funding request to be discussed as the applicant submitted two proposals under the Concept stream.

⁴ Project submitted under HIF 3 and has been pre-approved. Client currently working to provide outstanding documentation.

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Yukon Housing Corporation

Energy North	Whitehorse	\$ 2,915,279	\$ 500,000	10	TPA signed/Not started
SHVT Inc	Whitehorse	\$ 2,200,000	\$ 400,000	10	Under construction
SoulSpace Design	Whitehorse	\$ 2,251,000	\$ 350,000	7	Cancelled
Treehouse Timber Frames	Whitehorse	\$ 609,480	\$ 200,000	4	Near completion
536006 Yukon Inc. (Bunkhouse)	Dawson	\$ 300,500	\$ 160,000	2	Near completion
Little Salmon Carmacks FN (funded under the Social and Affordable Housing Fund)	Carmacks	\$ 1,400,000	\$ 320,000	4	Under construction
Kluane First Nation (funded under the Social and Affordable Housing Fund)	Burwash Landing	\$ 900,000	\$ 320,000	4	Under construction
Project Concepts (seed funding)					
Victoria Faulkner Women's Centre	Whitehorse		\$ 5,000		Client requested an extension
Northern Carpenter's and Allied Work (former listed as "Carpenter's Union")	Whitehorse		\$ 5,000		Follow ups planned
Farmer Robert's Store	Whitehorse		\$ 5,000		Follow ups planned
Ryan's Property Management	Watson Lake		\$ 5,000		Follow ups planned
Dark Horse Contracting	Haines Junction		\$ 5,000		Cancelled
Weber & Gerber Development	Whitehorse		\$ 5,000		Follow ups planned
ArcticPharm Ltd.	Whitehorse		\$ 5,000		Follow ups planned
Marcia Jordan	Dawson City		\$ 5,000		Follow ups planned

CONFIDENTIAL**TAB #49****Session Briefing Note****Fall 2021****Housing Initiatives Fund****Yukon Housing Corporation**

Carmacks Development Corp	Carmacks	\$ 5,000	Cancelled
Chelsea Hamilton	Haines Junction	\$ 5,000	Follow ups planned
Terry Molnar	Whitehorse	\$ 5,000	In progress

HIF 2 Approved Projects: (2019-20 Fiscal Year)

Applicant	Project Community	Total Project Cost	YHC Contribution	# of Units (63)	Status
Gilday Holdings	Whitehorse	\$ 1,200,000	\$ 500,000	10	Under construction
DBS 360° Design	Whitehorse	\$ 2,351,812	\$ 350,000	7	TPA signed/Not started
Habitat for Humanity	Whitehorse	\$ 856,240	\$ 50,000	1	Completed
Soulspace Design Build Inc.	Whitehorse	\$ 1,300,000	\$ 350,000	7	Under construction
536344 Yukon Inc.	Watson Lake	\$ 1,054,000	\$ 350,000	7	Under construction
Champagne and Aishihik First Nations	Haines Junction	\$ 1,440,000	\$ 400,000	8	Under construction
Canyon City Construction	Whitehorse	\$ 3,229,000	\$ 500,000	10	Cancelled
Klondike Visitors Assoc.	Dawson City	\$ 2,023,000	\$ 400,000	8	Completed
Little Salmon Carmacks FN	Carmacks	\$ 1,200,000	\$ 200,000	4	Completed
Liard First Nation	Watson Lake	\$ 1,218,400	\$ 210,000	3	Near completion
Jordan Holloway	Whitehorse	\$ 1,000,000	\$ 400,000	8	Completed

CONFIDENTIAL**TAB #49****Session Briefing Note****Fall 2021****Housing Initiatives Fund****Yukon Housing Corporation****HIF 1 Approved Projects (not including Challenge Cornerstone) (2018-19 Fiscal Year)**

Applicant	Project Community	Total Project Cost	YHC Contribution	# of Units (62)	Status
Maxavier / McLarnon	Whitehorse	\$ 2,120,875	\$ 500,000	12	Completed
Ramza Development Ltd.	Whitehorse	\$ 2,526,750	\$ 500,000	10	Completed (10 affordable)
DBS 360°Design	Whitehorse	\$ 2,276,111	\$ 350,000	7	Under construction
KBC Development (Normandy Project)	Whitehorse	\$15,765,347	\$ 500,000	10	Under construction (10 affordable)
Habitat for Humanity	Whitehorse	\$ 1,017,500	\$ 150,000	3	Near completion
Teslin Tlingit Council	Teslin	\$ 1,859,759	\$ 200,000	4	Near completion
Champagne and Aishihik First Nations	Haines Junction	\$ 1,130,000	\$ 500,000	10	Completed
Carcross Tagish First Nation	Carcross	\$ 1,000,000	\$ 100,000	2	Near completion
Selkirk First Nation	Pelly Crossing	\$ 1,118,000	\$ 235,000	4	Cancelled
Little Salmon Carmacks FN	Carmacks	\$ 1,450,000	\$ 500,000	4	Completed

Approved by:


Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL

Session Briefing Note

TAB 50
Fall 2021

Challenge “Cornerstone” Mixed Use Project

Yukon Housing Corporation
and Health and Social Services

Recommended response:

- The successful construction of the Cornerstone Housing Project by Challenge Disability Resource Group will bring 53 new homes to Yukoners. It is anticipated to be completed in early 2022.
- In the Yukon Housing Corporation 2020-21 budget, we provided \$4 million as a capital grant, and \$1.5 million through the Developer Build Loan to support project construction based on Challenge Disability Resource Group’s project timeline, tender award, and construction start dates.
- Additional funding assistance for this fiscal year 2021-2022 is being provided as a capital grant in the amount of \$1.77 million.

Additional response:

- Between 2017 and 2019, we advanced \$1.9 million from Yukon Housing Corporation program funds to the Challenge Disability Resource Group. These funds have been used to purchase the land and for project design and tender readiness based on the following breakdown:
 - \$750 thousand for the purchase of their land;
 - \$500 thousand under Municipal Matching Rental Construction;
 - \$500 thousand under the Housing Initiatives Fund; and
 - \$150 thousand under the Victims of Violence Program.
- Our people-centred approach to wellness helps Yukoners thrive. And by making strategic investments we can build healthy, vibrant, sustainable communities. We are proud to support our community partners with housing solutions.

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Session Briefing Note

TAB 50
Fall 2021

Challenge “Cornerstone” Mixed Use Project

Yukon Housing Corporation
and Health and Social Services

- Challenge Disability Resource Group currently provides residential services and program supports for:
 - adults with varying degrees of disability; and
 - adults with serious and persistent mental health issues.

Context—this may be an issue because:

- This project continues to receive significant media coverage and is receiving support and funding from municipal, territorial and federal governments.

Background:

- Challenge Cornerstone broke ground in April 2020.
- Yukon Housing Corporation and Health and Social Services (HSS) worked together with Challenge Disability Resource Group (Challenge) on their Cornerstone Project business viability and funding options. HSS began working with Challenge in summer 2020.
- Challenge is constructing a **mixed use** 53-unit building:
 - 46 affordable rental units;
 - 7 market housing units; and
 - Commercial space on the ground floor with the intention of partnering with other NGOs on commercial business opportunities.
- Project costs are approximately \$27 million and the project is currently under construction, with an expected completion date of early January 2022
- Challenge Disability Resource Group (Challenge) is a not-for-profit agency that has operated since 1976. Its mandate is to support people with disabilities and barriers to be more active in the community through employment and life skills training.
- With respect to any funding from HSS for possible supportive program, this will require negotiations. A Transfer Payment Agreement may result, pending funding approval. Aside from potentially funding supportive programming, Health and Social Services would provide support to individuals living in Cornerstone in alignment with existing service mandates and structures.

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TAB 50
Fall 2021

Challenge "Cornerstone" Mixed Use Project

Yukon Housing Corporation
and Health and Social Services

- There are considerations that need review with a program model for a mixed-use facility. Mixing resident groups who have moderate to high acuity needs in the same facility is not considered best practice.

COVID-19 related challenges for the Cornerstone project:

- During the peak of the pandemic and when the 14-day self-isolation requirements were in effect, local contractors felt unsafe with an alternate isolation plan presented by the contractor that allowed the out of territory workers to start on the site immediately. As a result of those concerns, **Challenge made the decision and required workers from other jurisdictions to self-isolate** as per public direction.
- Challenge is exploring options with Canada Mortgage and Housing Corporation to address increased costs related to COVID-19.

Approved by:



Deputy Minister, Health and Social Services

September 15, 2021

[Date approved]



Mary Cameron

President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL
Session Briefing Note
Normandy Manor

TAB #51
Fall 2021

Yukon Housing Corporation

Recommended response:

- In keeping with our Aging in Place philosophy and the direction of the Putting People First recommendations and the Housing Action Plan for Yukon, Yukon Housing Corporation is working with other relevant Government of Yukon departments and external partners to support seniors where they want to live.
- Currently under construction, Normandy Manor will be a privately-owned and operated 84-unit **residence for seniors**. Anticipated completion is in the fall of 2022.
- In support of this project, Yukon Housing Corporation is providing:
 - \$3.5 million to support 10 units in the building for Yukon Housing to use for 20 years;
 - \$500 thousand from the Housing Initiatives Fund; and
 - \$500 thousand from the Municipal Matching Rental Construction program.
- Normandy is being built and will be operated through KBC developments, a partnership of local Yukon businesses: Ketza Constructions, Borud Enterprises and Northern Vision Development.
- Once completed, this residence will **meet the needs of seniors who want housing with support services** such as meals and hospitality services - thereby filling a gap in existing accommodations for seniors.
- Normandy Manor provides **an essential housing option** in Whitehorse between individuals living in their own homes and those living in long term care homes. Our government's support for Normandy Manor is **very cost effective compared to the cost of long term care**.

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Session Briefing Note
Normandy Manor

TAB #51
Fall 2021

Yukon Housing Corporation

Additional response:

- Our government recognizes that adequate, suitable and affordable housing is fundamental to building and maintaining strong Yukon communities, and is a strong social determinant of an individual's wellness.

Context—this may be an issue because:

- As Yukon's population grows, Yukoners are facing challenges in meeting their housing needs. The seniors' segment of Yukon's population is growing especially quickly, which is why Yukon government is working with community partners to respond with a variety of services and supports for seniors, including housing.

Background:

- Yukon Housing Corporation (YHC) has negotiated \$3,500,000 towards the lease of 10 units for 20 years in the planned 84-unit building.
- To date, KBC has secured the following financing:
 - \$25 million from Canada Mortgage and Housing Corporation (CMHC) – grant and loan contributions from CMHC's National Housing Co-Investment Fund. This funding is in place for the next 7 years and entails a commitment for 26 (30%) of the units in the new development being made available as affordable housing.
 - \$2 million in private investment and land provision from project partners.
 - \$500,000 from YHC's Housing Initiatives Fund, of which \$450,000 has been paid out for design. (See BN #49)
 - \$500,000 from YHC's Municipal Matching Rental Construction Grant.
 - \$3.5 million from YHC to lease 10 units for 20 years.

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Session Briefing Note
Normandy Manor

TAB #51
Fall 2021

Yukon Housing Corporation

- The City of Whitehorse has also provided \$500,000 in development incentives over ten years.
- The KBC Normandy Manor was publicly announced on March 2nd 2021, as a partnership between the City of Whitehorse, Yukon Housing Corporation and Canada Mortgage and Housing Corporation.

Approved by:



September 9, 2021

Mary Cameron

[Date approved]

President, Yukon Housing Corporation

CONFIDENTIAL**TAB #52****Session Briefing Note****Fall 2021****Vimy Heritage Housing
Society**Yukon Housing Corporation

Recommended response:

- We appreciate Vimy Heritage Housing Society's work to develop its vision for independent housing with supports for seniors.
- Seniors' housing is important to this government. Housing is one of the 4 pillars in the Aging in Place Action Plan and we are working with our partners to ensure supporting seniors where they want to live is a collaborative Yukon-wide effort.
- We are working with the Vimy Heritage Housing Society to **explore sources of funding that would support a financially viable project**. Most recently, Vimy received federal SEED funding and we are providing support to the Society to develop their application for the Canada Mortgage and Housing Corporation's Co-Investment Fund.
- The Government of Yukon is **holding a lot in Whistle Bend** for the development, until May 2022. This will allow the Vimy Heritage Housing Society time to arrange construction capital for the project.

Additional response:

- In addition to the funding that Vimy Heritage Housing Society has received from government for functional and design planning, we will **continue to explore options for support for their project proposal from our existing programs and innovative partnerships**.

CONFIDENTIAL**TAB #52****Session Briefing Note****Fall 2021****Vimy Heritage Housing Society**

Yukon Housing Corporation

Context — this may be an issue because:

- The need for quality housing for seniors has generated significant media interest in this project as a potential component of the overall solution.

Background:

- The current proposal from Vimy is to develop a 75-suite building with parking and green space. Vimy Heritage Housing Society committed, via social media in August 2021, to start construction in 2022.
- Energy, Mines and Resources is holding Lot 511 (previously called parcel 434, recently assessed to have a market value of approximately \$1.35 million), at the intersection of Leota Street and Casca Boulevard, in phase 3D of the Whistle Bend Subdivision, to allow Vimy to complete their business and feasibility planning.
 - This hold has been extended until May 2022.
- In addition to a land commitment, Vimy has received \$231,475 in funding from the Government of Yukon:
 - 2013 - \$74,290 from the Community Development Fund for a pre-construction manager and preliminary marketing;
 - 2016 - \$50,000 from Highways and Public Works for functional planning;
 - 2018 - \$23,575 from Economic Development for a comparative site analysis;
 - 2018 - \$78,610 from Economic Development for a comprehensive business, operations, governance and construction plan.
 - 2019 - \$5,000 from Yukon Housing Corporation (YHC) to help the society with an application to Canada Mortgage and Housing Corporation (CMHC).
- Vimy submitted an application under the Housing Initiatives Fund (HIF) 2019 intake. However, the project was not scheduled to be completed within the 18-month timeframe, which is a HIF requirement. **Vimy has been encouraged to re-apply when their project meets the HIF criteria.** They did not submit an application for HIF 4, which closed in January 2021. HIF 5 applications will run from November 2021 until January 2022.

CONFIDENTIAL**TAB #52****Session Briefing Note****Fall 2021****Vimy Heritage Housing
Society**

Yukon Housing Corporation

-
- YHC provided financial support to Vimy to assist in developing its application for CMHC's Co-Investment Fund and SEED funding.
 - Vimy has also been encouraged to apply for the Municipal Matching Rental Construction Grant and the Developer Build Loan Program.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #53****Session Briefing Note****Fall 2021****Options for Independence
Transfer to YHC**Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation continues to work in partnership with the Options for Independence Society.
- The Corporation's **role** in this partnership is focused **on the ownership, care and maintenance** of the 4th avenue building in Whitehorse while Options for Independence provides housing supports and programming for people with Fetal Alcohol Spectrum Disorder, as they have successfully done since 2014.
- This **partnership** with Options for Independence is one example of how Yukon Housing Corporation supports the 2019 Yukon Fetal Alcohol Spectrum Disorder Action Plan.

Additional response:

- Yukon Housing Corporation has partnered with Options for Independence to assume building ownership. This improves the Society's long-term financial sustainability.

Context—this may be an issue because:

- The transfer of the Options for Independence building to Yukon Housing Corporation is complete.

CONFIDENTIAL**TAB #53****Session Briefing Note****Fall 2021****Options for Independence
Transfer to YHC**Yukon Housing
Corporation**Background:**

- The Yukon Fetal Alcohol Spectrum Disorder (FASD) Action Plan, released in September 2019, includes an action item to “collaborate with the Yukon Housing Corporation and other housing partners to ensure that a continuum of supported housing is available for people living with FASD, including those who are involved in the justice system.” (p. 23)
- Options for Independence Society of Yukon provides supportive housing to 14 adults with Fetal Alcohol Spectrum Disorder (FASD) in Yukon.
- In 2012, Options for Independence entered a loan agreement with Yukon Housing Corporation to build a housing project at civic address 4046 4th Avenue, Whitehorse.
- However, in 2019, Yukon Housing Corporation and Options for Independence signed a Memorandum of Agreement for the Corporation to take over the building.
- In January 2021, the City of Whitehorse granted Options for Independence an exemption to repay a development incentive of approximately \$65,000 which the society received from the City. The caveat was removed from the land title, the property was appraised, and the title transfer was completed in early 2021/22.

Approved by:

Mary Cameron

President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #54****Session Briefing Note****Fall 2021****Housing Action Plan**Yukon Housing
Corporation

Recommended response:

- We continue to use the **Housing Action Plan** for Yukon to guide our planning and decision-making, as we work to address housing needs. (See BN #54)
- In October 2021, we held a Housing Summit to bring together our partners in housing to take action on housing issues.
- Over the past 6 years of the Housing Acton Plan, we have made many steps forward in the housing sector, especially with respect to providing housing with services for vulnerable Yukoners.
- We will continue our work to support housing options for vulnerable Yukoners and increase our efforts – with the help of partners – on rental housing and homeownership portions of the housing continuum.

Additional response:

- We will continue to work to increase housing options across the continuum, and across Yukon through **partnership programs** such as: the Housing Initiatives Fund, and Municipal Matching Rental Construction program. (See BN #49)
- The Housing Action Plan has provided guidance for Safe at Home, the Aging in Place Action Plan, the Canada-Yukon Bilateral Housing Agreement 3-Year Action Plan, and our Community Housing approach among many other initiatives.

CONFIDENTIAL**TAB #54****Session Briefing Note****Fall 2021****Housing Action Plan**Yukon Housing
Corporation**Context—this may be an issue because:**

- Limited housing stock, especially in light of increasing housing prices, continues to be a significant media and community concern.
- The Housing Action Plan (HAP) helps determine Yukon's priority activities, funding priorities and negotiating positions for National Housing Strategy funding.

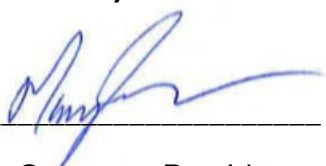
Background:

- HAP's three main pillars are:
 - **Housing with Services:** Help people gain and maintain housing with services;
 - **Rental Housing:** Increase access to adequate and affordable market and non-market rental housing and support of tenants and landlords; and
 - **Home Ownership:** Increase and diversify home ownership options.
- Since 2015, the HAP has been used to guide housing related decisions by the plan's stakeholders, especially the Yukon government departments that are directly involved in the plan.
- The HAP Implementation Committee includes representatives from:

Yukon government:Yukon Housing Corporation
Community ServicesHealth and Social Services
Energy, Mines and Resources**Community Partners:**Kwanlin Dün First Nation
Tr'ondëk Hwëch'in First Nation
Association of Yukon Communities
City of Whitehorse
Challenge Disability Resource Group
Canadian Imperial Bank of Commerce
Canada Mortgage and Housing Corporation
Whitehorse Chamber of CommerceYukon Chamber of Commerce
Yukon University
Yukon Council on Aging
Yukon Residential Landlord Association
Yukon Real Estate Association
Yukon Housing Corporation Board of Directors
Yukon Anti-Poverty Coalition

CONFIDENTIAL**TAB #54****Session Briefing Note****Fall 2021****Housing Action Plan**Yukon Housing
Corporation

- There is no specific annual funding dedicated to support the Implementation Committee's (IC) activities/projects. Funding for projects to achieve the goals in the HAP come from existing department or organization budgets.
- The HAP IC meets monthly (now virtually) to share information, align activities/projects, discuss housing priorities and examine emerging trends in the housing sector.
- A Government of Yukon Interdepartmental Committee supports implementation of the HAP. YHC chairs this HAP Interdepartmental Committee.
- Yukon Housing Corporation (YHC) has achieved several accomplishments with partners, including:
 - Establishing a network of housing navigators;
 - Supporting NGO housing programs;
 - Increasing development of new residential lots across Yukon;
 - Supporting the launch of the federal Co-Investment fund;
 - Hosting Housing Forums to share housing issues and solutions; and
 - Launching the Canada-Yukon Housing Benefit rental subsidy to support housing affordability.
- In 2021, YHC organized a housing summit to fulfill the commitment in the HAP to hold an annual housing forum. In 2020, YHC held a virtual Yukon First Nation town hall.

Approved by:Mary Cameron, President
Yukon Housing CorporationSeptember 9, 2021

[Date approved]

CONFIDENTIAL**TAB 55****Session Briefing Note****Fall 2021****Aging in Place Action Plan**Health and Social
Services

Recommended response:

- Released in September 2020, the *Aging in Place Action Plan* is based on extensive public engagement with more than 1,200 people from across the territory. Its vision is to ensure that all Yukoners, regardless of age, income or ability, have access to the supports they need to live safe, independent, and comfortable lives in their own home or community for as long as possible.
- Our government is working collaboratively with our partners, including First Nations governments, municipal and federal governments, the private sector, NGOs and community groups, to implement the recommended actions and achieve our common goals.
- We have already begun work and made significant progress with Aging in Place actions. For example, we have:
 - Established an Aging in Place Seniors Advisory Committee;
 - Increased options for virtual care;
 - Completed an internal service review of the Adult Protection Unit and implemented practice changes to ensure services are effective and accessible;
 - Implemented the Shine a Light on Dementia program to provide education and training to support caregivers;
 - Expanded the Community Day Program at Whistle Bend Place;
 - Opened Wind River Hospice at Whistle Bend Place;
 - Developed a new Rural End-of-Life Care program which will offer direct funding to Yukoners in rural communities who have a progressive, life-limiting illness and are at end-of-life;

CONFIDENTIAL**TAB 55****Session Briefing Note****Fall 2021****Aging in Place Action Plan**Health and Social
Services

- In addition to all of these accomplishments, we continue to:
 - Work with private industry and community partners to develop independent and supportive housing for seniors;
 - Maintain high-quality infection control practices in long-term care, which has helped to reduce COVID-19 infections in long-term care homes;
 - Uphold a home-based and culturally safe philosophy in partnership with long-term care home residents and their families;
 - Expand on our Home First philosophy and reablement throughout Continuing Care and Yukon's hospital system;
 - Implement best practices for ongoing vaccinations for seniors, such as publicly funding a shingles vaccine, Shingrix, for all Yukoners 65 – 70 years old as well as offering Pneumovax and Fluzone High Dose vaccine to eligible long-term care residents;
 - Expand the Embedding a Palliative Approach to Care model throughout long-term care homes.

Additional response:

- In total, the action plan recommends 56 specific actions to help us achieve our vision and meet our common goals.
- There is considerable overlap between the *Aging in Place* actions and the recommendations in the *Putting People First* report. While the recommendations in *Putting People First* apply to Yukoners of all ages, about a third are in some way directly relevant to the *Aging in Place Action Plan*. This synergy will play an important role in helping us to reach our shared goals. Together, they represent a path forward for

CONFIDENTIAL**TAB 55****Session Briefing Note****Fall 2021****Aging in Place Action Plan**Health and Social
Services

our entire community to promote, protect and enhance the well-being of Yukoners.

Context—this may be an issue because:

- The Yukon's senior and Elder population will grow considerably in the coming years. In 2020, approximately 13% of the territory's population was over the age of 65. By 2040, the percentage of Yukon's population over 65 is expected to reach approximately 21%.

Background:

- Aging in Place actions are categorized into one of the following four pillars:
 - Pillar 1: Programs, Services and Infrastructure
 - Pillar 2: Housing
 - Pillar 3: Transportation
 - Pillar 4 Living Full and Meaningful Lives
- Two committees have been established to guide implementation of actions:
 - The Aging in Place Implementation Committee aims to bring together Assistant Deputy Ministers (ADMs) to represent departments that are responsible for leading one or more actions.
 - The Aging in Place Seniors Advisory Committee serves as a focal point for intersectoral collaboration with Yukon seniors and Elders on matters relating to implementing the actions. Committee members include representatives from organizations that were involved in the engagement, representation from rural communities and First Nations, and members at large, including a representative of the Francophone seniors.

Approved by:


Deputy Minister, Health and Social Services

September 7, 2021

[Date approved]

CONFIDENTIAL**TAB #56****Session Briefing Note****Fall 2021****Federal Homelessness Funding**Yukon Housing
Corporation

Recommended response:

- We are working with the **federal government on various initiatives** to help Yukoners who are experiencing homelessness and who are in precarious housing situations.
- Through the Yukon Community Advisory Board, we worked with Employment and Social Development Canada and Yukon Anti-Poverty Coalition to access targeted federal funding that supported Yukoners in housing need as a result of COVID-19.
- We continue to negotiate for adequate federal funding for our territory while highlighting partnership opportunities with interested First Nations government.
- The 2021 Federal Budget announced **an additional \$567 million over two years for Reaching Home**, administered by Employment and Social Development Canada – and Yukon's portion will be administered through the Yukon Anti-Poverty Coalition.
- We will ensure that the federal funding we receive supports Yukoners' housing needs and aligns with the implementation of the Housing Action Plan, the Safe at Home Plan to end and prevent homelessness, Changing the Story to Upholding Dignity and Justice: Yukon's MMIWG2S+ Strategy and the Aging in Place Action Plan.

Context—this may be an issue because:

- There has been media coverage of the federal Reaching Home COVID-19 funding.

CONFIDENTIAL**TAB #56****Session Briefing Note****Fall 2021****Federal Homelessness Funding**Yukon Housing
Corporation**Background:**

- The Safe at Home Plan was adopted as the 'community plan' by the Yukon Planning Group on Homelessness under the federal homelessness strategy. (See BN # 14)
- Committees focused on Yukon homelessness are working together as one coordinating body, with "Safe at Home" as the strategic plan.
- Funding from the federal homelessness strategy (Reaching Home) was transferred to the Yukon Anti-Poverty Coalition in 2020.
- The Yukon Anti-Poverty Coalition and community partners are participating in the coordinated access system, which includes a By-Name List. This is a system to identify, assess and prioritize, meeting the needs of Yukoners experiencing homelessness.

Reaching Home COVID19 Emergency Response Fund

- To help communities address the impacts of the COVID-19 outbreak among people experiencing or at risk of homelessness, and to provide additional support to the homeless-serving sector during this period, the Government of Canada announced an additional investment of \$157.5 million for Reaching Home: Canada's Homelessness Strategy.
- The 2021 Federal Budget announcement maintains this COVID-19 response amount for the next two years.

Approved by:

September 9, 2021

Mary Cameron

President, Yukon Housing Corporation

[Date approved]

CONFIDENTIAL**TAB #57****Session Briefing Note****Fall 2021****Community Land Trust**Yukon Housing Corporation

Recommended response:

- The Yukon has been experiencing an acute housing shortage and homes are increasing in price. That is why our government's mandate includes support for the establishment of a community land trust here in the territory.
- This innovative housing model supports a key goal of the Housing Action Plan for Yukon: to provide alternative land tenure and alternative homeownership options for Yukoners.
- A community land trust keeps housing affordable by having a non-profit organization hold the land "in trust". Residents can live in and own the housing long-term, while keeping the resale cost of the home significantly lower for the next buyer.
- We are lucky to have a non-profit organization working to achieve this goal in Whitehorse.
- The Northern Community Land Trust has a plan to develop a community land trust in Whitehorse over the next three years.
- Yukon Housing Corporation has provided support to this project through the fourth intake of the Housing Initiatives Fund project concept stream.

Additional response:

- The Northern Community Land Trust has also applied for funding from a federal fund targeted to support land trust development projects. Yukon Housing Corporation is providing support throughout this process.

CONFIDENTIAL**TAB #57****Session Briefing Note****Fall 2021****Community Land Trust**

Yukon Housing Corporation

Context - this may be an issue because:

- News article about The Northern Community Land Trust released March 2021.

Background:

- Northern Community Land Trust Society (NCLTS) is a Whitehorse based non-profit organization that aims to build affordable housing through a land-trust model in the territory.
- The non-profit applied for funding through the 2021-22 Housing Initiatives Fund and received \$20,000 of seed funding through the project concepts stream.
- NCLTS is currently in the visioning and pre-feasibility stage of their first housing development project.
- NCLTS is working to secure funding and support from several different sources including Yukon Housing Corporation (YHC) and Canada Mortgage and Housing Corporation (CMHC). YHC has provided a letter of support for NCLT's application for CMHC funding.
- Land trusts work by holding land 'in trust' for housing so that the price of land does not influence the price of housing, and residents can live in the community land trust long-term without facing severe cost increases or eviction because the landlord has re-purposed or sold the property.
- YHC will work with the NCLTS on land hold opportunities.

Approved by:


 Mary Cameron
 President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #58****Session Briefing Note****Fall 2021****Dawson City Community Development**Yukon Housing Corporation

Recommended response:

- The housing challenges in Dawson City consist of key issues such as lack of rental housing, home ownership opportunities and housing for vulnerable individuals. These were verified as primary housing issues in a 2021 community housing needs assessment.
- Our government understands that these supply and demand pressures are due to consistent and rapid growth of the Dawson population.
- The Yukon Housing Corporation intends to address some of these pressures in the near term. We will construct a duplex in 2022-2023 through the National Housing Co-investment Fund – Northern Carve Out, as will initiate planning for a multi-family building on the Old Korbo site in 2023-2024. (See BN #37)
- Also, Yukon Housing Corporation's 4th intake of the Housing Initiative Fund resulted in a partnership with Tr'ondëk Hwëch'in First Nations to construct and operate a Men's Shelter and Transition Housing project. (See BN #49)
- Federal funding for programs such as the Low Carbon Economy Fund further support our ability to improve housing energy efficiencies and reduce greenhouse gas emissions.
- This federal partnership allowed Yukon Housing Corporation to prioritize the retrofit of 6 units, in 2020-21, with an additional 2 further units targeted for this fiscal year.

CONFIDENTIAL**TAB #58****Session Briefing Note****Fall 2021****Dawson City Community Development**

Yukon Housing Corporation

Additional response:

- In the past three years, Yukon Housing Corporation funding has supported:
 - the Klondike Development Organization to construct two, 8-unit affordable housing apartment buildings;
 - the Chief Isaac Group of Companies to construct a 14-unit build with 9 affordable units;
 - the Klondike Visitors Association project to build 4 new units; currently underway, through the 2019-20 Housing Initiatives Fund; and
 - two other projects in Dawson City, 3 units in total, through the 2020-21 Housing Initiatives Fund.

Context—this may be an issue because:

- The shortage of housing continues to be a Yukon-wide issue of concern.

Background:

- A 2021 Yukon Housing Corporation (YHC) Dawson City housing needs assessment highlighted a lack of rental housing, home ownership opportunities and housing for vulnerable individuals.
- YHC has 2 vacant land holdings in Dawson. A significant oil spill required the demolition of YHC owned 13-plex as part of the remediation plan in the 'old Korbo lot'.
 - YHC contracted the Klondike Development Organization in 2019 to support a public consultation in Dawson regarding the 'old Korbo lot'.

CONFIDENTIAL**TAB #58****Session Briefing Note****Fall 2021****Dawson City Community Development**

Yukon Housing Corporation

- The outcomes are being used to support future public consultation to inform the lot development approach.
- The building on the adjacent property which burned down has been incorporated into the planning scope area for the 'old Korbo lot'.
- In 2020, YHC transferred the 2 vacant land holdings to the Department of Community Services. These lots may be released for public sale.
- The 2017 Business Retention and Expansion Survey confirmed housing as the top priority for improving Dawson and strengthening the economy, ahead of recreation, transportation, infrastructure or other investments.
- A 2017 request was made by Tr'ondëk Hwëch'in First Nations (THFN) and Dawson City Mayor and Council to Yukon government for funding for a supportive housing and emergency shelter for men.
- A Tr'ondëk Hwëch'in Housing Department needs assessment identified transitional housing, seniors housing, rental housing, housing with supports for vulnerable Yukoners and affordable home ownership as priorities.
- The subsequent supportive housing pilot project, funded by Government of Yukon, resulted in discussions to fund a permanent supportive housing program.
- YHC offers two grant programs: the Municipal Matching Rental Construction Grant and the Housing Initiatives Fund to support new housing development in the territory.

Approved by:

September 9, 2021

Mary Cameron
President, Yukon Housing Corporation

[Date approved]

CONFIDENTIAL**TAB #66****Session Briefing Note****Fall 2021****Funding Energy Retrofits
Through Local Improvement Tax**Community Services

Recommended response:

- We are working to enable more people to access low-cost retrofits by facilitating residential and commercial energy-efficiency retrofits to reduce greenhouse gas emissions and meet climate change mitigation goals.
- Increasing the energy efficiency of Yukon's buildings was identified under the Our Clean Future plan as a significant opportunity to reduce greenhouse gas emissions. With low-interest financing, Yukoners can more easily make targeted improvements to increase the energy-efficiency of homes and commercial buildings.
- The proposed legislative changes will enable the program to be financed as a Local Improvement charge on the property, repayable to participating municipalities and Yukon government at a low interest rate, over years, through property taxes.
- We will continue to engage municipal governments as potential partners in delivery of the program, and we look forward to enabling this important program for the benefit of as many Yukoners as possible in spring 2022.

Context—this may be an issue because:

- A letter from Minister to Mayors and Councils went out in the fall of 2020, inviting participation in a working group. Some municipalities have responded positively, while others requested more time.

CONFIDENTIAL**TAB #66****Session Briefing Note****Fall 2021****Funding Energy Retrofits
Through Local Improvement Tax**Community Services

Background:

- The proposed funding program would make funding available to residential and commercial property owners at low interest rates. The program would be administered by the Energy Branch and financed through local improvement taxes. The program would target deep retrofits that achieve a 20% modelled decrease in residential energy use with the best return on investment, including the cost of borrowing.
- The program was announced in the Speech from the Throne in October 2019 and the Minister made a Ministerial Statement on the home retrofit funding program on October 23, 2019; and in the 2021 platform “partner with communities to develop low interest funding for residential and commercial energy retrofits.” Creating the Better Buildings Funding program is included in the Minister’s mandate letter.
- This funding program is in addition to current programs at the Yukon Housing Corporation that include the Home Repair Program, and the First Nations Energy Efficiency Program, which is funded through the federal Low Carbon Economy Fund. The Yukon Housing Corporation is also working on energy retrofits to government-owned housing throughout the territory, also funded by the Low Carbon Economy Fund.
- The Government of Canada invested significant funding for energy efficiency in the Yukon over the next three years, which allows the Government of Yukon to expand its energy-efficiency programs.
- The Good Energy residential rebate program provides \$6.5 million annually for up to 25% of a retrofit project. To ensure Yukoners benefit from the rebates in their entirety, the funding program budget is \$392,000 in O&M, and \$31.918 million in recoverable funding.

CONFIDENTIAL**TAB #66****Session Briefing Note****Fall 2021****Funding Energy Retrofits
Through Local Improvement Tax**

Community Services

- The Good Energy incentives play a significant role in promoting the purchase of energy-efficient ENERGY STAR® appliances and in reducing residential electrical loads. These smaller changes have made a significant impact in Yukon.

Approved by:

August 23, 2021_____
Deputy Minister, Community Services

Date approved

CONFIDENTIAL**TAB #67****Session Briefing Note****Fall 2021****Energy Programs**Energy, Mines and
Resources**Recommended response:**

- The Government of Yukon's energy programs are successfully encouraging Yukon residents and local businesses to reduce their energy use, save money and choose low carbon options to live and move.
- The Energy Branch offers energy efficiency programs for the transportation sector, renewable heating sector and high performance buildings sector.
- On average, 2,100 rebates per year are issued through the Good Energy Rebate Programs.
- The Good Energy Programs are very popular and here are some key highlights:
 - A new e-service was launched in June 2021 to allow Yukoners to apply for residential rebates online, and perform a virtual energy assessment of their home to learn about opportunities to save energy.
 - As of June 2021, 97 zero-emission vehicles are registered in the Yukon, 57 rebates were issued for zero-emission vehicles, 319 rebates were issued for electric bicycles and three out of 13 communities can be reached by an electric vehicle travelling from Whitehorse.
 - Six new fast charging stations are planned to be installed in Carmacks, Teslin, Pelly Crossing, Stewart Crossing, Mayo and Dawson City by the end of the fiscal year.

CONFIDENTIAL**TAB #67****Session Briefing Note****Fall 2021****Energy Programs**Energy, Mines and
Resources

- 25 heat pumps and three commercial biomass systems rebates were supported and issued since September 2020.
- 39 high performance home retrofits and 184 high performance new homes rebates were supported and issued since January 2020.
- On average, new homes built in Whitehorse in 2020 were 43 per cent more energy efficient than if they had been built to current building code standards.

Additional Response:

- In *Our Clean Future*, we committed to supporting the Yukon's trades and related professions who help deliver our energy efficiency programs. We are coordinating a trade network and subsidizing professional development related to the building and transportation sectors in support of the Yukon's green economy.
- We acknowledge these incentive programs are funded in part through the Government of Canada's Low Carbon Economy Leadership Fund. This funding is available until March 2024.
- Our programs assist Yukoners to meet our climate change commitments, lessen our energy consumption, increase our use of renewable energy, and ultimately sustain and protect Yukon's environment.

CONFIDENTIAL**TAB #67****Session Briefing Note****Fall 2021****Energy Programs**Energy, Mines and
Resources**Context — this may be an issue because:**

- There continues to be strong participation in the Government of Yukon's energy efficiency programs, which indicates a correspondingly strong interest in these programs.
- There may be a request for an update to the Government of Yukon's energy efficiency programs.

Background:**Clean Transportation**

- Transportation accounts for 61 per cent of the Yukon's total greenhouse gas emissions. Good Energy rebates are available to businesses, non-profit organizations, Yukon First Nations and municipalities to reduce the Yukon's transportation emissions.
- In September 2020, the Energy Branch launched the Good Energy Clean Transportation rebate program, providing incentives for new and used zero emission vehicles, e-bikes, and electric vehicle chargers.
 - Our target for zero-emission vehicles under *Our Clean Future*, is to have 4,800 on the road by 2030.
- The Energy Branch continues to support the expansion of the territory's public electric vehicle charging network by installing fast chargers in communities.
 - Our target for the Yukon's electric vehicle charging network under *Our Clean Future* is to connect all road accessible communities by 2027.

Renewable Heating

- Heating accounts for 21 per cent of the Yukon's total greenhouse gas emissions. Good Energy rebates are available to businesses, non-profit organizations, Yukon First Nations and municipalities to reduce Yukon's heating emissions.

CONFIDENTIAL**TAB #67****Session Briefing Note****Fall 2021****Energy Programs**Energy, Mines and
Resources

- In September 2020, the Energy Branch enhanced its Good Energy Rebate Programs to provide higher value rebates for renewable heating in commercial and residential buildings, including heat pump and biomass heating systems.
- Our target for renewable heating under *Our Clean Future* is to install 1,300 heat pumps and 20 biomass systems by 2030 in non-Yukon government buildings.
- The Energy Branch has also been coordinating a cold climate air-source heat pump pilot project to better understand the performance of these heating systems in our climate. Five heat pump systems were installed in Yukon homes, with seven more planned for 2021-2022.

High performance buildings (new and existing)

- For existing homes, the Energy Branch offers the Good Energy Rebate Program for high performance heating systems, upgrades to thermal enclosures including insulation and windows and high performance new homes.
- Our targets for high performing buildings under *Our Clean Future* are to implement 1,800 high-performance retrofits in non-government buildings and support 500 high performing new homes by 2030.
- For commercial and institutional buildings, the Energy Branch offers rebates through its Good Energy Rebate Program for greenhouse gas reducing retrofits and renewable heating.
- For First Nation and Municipal buildings, the Energy Branch offers retrofit support through its Community Institutional Energy Efficiency Program.
- Energy Branch is currently maintaining its “zero path pilot project” to partner with homeowners to implement deep retrofits while studying the cost and energy impacts to better inform future program development and delivery.

Enabling Program Delivery

- The Energy Branch continues to provide residential energy assessments through its network of independent Natural Resources Canada-registered Energy

CONFIDENTIAL**TAB #67****Session Briefing Note****Fall 2021****Energy Programs**Energy, Mines and
Resources

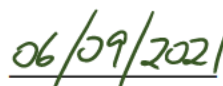
Advisors. In 2020, 533 energy assessments were conducted on new and existing homes.

- On June 17, 2021, the Energy Branch launched a new e-service, allowing Yukoners to apply for residential rebates online, and perform a virtual energy assessment of their home to learn about opportunities to save energy. Since the program launched, 57 per cent of rebate applications have been submitted online through the new platform.
- On average, the Energy Branch issues 2,100 rebates per year through its Good Energy rebate programs including rebates for smaller energy efficiency measures such as ENERGY STAR® home appliances, efficient fossil fuel heating systems and minor insulation upgrades.
- The Energy Branch offers services to trades and other professionals who are necessary for the success of its many programs including a trade ally network, subsidized building and transportation sector professional development courses, and projects and contracts that facilitate private sector participation in the green economy.

Approved by:


Deputy Minister

Department of Energy, Mines and Resources



Date approved

CONFIDENTIAL**TAB #68****Session Briefing Note****Fall 2021****Radon Testing**Yukon Housing Corporation

Recommended response:

- The health and safety of our tenants is a priority, and we take it seriously.
- All required Yukon Housing Corporation community housing units **were tested** for radon in **2018**. Tenants were notified of the test results, and all required mitigations have been completed.
- Because radon levels can vary seasonally and even from year to year, all Yukon Housing Corporation units will be tested again this winter (October to February) and any units having results over Health Canada recommendations will be mitigated to reduce radon levels.
- We also continue to **work in partnership** with the **Yukon Lung Association and Health Canada** to promote awareness of this important health issue:
 - In November 2020, the Yukon Housing Corporation mailed a pamphlet to all Yukon households that highlighted the importance of testing for radon. This issue was especially important as families spend more time at home due to COVID-19.
- Yukon Housing Corporation offers Home Repair Loans that can **help eligible homeowners mitigate elevated radon levels** in their homes.

Additional response:

- Yukoners can find valuable information and links to radon resources on the **“Take Action on Radon” website** and **Yukon.ca/radon**

Context - this may be an issue because:

- Yukon Housing Corporation participates in a radon awareness campaign during the month of November.

CONFIDENTIAL**TAB #68****Session Briefing Note****Fall 2021****Radon Testing**

Yukon Housing Corporation

- Government was asked about where Yukoners can go to **get radon testing**.

Background:

- The 2020 Radon Mailer was **mailed to Yukon households around the end of November**, concurrent with a public awareness campaign on the issue.
- **One Whitehorse** private residence previously tested for **radon levels** at over 8000 Becquerels per cubic metre, which is **40 times the recommended level**.
- Yukon Housing Corporation (YHC) has been working with Health and Social Services, Yukon Lung Association, Yukon Government Corporate Health, Health Canada and the Yukon Geological Survey to **map radon levels** in homes across Yukon. **Yukon.ca/radon** includes interactive maps of radon levels.
- Health Canada states: "The only known health risk from radon exposure is an increased risk of developing **lung cancer as an adult**. The risk from radon depends upon 3 factors: the level of radon you are exposed to, the length of time you are exposed and if you are a smoker."
- In 2017–18, YHC **tested** over 600 out of 886 units.
- In the fall of 2018, YHC tenants in **Pelly Crossing** and **Watson Lake** expressed concerns about YHC testing and potential exposure.
- In 2008, YHC **tested its staff and social housing units** for radon and, where radon levels were high, **remediation was completed**.
- YHC's program to mitigate 42 units with readings between 200-600 Becquerel per cubic metre within the two-year period was completed.

Approved by:


 Mary Cameron
 President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #69****Session Briefing Note****Fall 2021****Housing with Services**

Yukon Housing Corporation

Recommended response:

- We recognize that access to a range of housing with services options helps to reduce poverty, and to enhance social inclusion and equality.
- We are **strategically investing** in capital projects through various Yukon Housing Corporation initiatives. In 2020, we provided **just over four and a half million dollars** in capital grants to provide services and construction for **housing with services** projects.
- Our **Community Housing** program better supports housing affordability and availability across the Yukon, and addresses the housing needs of more vulnerable Yukoners.

Additional Response

- The **Housing Action Plan** guides Yukon Housing Corporation's actions to support the development of a resilient housing continuum by helping Yukoners gain and maintain **Housing with Services**, increasing access to **adequate and affordable market and non-market Rental Housing**, and increasing and diversifying **home ownership** options in the Yukon. (See BN #54)
- **Housing** is one of four pillars in the **Aging in Place Action Plan**. By taking the actions outlined in the plan, we intend to provide Yukon seniors and Elders with access to a full continuum of adequate and affordable housing options. As an example, we are supporting the **development of Normandy Manor** – currently under construction; this

CONFIDENTIAL**TAB #69****Session Briefing Note****Fall 2021****Housing with Services**

Yukon Housing Corporation

is a privately-owned and operated 84-unit, residence with supports for seniors. (See BN #51)

- **Partnerships continue with First Nation governments** on projects such as implementing the Safe At Home Plan to End Homelessness. (See BN #47)
- Projects, like the **Housing First residence**, long-term housing units in the **Emergency Shelter**, and the **Steve Cardiff Tiny House Community**, **provide** supported housing environments for adults who are homeless or at risk of homelessness.
- The 2021 **Housing Initiatives Fund** will again support the development of a range of housing options. (See BN #49)
- Yukon Housing Corporation is planning a supportive housing development in **Watson Lake** with construction starting in 2022. (See BN #19)
- We partnered with **Challenge Disability Resource Group** to ensure the successful construction of their Cornerstone Housing Project. (See BN #50)
- As per the Point in Time count held on April 13th and April 14th 2021, at least 151 individuals were homeless in Whitehorse during this timeframe, of which 44% were female, 7% were youth, 10% were LBGBTQ2S+, 85% were Indigenous and 13% reported losing housing due to COVID 19 pandemic. The PiT count provides a “snapshot” of how many Yukoners are experiencing homelessness within a specific time period.

CONFIDENTIAL**TAB #69****Session Briefing Note****Fall 2021****Housing with Services**

Yukon Housing Corporation

Context—this may be an issue because:

- Housing and supports for vulnerable Yukoners, and provision of affordable housing and supports for youth/seniors continue to be a high profile issue in the territory.

Background:**Action Plans supporting Housing with Services****Housing Action Plan:**

- The Yukon government uses the Housing Action Plan for Yukon to guide housing priorities with respect to Housing with Services, Rental Housing and Home Ownership.

Safe at Home:

- The Safe at Home Plan was developed in 2017 and supported by Government of Yukon, Ta'an Kwach'an Council, Kwanlin Dun First Nation and the City of Whitehorse.

CONFIDENTIAL**TAB #69****Session Briefing Note****Fall 2021****Housing with Services**

Yukon Housing Corporation

-
- The Reaching Home Community Advisory Board in Yukon, under the federal homelessness strategy, adopted the Safe at Home Plan as the 'community plan' to end and prevent homelessness in Yukon.
 - The Safe at Home Society, incorporated in November 2020, leads implementation of the plan on behalf of the Reaching Home Community Advisory Board and government partners, to provide a coordinated approach to ending homelessness.

Community Housing:

- The objective of this work is to decrease the number of Yukoners in core housing need by focusing on three key areas for change - affordability, availability and vulnerability.
- Currently, our work to support our vulnerable clients includes:
 - Allocating a dedicated portion of our housing units to vulnerable tenants who need support and, at the same time, formalizing partnerships with housing support providers to help our tenants maintain successful tenancies.
 - Partnering with entities such as Safe at Home Society which leads the Coordinated Access effort on behalf of the Reaching Home Community Advisory Board in the Yukon – a local organizing committee responsible for setting direction for addressing homelessness in the territory. The Board takes a broad community approach and is comprised of NGOs, community organizations, People with Lived Experience as well as municipal, territorial, federal and Yukon First Nation governments.

CONFIDENTIAL**TAB #69****Session Briefing Note****Fall 2021****Housing with Services**

Yukon Housing Corporation

Aging in Place:

- The Aging in Place Action Plan is a road map to help Yukon meet its goals of creating effective housing models that support and respond to people's needs in all Yukon communities. It plays a key role in helping us to achieve a resilient Community Housing program for Yukoners.
- The plan provides a framework for governments, First Nations, NGOs, the private sector, individuals, families and communities to work collaboratively to ensure that Yukoners can live full and meaningful lives as they age.

Approved by:_____
Mary Cameron

President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB #70****Session Briefing Note****Fall 2021****Mobile Homes**Community Services

Recommended response:

- Mobile homes are covered by Yukon's *Residential Landlord and Tenant Act*. The Act contains provisions that aim to balance the rights and obligations of mobile home owners who pay rent and their landlords.
- Generally speaking, the provisions include longer notice for no cause evictions or where the owner of the mobile home park is changing the use of the land.
- We encourage landlords and tenants with specific questions or concerns regarding mobile homes or rental units to contact the Residential Tenancies Office. The staff at the Residential Tenancies Office can provide information to prevent a dispute or work with the parties to resolve a dispute.

Context:

- This may become an issue because of concerns about how mobile home tenancies are addressed in the Act.

Background:

- Mobile home pad tenancies are unique because the tenants own their mobile home but not the pad or surrounding land. Most mobile home tenancies are longstanding and positive. However, when conflicts arise, landlords and tenants may apply to the Residential Tenancies Office for information, mediation, and formal dispute resolution services.
- The *Residential Landlord and Tenant Act* has specific rules for mobile home tenancies. A landlord must give a tenant at least 12 months' notice to end a tenancy without cause and at least 18 months' notice if the landlord intends to convert the mobile home park to another use.

CONFIDENTIAL**TAB #70****Session Briefing Note****Fall 2021****Mobile Homes****Community Services**

- In either case, the end of the tenancy cannot take effect during the months of December, January, or February. A landlord may not increase rent in the first year of the tenancy, and only once per year after that. The rent index commitment under the Confidence and Supply Agreement further limits landlords from increasing rent more than the rate of inflation for the previous year.
- All Canadian jurisdictions allow landlords to end mobile home tenancies. The notice requirements across jurisdictions are far-ranging. The Yukon's 'without cause' end of tenancy notice requirement for mobile home tenancies is 12 months.
- The Yukon's *Residential Landlord and Tenant Act* was assented to in 2012 and came into force along with its related regulation on January 1, 2016. The legislation modernizes residential tenancy law in Yukon and balances the interests of landlords and tenants.
- A petition was submitted to the government that called for legislation that would recognize the difference between mobile home owners and renters and implement a maximum annual increase for mobile home pad rent. In response, Community Services undertook a consultation on provisions of the *Residential Landlord and Tenant Act* specific to mobile homes. The 2016 consultation intended to understand better the unique issues affecting mobile homeowners and park owners.
- A survey was mailed to all mobile home park residents and owners and was also available online for public input. The consultation ran from April 6 to June 6, 2016. In total, 262 responses were received. 57.8% of responding mobile home owners felt that at least 12-month advance notice would be appropriate to terminate a mobile home pad tenancy agreement.
- See the attached tables for a cross-jurisdictional scan which include:
 - Table 1: Cross jurisdictional scan for ending tenancy with cause in mobile home parks
 - Table 2: Cross jurisdictional scan for ending tenancy without cause in mobile home parks

CONFIDENTIAL**TAB #70****Session Briefing Note****Fall 2021****Mobile Homes****Community Services**

- Table 3: Cross jurisdictional scan for rent increase provisions for mobile home sites

Table 1: Cross jurisdictional scan for ending tenancy with cause in mobile home parks

Jurisdiction	Least length of notice a landlord is required to give to end a tenancy <u>with cause</u>			
	Non Payment of Rent	Cause (includes damage, breach of material term, too many occupants)	Landlord's Use of Property	Tenant Poses a Risk to Others or Property
Yukon*	14 days	14 days	18 months	14 days (or less on application)
NWT*	3 months (or less on application)	3 months	90 days with application	3 months (or less on application)
NU*	3 months (or less on application)	3 months	90 days with application	3 months (or less on application)
BC	10 days	1 month	12 months	1 month (or on application)
AB	14 days	14 days	365 days	48 hours
SK	16 days	1 month (in some circumstances immediate)	2 months	Immediate
MN**	1 rental period	1 rental period	Specific to circumstances	5 days

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Jurisdiction	Least length of notice a landlord is required to give to end a tenancy <u>with cause</u>			
	Non Payment of Rent	Cause (includes damage, breach of material term, too many occupants)	Landlord's Use of Property	Tenant Poses a Risk to Others or Property
ON	14 days	Specific to circumstances	1 year	10 days
NS	15 days	30 days	On application	5 days
NL	15 days	Specific to circumstances	3 months	On application (urgent order)
NB	15 days	On application	6 months	On application
PEI	20 days	1 month	6 months	1 month
<p>* In Yukon, NU, and NWT, mobile home owners do not have to move their mobile home in December, January, or February.</p> <p>** A recent court case in Manitoba has found that mobile homes that are not mobile (in the sense that they are affixed to the mobile home site) do not fall under the jurisdiction of Manitoba's Residential Tenancies Branch.</p>				

Table 2: Cross jurisdictional scan for ending tenancy without cause in mobile home parks

Jurisdiction	Least length of notice a landlord is required to give to end a tenancy <u>without cause</u>
Yukon	12 months
AB	Cannot end a periodic tenancy without cause but no notice required to end a fixed term tenancy
NL	3 months
<p>* In Yukon mobile home owners do not have to move their mobile home in December, January, or February.</p>	

CONFIDENTIAL**TAB #70****Session Briefing Note****Fall 2021****Mobile Homes**

Community Services

Table 3: Cross jurisdictional scan for rent increase provisions for mobile home sites

Jurisdiction	Frequency	Least length of notice	Rent Control?
Yukon	12 months after first year of tenancy	3 months	No
NU	12 months	3 months	No
NWT	12 months	3 months	No
BC	12 months	90 days	Yes
AB	365 days (recently amended in regulations)	180 days	No
SK*	Later of 18 months after the start of the tenancy or 12 months after last increase	12 months if month to month and 2 months before the end of a fixed term tenancy	No
MN	12 months	3 months	Yes
ON	12 months	90 days	Yes
NFLD +L	After first 12 months of tenancy and once every 12 months	6 months	No
NS	After first 12 months of tenancy and once every 12 months	7 months	Yes
NB	No restrictions	6 months	No (rent increases can be contested by the tenant)
PEI	12 months	90 days	Yes
* SK has different notice periods if the landlord is in good standing with the landlords' association.			

Approved by:


August 17, 2021

Deputy Minister, Community Services

Date approved

Prepared for Minister Mostyn
Community ServicesDate prepared: August 6, 2021
Last Updated:
Page 5 of 5

CONFIDENTIAL**TAB #71****Session Briefing Note****Fall 2021****Triplexes – Watson Lake,
Mayo, Whitehorse (RHI 1.0)**Yukon Housing
Corporation**Recommended Response:**

- Our government acknowledges the immediate benefit to the Yukon from the Canada Mortgage and Housing Corporation **Rapid Housing Initiative** funding.
- This initiative is providing opportunities to build **affordable, energy efficient community housing for Yukoners in urgent housing need.**
- Through the Rapid Housing Initiative: Round 1, Yukon Housing Corporation was approved to build three triplexes **in Mayo, Watson Lake, and Whitehorse.**
- The federal Rapid Housing Initiative fund provides \$3 million for the construction of YHC's three triplex projects, while the Yukon Housing Corporation will provide an additional investment of \$2.4 million to support the rise in price of materials and increased construction costs resulting from COVID-19. We are committed to increasing housing stock and availability.
- Round 1 also supported 20 Whitehorse homes for the Champagne and Aishihik First Nations, 11 Whitehorse homes for the Ta'an Kwach'an Council, and 10 Carcross homes for the Carcross/Tagish First Nation.
- Yukon Housing Corporation is also supporting the Safe at Home Society in their application for the Rapid Housing Initiative funding: Round 2 for a Whitehorse based project for vulnerable Yukoners; we expect a federal announcement in late fall 2021.

CONFIDENTIAL**TAB #71****Session Briefing Note****Fall 2021****Triplexes – Watson Lake,
Mayo, Whitehorse (RHI 1.0)**Yukon Housing
Corporation**Additional Response:**

- Yukon Housing Corporation's triplex projects align with key housing needs identified through community housing needs assessments, the corporation's capital asset management plan, and ongoing work to modernize our Community Housing program.

Context—this may be an issue because:

- There is public concern about rental affordability, access to housing, and housing sustainability due to COVID-19.

Background:

- The Canada Mortgage Housing Corporation (CMHC) \$1 billion Rapid Housing Initiative (RHI): Round 1.0 (October 2020) is helping to address urgent housing needs of vulnerable Canadians, especially in a COVID-19 context. The RHI: Round 2.0 (June 2021) also ensures at least 25% of the \$1.5 billion of funding goes toward women-focused housing projects.
- CMHC covers up to 100% of capital construction costs for approved projects and requires that housing is built within 12 months of funding approval.
- Yukon Housing Corporation (YHC) received \$3 million in capital funding for three triplex builds in Watson Lake, Mayo and Whitehorse from RHI 1.0, and is investing an additional \$2.4 million to support the construction.
 - YHC owns the land (zoned appropriately for triplexes) in these communities. Land equity for the new community housing projects helps facilitate rapid construction timelines.

CONFIDENTIAL**TAB #71****Session Briefing Note****Fall 2021****Triplexes – Watson Lake,
Mayo, Whitehorse (RHI 1.0)**Yukon Housing
Corporation

- Support for the Safe at Home Society from YHC in their project application for capital funding under RHI 2.0 continues. Anticipate that CMHC will announce in late fall 2021 **if this project is successful**.
- The RHI is one example of a federal program that complements existing affordable housing initiatives, including engagement with other governments and stakeholders, capital incentive programs, and Community Housing.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

October 15, 2021

[Date approved]

Ref. #11, 12, 17, 18

CONFIDENTIAL**TAB #72****Session Briefing Note****Fall 2021****Community Housing
Program**Yukon Housing Corporation

Recommended response:

- In line with the affordable housing sector across Canada, our **Community Housing program** better supports housing affordability and availability across the Yukon, and addresses the housing needs of more vulnerable Yukoners. (See BN #11 and 12)
- The four **goals that are the foundation of our** Community Housing program are:
 - Focusing on meeting housing needs and successful outcomes for all clients;
 - Balancing our client focus with fiscal resilience and responsibility;
 - Rethinking government's roles and responsibilities within Yukon's housing system; and
 - Where practical, focusing Yukon Housing Corporation's programs on building healthy housing markets so that Yukon communities remain healthy, vibrant and sustainable.
- Through the Community Housing program, we are providing a long-term rent subsidy program called the Canada-Yukon Housing Benefit. This subsidy goes directly to tenants living in the private rental market to help with housing affordability. (See BN #17)
- With the opening of Yukon Housing Corporation's new Community Housing building at 4th and Jeckell in 2022, we will be applying a new approach to housing provision. This will include selecting tenants on a mixed-income basis, and a more intentional approach to providing supports for tenants who struggle to live independently. (See BN #18)

CONFIDENTIAL**TAB #72****Session Briefing Note****Fall 2021****Community Housing
Program**Yukon Housing Corporation

Additional response:

- The **Community Housing program** encompasses all of the Corporation's housing programs that work to positively address affordability, availability and vulnerability.
- This work is **guided by** the National Housing Strategy, the Housing Action Plan for Yukon, Putting People First review, Safe at Home Plan, and our Aging in Place Action Plan.

Context—this may be an issue because:

- Yukoners continue to express serious concerns around the affordability and availability of housing in the territory. In Whitehorse, as of April 2021 the vacancy rate was 1.7% (healthy is 3-5%) and average rents/home prices continue to rise more quickly than average incomes.
- *Putting People First* (the Health and Social Services Comprehensive Review) and the *Aging in Place Action Plan*, released in summer 2020, propose new approaches to subsidized housing.

Background:

- We are currently advancing a coordinated delivery of the corporation's programs in pursuit of delivering Community Housing.
- In line with our Community Housing approach, we are currently trialing the following changes/approach to the Rent-Geared-to-Income (RGI) Housing Program in one Whitehorse multi-unit building:
 - Selecting new tenants on a mixed-income basis.
 - Setting aside a portion of our units for more vulnerable clients who struggle to live independently, and partnering with support agencies to strive for successful tenancies in these units.

Ref. #11, 12, 17, 18

CONFIDENTIAL**TAB #72****Session Briefing Note****Fall 2021****Community Housing Program**

Yukon Housing Corporation

Current Eligibility for Community Housing under the Rent-Geared-to-Income (RGI) Housing program (currently referred to as social housing, or social housing for seniors)

- Yukon Housing Corporation's (YHC) RGI housing program provides subsidized housing to low-income Yukon households who are able to live independently but may not otherwise be able to afford market rents. Eligibility is based on citizenship status, 12-month Yukon residency and income. Applicants on the waitlist are prioritized according to the severity of their need for housing.
- To be eligible for community housing, annual household income must be under the Household Income Limit (HILs).

YHC's Rental Supports

- YHC offers **one rental subsidy programs** as an extension to our Community Housing approach. These programs can be used to bridge the gap between the rent that an individual or family can afford to pay for housing and what the market rent for the unit is.
 - **Canada-Yukon Housing Benefit** (funded under the National Housing Strategy until 2027 for clients under the Affordable Household Income Limits living in private market rental housing).
- From April to September 2020, the Corporation offered the COVID-19 Rent Assist program to support over 170 Yukon households in private market rental housing who were struggling to pay rent due to income lost as a consequence of COVID-19.

Approved by:



 Mary Cameron
 President, Yukon Housing Corporation

September 9, 2021

Date approved

CONFIDENTIAL**TAB #73****Session Briefing Note****Fall 2021****Mixed Use and Mixed Income**Yukon Housing Corporation

Recommended response:

- A **mixed income** model is a new approach to allocating housing that will provide homes for clients from a range of incomes, all within the **existing household income limits**.
 - We will support clients with deep or shallow subsidies according to their need.
 - This is a Community Housing approach that enables **social diversity** and supports **better social outcomes** and **fiscal responsibility**. All tenants will pay an **affordable rent** according to their income.
- In **mixed use** housing, different client groups from our community, including **seniors, families and individuals**, are **housed together** in multi-unit buildings.
 - This means we can **better respond to the dynamic housing needs** of a community and focus on **creating healthy and vibrant communities** within multi-unit buildings.
- We **worked with local housing stakeholders** through several events and meetings in 2019 to develop **our mixed use and mixed income housing model**.
- Initially, we considered including **a market rental component** to our mixed income model, **but after consultation**, we will continue to prioritize Yukon households **within our existing household income limits**, currently used for community housing.
- Mixed use and mixed income housing is a **complementary model** aimed at addressing emerging community housing needs in the context of a growing, diverse, and aging population.

CONFIDENTIAL**TAB #73****Session Briefing Note****Fall 2021****Mixed Use and Mixed Income**Yukon Housing Corporation

- As we move forward with building mixed-use buildings in Yukon communities, **we will be working with individual communities** to ensure that the mixed income or mixed use allocation model works for their unique community needs.

Context—this may be an issue because:

- Yukon Housing Corporation (YHC) announced a new mixed use/mixed income building in Whitehorse at 4th Avenue and Jeckell Street and a new mixed use building in Old Crow in April 2019.
- Clarification has been needed regarding the nature of mixed use and mixed income allocation model.

Background:

- Yukon Housing Corporation is constructing a **47-unit** building in Whitehorse at 4th Avenue and Jeckell Street, and is planning to operate the new building on mixed use principles as part of our transition to Community Housing.
- Mixed use will allow for efficient and sustainable use of Yukon Housing Corporation housing and increased social stability for our tenants.

What is Mixed Income Housing and Mixed Use design?

- There are several models of mixed income housing in Canada with the consistent goal of achieving financial and social sustainability in the Community Housing sector. We will take into account best practices during development of a model that reflects housing realities in Yukon.
- Mixed income housing has a diverse tenant base with different income levels. All tenants will pay an affordable rent.

CONFIDENTIAL**TAB #73****Session Briefing Note****Fall 2021****Mixed Use and Mixed
Income**

Yukon Housing Corporation

- Mixed income/mixed use housing is a means to achieve better social outcomes and greater financial responsibility than traditional social housing while meeting the mandate to support a robust housing continuum.
- Mixed income housing is becoming more prevalent across Canada as many non-profit housing providers (NGOs) have begun to merge their traditional social housing (rent-geared-to-income) program with more entrepreneurial, revenue-generating activities. These mixed income housing projects also result in better client outcomes which will be a focus in YHC's Community Housing program.

Approved by:September 9, 2021

Mary Cameron

[Date approved]

President, Yukon Housing Corporation

CONFIDENTIAL**TAB #74****Session Briefing Note****Fall 2021****Old Crow Mixed Use
Housing Project**Yukon Housing Corporation

Recommended response:

- The new Community Housing project in Old Crow will provide a range of Community Housing options, allowing us to be **flexible with the clients we serve** and **responsive to changing housing needs in the community**. (See BN #72)
- The department of Highways and Public Works is leading this construction project on behalf of Yukon Housing Corporation, and in conjunction with the Health and Social Services' **Health and Wellness Center**. This approach will allow us to maximize efficiencies while minimizing the impacts on the community during construction of these two projects.
- We continue to work **in partnership with Vuntut Gwitchin First Nation** to ensure the overall project best meets the needs of the community.

Additional response:

- This project is being designed as a **10-unit Community Housing building**, currently scheduled for completion in the winter of 2022.
- This housing project aligns with the **Housing Action Plan** for Yukon goals and objectives alongside the **Aging in Place Action Plan**.
- This project will boost Yukon's economy, generate construction jobs, and help to meet the need for additional housing in Old Crow. (See BN #21)

Ref. #21, 72

CONFIDENTIAL**TAB #74****Session Briefing Note****Fall 2021****Old Crow Mixed Use
Housing Project**

Yukon Housing Corporation

Context—this may be an issue because:

- The mixed use building is a significant investment in housing in the Old Crow community.

Background:

- Yukon Housing Corporation (YHC) owns and operates 7 housing units in the community divided across 4 buildings. All are currently dedicated to housing Yukon government staff.
- One of the units in the proposed 10-plex will be provided to Vuntut Gwitchin First Nation for their exclusive use.
- The new community health center currently under construction will add pressures to the existing need for suitable housing for Yukon government staff in the community.

Approved by:

Mary Cameron, YHC
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL

Session Briefing Note

TAB #75
Fall 2021

Loan Programs

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's loan programs **support Yukoners who are in core housing need** and are designed to complement federal initiatives and **support fiscal responsibility**.
- The program has **three main streams**:
 - The Developer Build Loan, which supports new rental housing development with bridge financing for construction;
 - Home Repair loans and grants, which include a home repair loan and accessibility and emergency repair grants; and
 - Our Rural Homeownership Loan, which aims to help Yukoners in rural Yukon buy a house through a first mortgage or build a home through the owner-build mortgage.

Additional response:

- Yukon Housing Corporation's loan programs support the development of new rental and home ownership housing in all communities.
- It is important to ensure that our loan programs address a distinct housing need in Yukon, **without competing with traditional lenders**.
- We want our loan and grant programs to be complementary to new federal opportunities. For example, we have taken into consideration the federal "**First-Time Home Buyer Incentive**" program, launched in September 2019, which fills the housing gap previously covered by our Down Payment Assistance Program.

Context—this may be an issue because:

- Yukon Housing Corporation's loan programs are budgeted to meet the needs of Yukoners.

CONFIDENTIAL

Session Briefing Note

TAB #75
Fall 2021

Loan Programs

Yukon Housing Corporation

- The Government of Canada launched the First-Time Home Buyer Incentive in September 2019, a program that provides a loan for down payment to first time homebuyers.

Background:

- Our loan and grant program portfolio aligns to Yukoner's housing needs by:
 - Supporting **home ownership in rural communities**, where it is challenging to secure funding from traditional lenders; and
 - Providing **focused support for Yukoner's housing needs**, such as emergency repairs and accessibility enhancements.
- Core housing need means that housing is not affordable, in adequate repair or suitable for a family size.

Budget Allocation for 2021-2022

Loan Program	Budget 2021-22
Developer Build Loan Program	Total: \$1,500,000
Home Repair Loan/Grant	Total: \$1,650,000
- Accessibility Grant	- \$600,000
- Emergency Grant	- \$350,000
- Repair Loan & Grant	- \$700,000
Rural Home Ownership (for applicants outside Whitehorse)	Total: \$3,200,000

Approved by:



Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL**TAB 76****Session Briefing Note****Fall 2021****Housing First – John Howard
Society Pacific and the Council of
Yukon First Nations**Health and Social
Services**Recommended response:**

- A Housing First approach is a best practice to ending homelessness as it centres on moving people who are experiencing homelessness into permanent housing.
- For the 16 units at Housing First on Wood Street and the 20 units at the Whitehorse Emergency Shelter, a supportive living environment is offered, which is staffed 24 hours a day, seven days per week. Additional supports and services are provided as necessary.
- John Howard Society Pacific and the Council of Yukon First Nations assumed operations of the Housing First residence on Wood Street on April 6, 2021.
- Health and Social Services, along with the Yukon Housing Corporation, continue to support the successful, ongoing operation of the residence under the new NGO partnership.
- A housing needs assessment for Watson Lake was completed in 2020. Yukon Housing Corporation is planning a new housing development in the community that is expected to operate on Housing First principles with construction starting in the spring of 2022.

Context—this may be an issue because:

74(1)(a)

CONFIDENTIAL**TAB 76****Session Briefing Note****Fall 2021****Housing First – John Howard
Society Pacific and the Council of
Yukon First Nations**Health and Social
Services

-
- Yukon media has reported on the need for emergency shelters in rural communities, with a particular focus on Watson Lake and Mayo.
-

Background:

- The John Howard Society was established in 1867. The Society plays a role in community service and currently there are branches and offices in over 60 communities across Canada, in all 10 provinces and two territories and a national office in Kingston, Ontario.
- John Howard Society Pacific (JHSP) serves British Columbia and Yukon. It is a non-governmental organization (NGO) that has been delivering supports throughout British Columbia for more than 90 years, and the Yukon since 2020.
- An Expression of Interest was issued in fall 2020 for the Shelter and Housing First – Wood Street. As a result of this process, JHSP and CYFN assumed operations of the Housing First – Wood Street. The operation of the Shelter by an NGO is still in the planning stages.
- Yukon Housing Corporation completed a supportive housing needs assessment in 2020 to identify the size and scale of a new supportive housing project in the community of Watson Lake.

Approved by:

Deputy Minister, Health and Social Services

September 8, 2021

[Date approved]

CONFIDENTIAL**TAB 77****Session Briefing Note****Fall 2021****Whitehorse Emergency Shelter**Health and Social
Services

Recommended response:

- Part of our commitment to *Putting People First* is to make sure Yukoners do not have to struggle finding the right door when accessing services. The Whitehorse Emergency Shelter brings a number of services for homeless and street-involved individuals under one roof.
- The Emergency Shelter offers a low-barrier, 24/7 shelter and supportive living program. Twenty-five dorm beds are available for emergency shelter, with an ability to support up to 30 additional overnight guests in overflow beds if needed. There are twenty units of permanent supportive housing, X of which currently have permanent residents, and a range of drop-in services for homeless and street-involved adults.
- We work with community partners to find tenants for our permanent supportive housing as units become available.
- We provide all our services in a trauma-informed and culturally appropriate manner. The Emergency Shelter is housing-focused, low-barrier and harm reduction-based.
- It has taken an enormous amount of work to bring the care at the Shelter to where we are today. We've worked to ensure clients have access to important itinerant supports. We have EMS on-site, supporting clients right at the Shelter. We've been working with partners on the **Community Safety Plan**, and we have made operational adjustments for the pandemic.
- Some examples of the supports and services at the Shelter include: registered nursing services delivered weekly through the **Downtown Outreach Clinic**; education and awareness on harm reduction and safe

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Services

substance use delivered by **Blood Ties Four Directions**; an EMS **Paramedic** has been stationed at the facility, over ten hours a day, seven days a week; and mental health services are available at the Shelter for guests with serious and persistent mental illnesses. In addition, **Mental Wellness and Substance Use** is able to provide mental health nursing support as needed and on request, including referrals to the **Referred Care Clinic** for primary care and addictions treatment.

Additional response:

- In August 2021, there were an average of **X** emergency shelter guests per night.
- Since taking over the Shelter, our government's plan has always been for an NGO to take over the operations. As this is a large and complex program, such a transition will be phased, and will require significant planning to ensure a smooth and seamless changeover of this essential service.

Context—this may be an issue because:

- The Shelter has been widely covered in the Yukon's media.
- The 2021 Point in Time Count of homelessness in Whitehorse was released August 24, 2021, indicating at least 151 individuals experienced homelessness in the 24 hour period of April 13 through 14, 2021.

Background:

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-
- The Government of Yukon formally took over operations of the emergency shelter on January 31, 2019. There have been considerable changes to its operations and programming to make it more accessible and supportive for homeless and street-involved individuals.
 - The department is in the next stage of discussions and proposals with the organizations that were identified as meeting the requested areas of expertise in the EOI. This includes exploring what the next steps for a transition could look like.

Approved by:September 8, 2021

Deputy Minister, Health and Social Services

[Date approved]

CONFIDENTIAL**TAB #81****Session Briefing Note****Fall 2021****Loans and Grants Narrative**Yukon Housing
Corporation**Loans Narrative (Fall 2021)**

Our loan programs need to be relevant, effective and targeted to the highest need in the territory, providing support to Yukoners who need it.

Reduced Funding for Loans:

The Yukon Housing Corporation had seen a **decrease in loans uptake** for the last few years. A loan programs review in 2018 showed the housing ecosystem in Yukon had shifted, and in response, we created **a budget for the loan and grant portfolio** that recognizes today's housing need in the territory.

We know that there are Yukoners, especially in our rural communities, who are living in housing that is unaffordable for their household, who are living in housing that is not suitable for their family size and who are living in housing that is not in adequate condition.

For the delivery of our loan and grant programs, we look to the Housing Action Plan for Yukon, and the advice of our housing partners for ideas on new delivery criteria.

Consequently, we have **balanced the budget for housing loans and grants.** (See BN #75)

Our loan programs target Yukon homeowners in core housing need – meaning that they need help with affordability, adequacy or suitability, and should **complement rather than compete** with the private sector.

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Corporation

The **three loan programs currently offered** through Yukon Housing Corporation are:

- 1) The **Developer Build Loan** which supports new rental housing development with bridge financing for construction;
- 2) **Home Repair grants and loan** which includes accessibility and emergency repair grants, and a home repair loan; and
- 3) Our **Rural Homeownership Loan** which aim to help Yukoners in rural Yukon to buy – through a first mortgage - or build a home – through a developer build mortgage.

Rural Homeownership Loans:

The purpose of our Rural Homeownership Loan program is to **help Yukoners in rural Yukon buy or build a home.**

This program is similar to our former Owner Build Loan and First Mortgage Loan program, however, this program will be available for people living in communities outside Whitehorse, where we know it can be difficult to get funding from a traditional lender.

Ensuring that our programs do not compete with a traditional lender is important to us as we are aiming to fill a distinct need in the housing continuum.

In addition to **getting out of the business of business**, as recommended by the Yukon Finance Advisory Panel, we are making sure our programs do not conflict with federal programs.

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As such, we closed our Down Payment Assistance Program. This program's scope was similar to the federal "**First-Time Home Buyer Incentive**" program, launched in September 2019. We have reallocated the former Down Payment Assistance Program funding to our Rural Homeownership program, which now **has a \$3.2 million program budget.**

Our priority with our relaunched Rural Homeownership Loan is to fill a gap in the housing continuum by providing adequate, suitable housing for Yukoners in our communities.

We have now seen the success of this program as in 2020-21 it supported 11 Yukon households, 5 to buy homes and 6 to build homes in 5 rural communities.

Home Repair Grants and Loan:

Our home repair loan for home owners focus on providing housing support where **there are existing gaps.**

Overall, we have budgeted \$1.65 million in Home Repair funds that will support Yukon homeowners keep their housing safe, accessible and adequate in 2021-22.

We know it is important to continue this program because the 2016 census data reported that 12% of Yukoners were living in housing that needed major repairs.

Based on housing need in Yukon, we know that Yukoners will be better able to use **grant funding for emergency and accessibility** repairs.

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Our Home Repair program has three components:

- We have budgeted \$350 thousand for an **Emergency Grant** that will support homeowners with **emergency repairs** to their homes.
- We brought back a very popular **Accessibility Grant** to help Yukoners make their **homes safe and accessible as they age-in-place**. We have \$600 thousand available for this accessibility program.
- The remaining \$700 thousand in the budget is available for **Home Repair Loans** and **subsidized loans** to support Yukoners with adequacy and suitability housing needs.
- We have seen the success of this program as 14 Yukon homeowners were helped in 2020-21.

Developer Build Program:

We continue to offer the Developer Build Loan Program which is focused on providing construction financing to housing developers who are unable to secure construction financing from traditional lenders.

- **\$1.5 million** has been allocated to this program.

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Corporation**Grants Narrative (Fall 2021)**

We **continue to deliver three popular grant programs** at Yukon Housing Corporation: the Municipal Matching Rental Construction Grant, the Housing Initiatives Fund and the First Nations Energy Efficiency Program.

The Municipal Matching Rental Construction Grant and the Housing Initiatives Fund are focused on increasing the availability of housing in the territory.

The **Municipal Matching Rental Construction Grant** is focused on increasing the supply of rental housing. Developers, small and large, can apply for the funding to use with municipal incentive programs, where available, for new rental housing. 23 developers have been supported in 2020-21.

The **Housing Initiatives Fund** has been exceptionally popular. It is designed to increase the supply of affordable housing across Yukon. Over four intakes, this program support projects that will result in the construction of more than **470** total housing units (including approximately **275** affordable units) for Yukoners. The fourth intake of projects closed in January 2021. Through this call for projects, we committed to supporting 8 more shovel ready housing projects and four housing project concepts that are under development. We will be launching the 5th Housing Initiatives Fund intake in the middle of November 2021. (See BN #49)

The **First Nations Energy Efficiency Program**, funded in part through the Government of Canada Low Carbon Economy Fund, is designed to increase the adequacy and energy efficiency of First Nations-owned

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Yukon Housing
Corporation

housing in all Yukon communities. We are working to provide this funding to all 14 Yukon First Nations to support reduction of greenhouse gas emissions from First Nation housing, while resulting in cost savings, supporting local employment and stimulating the Yukon economy.

6 First Nations have accessed the Low Carbon Economy Fund (LCEF) since 2019/20.

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Federal Programs Narrative (Fall 2021)

National Housing Strategy (see BN #36)

Canada's National Housing Strategy was released in 2017 and in March 2018 the Government of Yukon signed a bilateral agreement with the Government of Canada to ensure stable, 10-year federal funding for Yukon.

The Canada-Yukon Bilateral Agreement under the National Housing Strategy sets out funding and targets over ten years that aim to **increase the community housing stock by 15%** and complete **renovations to 20% of existing community housing stock**.

We are working towards these specific targets with our housing partners, including the Canada Mortgage and Housing Corporation.

We will ensure that the federal funding we receive supports Yukoners' housing needs and aligns with the implementation of the **Housing Action Plan**, the **Safe at Home Plan** to end and prevent homelessness, our **Aging in Place Action Plan**, and opportunities as outlined in the **Putting People First Report**.

Federal Budget 2021

The Federal Budget was released April 19, 2021. Increases and changes to the federal budget related to housing may affect housing programs and capital projects or programs in Yukon that receive federal funding.

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While the budget includes opportunities to improve housing in Yukon, we look forward to the support these funds will have across the housing continuum. We will be working closely with the Canada Mortgage and Housing Corporation (CMHC), Employment and Social Development Canada and Crown Indigenous Relations and Northern Affairs Canada to learn more about the funding options.

Of note, there is additional new funding for two areas under our current funding: the Canada Community Housing Initiative and the Canada Housing Benefit; also there is additional funds for the Rapid Housing Initiative and the Reaching Home Strategy. As well, this budget has reallocated funding for the National Housing Co-Investment Fund. We look forward to forthcoming details on these new and reallocated funding streams.

Canada Yukon Housing Benefit (see BN #17)

The Canada Yukon Housing Benefit is a funding initiative for \$9.1 million over 8 years through the Canada Mortgage and Housing Corporation - Yukon government bilateral agreement under the National Housing Strategy.

This program helps move Yukoners out of housing need by providing rental **housing subsidies directly to individuals**.

We launched the Canada Yukon Housing Benefit in November 2020.

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Currently, this program supports over 140 Yukon households with federal funding that is cost matched by the Government of Yukon.

The Canada Yukon Housing Benefit is a key part of how **we transform our approach to Community Housing** in a way that provides supports to allow our Seniors to Age in Place, and meet the new and emerging housing needs of all Yukoners.

Co-Investment Northern Carve Out Fund (see BN #37)

In 2018, the federal government launched the \$13.2 billion National Housing Co-Investment Fund, under the National Housing Strategy, to support new construction and revitalization of affordable housing within the provinces and territories.

- In recognition of the additional needs of northern communities, \$40 million of this funding was allocated to the Yukon. This funding is called the Northern Carve Out.
- Under the terms we negotiated with Canada Mortgage and Housing Corporation for the Northern Carve Out, \$20 million will support Community Housing projects in the Yukon.
- It will be prioritized by community needs and will be directly managed by the Yukon Housing Corporation.
- The additional \$20 million will be managed by CMHC to support indigenous governments, organizations, community housing providers and/or the private sector projects.

CONFIDENTIAL**TAB #82****Session Briefing Note****Fall 2021****Federal Programs Narrative** Yukon Housing Corporation**Low Carbon Economy Fund**

The Government of Yukon has also secured funding under the Government of Canada's **Low Carbon Economy Fund** to help ensure that Yukoners live in energy efficient housing.

Between 2019 and 2023, Yukon Housing Corporation has allocated \$8.4 million for energy retrofits for community housing to help decrease energy use and increase comfort for tenants.

Making government-owned housing in the territory more energy efficient will reduce Yukon's greenhouse gas emissions.

Additionally, \$6.96 million in funding from the Low Carbon Economy fund will help Yukon Housing Corporation's First Nations Energy Efficiency Program support energy efficient retrofits for First Nations' government-owned housing.

First Nations Housing and Indigenous Housing Strategies (See BN #47)

We are disappointed that the 2021 Federal Budget did not include a provision for a Rural, Urban, Northern Indigenous Housing Strategy.

The Government of Canada has previously indicated that a Rural Urban Indigenous Housing Strategy is a priority in addition to the other distinctions based strategies identified in the National Housing Strategy.

We are committed to working together in partnership with Yukon First Nations and the federal government to ensure the federal First Nations Housing and Related Infrastructure Strategy addresses the specific

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housing needs of Yukon's First Nations within the context of Self-Governing Agreements.

- 74(1)(a)
- First Nations are key members of our Housing Action Plan Implementation Committee and government partners in the Safe at Home Plan to Prevent and End Homelessness.

Right to Housing

The Government of Canada is also committed to introducing a rights-based approach to housing through the National Housing Strategy.

A rights-based approach to housing was formalized by the Canadian government through the *National Housing Strategy Act*. Consistent with housing as a human right, we believe that increased affordability, suitability and accessibility of housing will promote quality of life and the well-being of Yukoners.

Federal Government Programs:

Under the National Housing Strategy, the Canada Mortgage and Housing Corporation is delivering additional programs that can help Yukoners get access to affordable housing.

The National Co-Investment Fund is a federally delivered, application based fund for building new housing or revitalizing existing community housing.

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The Canada Mortgage and Housing Corporation has also launched the First Time Home Buyers Incentive which offers 5 or 10 percent of the home's purchase price towards a down payment for the home.

- This program for first time homebuyers can help Yukoners afford to build or purchase a new home.

Canada Mortgage and Housing Corporation is providing \$13.1 million in capital funding to build 2 shelters in the north with priority for indigenous groups and governments submitting collaborative projects. The Council of Yukon First Nations submitted and was approved for their proposal for approximately 50% of that fund.

In addition to capital funding, Indigenous Services Canada is also providing approximately \$1 million in long-term annual operating funding. Funding programs for capital developments seldom provide for ongoing operations and maintenance funding.

Finally, the federal government launched the Rapid Housing Initiative, a COVID-19 relief program to build new housing. The initial intake accepted applications until December 31, 2020. Yukon Housing Corporation was successful in securing \$3 million from this first round to support the building of three triplexes. (See BN #71)

The 2021 Federal Budget announced an additional \$1.5 billion for Rapid Housing Initiative (RHI) 2 and includes the target of 4,500 new affordable units Canada-wide with 25% of the fund focused on housing projects for

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women. Yukon Housing Corporation supports the Safe at Home Society in their application for the Rapid Housing Initiative funding: Round 2 – Cities Stream for a Whitehorse-based project for vulnerable Yukoners.

We are looking forward to hear final allocation details for this fund from Canada Mortgage and Housing Corporation. (See BN #15)

Conclusion

The Yukon Housing Corporation will continue to make effective use of federal funding to make sure that:

- Yukon Housing Corporation programs are focused on improving housing conditions and energy efficiency in Yukon;
- Community housing stock is safe, healthy and comfortable; and
- Yukoners have access to affordability support for housing if they are in need.

We will continue to use federal funding to implement the Housing Action Plan for Yukon, the Safe at Home Plan to end and prevent homelessness in the territory, and key pieces of the Aging in Place Action Plan, alongside the recommendations in the Putting People First Report.

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Housing Partnerships**

Yukon Housing Corporation

NARRATIVE**Yukon Housing Corporation Partnerships**

Housing is a basic need of every person. We all need a place to shelter from the outside elements and to rest and recharge.

We know that not everyone has the same housing needs, due to Yukon's population diversity, different levels of mobility, and family composition.

We recognize that many Yukoners continue to struggle to find affordable housing.

Yukon Housing Corporation continues to nurture partnerships to work toward the National Housing Strategy vision that all Canadians – and Yukoners – have housing that they can afford and that meets their needs.

We work in partnership with different orders of government, First Nation development corporations, municipalities, non-profit organizations and the private sector, because we recognize that working with our community organizations is the only way to address Yukon's unique housing needs.

Our partnerships in housing keeps us apprised of housing needs and opportunities here in the territory, and our partners also help meet critical needs by providing housing services and building new housing.

We work with our partners in the **federal government** to **implement the National Housing Strategy**, and with our **partners within the territory** to address specific, local housing needs. (See BN #36)

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Housing Partnerships**

Yukon Housing Corporation

The Housing Action Plan for Yukon and the Safe at Home Plan to end and prevent homelessness were developed in partnership with several organizations and governments. We continue to work together to help address housing needs in the territory.

We work in partnership with the private sector through the Housing Initiatives Fund. Over four intakes, this program has supported projects that will create more than 470 housing units (including approximately 275 affordable housing units) for Yukoners to rent and buy, many of them in rural communities. The fourth intake was completed in January 2021, through which we committed to supporting 8 more shovel-ready housing projects, totaling an estimated 60 affordable housing units, and four housing project concepts that are under development. We will be launching the 5th Housing Initiatives Fund intake in the middle of November 2021. (See BN #49)

We approach housing partnerships with the intent to maximize and realize the best outcomes for Yukoners, wherever they are on the housing continuum.

Community Housing

The Yukon Housing Corporation undertook a **fundamental shift** in the way we provide social housing to Yukoners through a resilient Community Housing program.

Our Community Housing program focuses on a consistent approach to Community Housing clients. This includes ensuring our vulnerable clients

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Housing Partnerships**

Yukon Housing Corporation

have access to appropriate services that support their ability to maintain housing. We will be applying a **mixed income model** for better housing outcomes, and engaging with Yukon rural communities to better understand their needs.

- Yukon Housing Corporation will continue to work with our partners in other departments of Yukon government, the federal government and First Nations governments, municipalities and non-government organizations to ensure that the Yukon Housing Corporation programs help Yukoners obtain and retain housing.

Partnerships with communities and municipalities

We are working with Yukon communities and municipalities to identify and address their housing needs through direct investment in infrastructure, capacity building for planning and maintenance, and delivery of subsidized housing.

Our programs and services are designed to be flexible and responsive because **each Yukon community or municipality has unique housing needs.**

We continue to tailor our programs to meet these needs, including:

- Our **homeownership loan program** that focuses on helping Yukoners living outside Whitehorse buy or build homes; and,
- Our **home repair program** which includes an accessibility grant, an emergency repair grant, and a home repair loan to help Yukoners keep their homes safe and healthy.

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Yukon Housing Corporation

The **Municipal Matching Rental Construction program**, with uptake in Carmacks, Dawson City, Faro, Teslin, Watson Lake and Whitehorse, is one way we continue to work with stakeholders in many Yukon communities to incentivize the development of affordable market rental units.

Partnerships with First Nations

We work with First Nations to help identify and find local solutions for housing challenges, by supporting capacity building, providing financial resources, and assisting in capital planning.

Other programs being accessed by First Nations governments and Development Corporations include: the **First Nation Energy Efficiency Program**, the **Housing Initiatives Fund**, the **Municipal Matching Rental Construction Grant** and the **Rent Supplement Program**.

We are partnering with many First Nations to help resolve their housing needs.

We continue to work in partnership with First Nations to **provide on-site assistance**, to **build capacity** in capital planning and maintenance, and to **provide capital funding** for housing repairs and new builds.

We continue to work with our partners at the Canada Mortgage and Housing Corporation and Yukon First Nations to streamline application processes to align with the needs for First Nations governments.

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Yukon Housing Corporation

We are advocating to the federal government to ensure that they make **direct nation-to-nation connections** with Yukon's First Nations during implementation of the Indigenous housing strategies, including the First Nations Housing and Related Infrastructure Strategy and the Urban Rural and Northern Indigenous Housing Strategy.

In November 2020, Yukon Housing Corporation held a virtual meeting with Yukon First Nations, Development Corporations as well as Canada Mortgage and Housing Corporation and other federal partners to discuss emerging housing needs, and to strengthen partnerships.

This October we held a Housing Summit to bring together key housing stakeholders to take action on housing needs.

Advisory Committee Partnerships

We are working with several advisory committees to better understand stakeholder housing needs.

We **collaborate with our advisory committees to support the objectives of the Aging in Place Action Plan** and to find local solutions to local problems.

The **Accessibility Advisory Committee**, the **Housing Action Plan Implementation Committee**, and the **Safe at Home Committee** provide key information and advice on our programs and services that meet the housing needs of all Yukoners.

The Accessibility Advisory Committee is comprised of representatives from seniors' groups, Challenge Resource Disability Group, Department of Health

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& Social Services, Association for Community Living, Yukon Council on Aging, People First Yukon and Corporation staff.

Through the work of the committee, we ensure accessibility is considered during the design of our community housing developments, modifications to existing housing facilities, and programs we offer.

Housing Action Plan Implementation Committee

The Housing Action Plan Implementation Committee ensures the implementation of the stakeholder-led Housing Action Plan. The Committee is facilitated by Yukon Housing Corporation staff and includes membership from the following stakeholder groups:

Association of Yukon Communities,
City of Whitehorse,
Kwanlin Dun First Nation,
Challenge Disability Resource Group,
Canadian Imperial Bank of Commerce,
Canada Mortgage and Housing Corporation,
Tr'ondek Hwech'in First Nation,
Yukon Anti-Poverty Coalition,
Yukon Chamber of Commerce,
Yukon University,
Whitehorse Chamber of Commerce,
Yukon Residential Landlord Association,
Yukon Real Estate Association,

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Yukon First Nation Chamber of Commerce,
Yukon Council on Aging,
Yukon Housing Corporation Board of Directors,
Yukon Housing Corporation,
Community Services,
Health and Social Services, and
Energy, Mines and Resources.

Conclusion

These are just some of the examples of our housing partnerships that contribute to the availability of affordable housing for Yukoners.

We are listening and incorporating advice and feedback from stakeholders into the day-to-day work of the Yukon Housing Corporation and our other departments.

We are committed to working with all housing stakeholders because we are all part of the solution to affordable and sustainable housing across the territory.

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Yukon Housing Corporation

Waitlist Narrative (Fall 2021)

The demand for Yukon Housing Corporation's Community Housing stock is growing faster than the recent increases in the supply of our units. As a result, our waitlist continues to grow. **This issue is not unique to the territory.** Across Canada, jurisdictions are **experiencing growing waitlists for Community Housing.**

As of August 2021, there were **453** households on the community housing waitlist: **176** of these were seniors and **277** were non-seniors.

The waitlist fluctuates daily as more people apply and get housed, or move into private market housing. Additionally, during the pandemic we removed the need for tenants to confirm periodically that they wished to remain on the waitlist.

Waitlists are only one measure of what is a complex housing system here in the Yukon. Our rising year-over-year trend indicates that the demand for housing outpaces our supply.

Reasons for Increasing Waitlist Numbers (See BN #11)

There are a number of reasons that the Yukon Housing Corporation faces continued waitlist pressure, including:

- **Growing population in Yukon;**
- **Continued growth of the seniors' population.** Many seniors meet our low-income eligibility criteria so we expect to see a continued increase in the number of seniors eligible for social housing;
- The pandemic has **increased economic uncertainty** for some individuals and families;

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- **High cost and limited availability of alternatives** in private rental housing, both in Whitehorse and the communities;
- Barriers to housing such as affordability and discrimination as reported in the Point in Time count conducted in April 2021; and
- **The service that Housing navigators** provide in helping people to find housing.
 - One of their services is to help individuals and families complete housing applications with Yukon Housing Corporation.
 - While this has the effect of increasing the number of people on our waitlist, we want people to be able to apply to the programs they need, so that we can better understand the depth of need for affordable housing.

Community Housing Program

By providing safe and secure Community Housing in 14 Yukon communities **Yukon Housing Corporation assists just under 1000 households**, including some Government of Yukon employees and Rent-geared-to-income clients.

Rent-geared-to-income means that tenants pay 25% of their income for rent. In the past, we called this the social housing (or subsidized housing) program.

Our Community Housing program addresses the housing needs of more vulnerable Yukoners and provides holistic support to Yukoners looking to gain and maintain affordable housing.

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The **Community Housing program focuses on “doing better”** to ensure that the housing resources we have available are targeted to those Yukoners who need them most.

This approach will help us achieve the Housing Action Plan objective to provide supportive housing options and ensure that the Community Housing program fits into a robust housing continuum for Yukon.

As part of this approach, we will be allocating units differently. The **mixed-income approach** allocates housing to a group of clients with a range of incomes, but all of which are below the household income limits of the current social housing program. There is significant evidence that rather than grouping all low income tenants together, housing clients with a broader range of incomes leads to better outcomes for all tenants.

Our program will remain available to Yukoners who are currently eligible for the Yukon Housing Corporation social housing program, but the mixed income model means that we can better support clients from across the eligible income spectrum. It is intended to increase housing opportunities to all households on the waitlist.

Finally, we are planning to **support our vulnerable clients in more appropriate ways**. This is to recognize that Yukon Housing Corporation's independent living model does not always work for people who are in housing need. Our Community Housing program will engage our partners to connect our tenants with the support they need to maintain stable housing. We want to ensure that more households are stable and successful in their tenancies.

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To ensure an equitable approach in Community Housing, all tenants of our program will receive safe, suitable, adequate housing regardless of their level of income or need for support.

This Community Housing approach will lead to more social diversity within our buildings and will support better social outcomes and fiscal responsibility. All tenants will pay an affordable rent for their income.

Rental subsidy programs

Our Community Housing program will continue to help house people on the Yukon Housing Corporation waitlist through **four rent subsidy programs**.

1. Rent Supplement

We have **steadily increased the funding available through our Rent Supplement program**, to in excess of \$1.4 million per year. This program helps approximately **95** Yukon individuals and families to get into affordable homes.

The rent supplement budget includes \$437,000 for **Da Daghay Development Corporation (Ta'an)** for approximately 50 rental supplements.

In continuation of our partnership with the Da Daghay Development Corporation, we recently announced the opening of phase 2 of the new 28-unit affordable housing development in Whistle Bend. 20 of these homes will house applicants from the Yukon Housing Corporation waitlist and eight units are reserved for Ta'an citizens.

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This means that in Phase 1 and Phase 2 of the River Bend development in Whistlebend, the Da Daghay Development Corporation, in partnership with the Yukon Housing Corporation, will house 50 individuals and their families from the Housing Corporation waitlist. We look forward to more of these types of innovative partnerships as we support Yukoners with housing solutions.

2. COVID-19 Rent Assist (See BN #06)

As many Yukoners started feeling the economic effects of the global COVID-19 pandemic in March 2020, we developed a grant program that operated from March to September **to help pay a portion of a client's rent if they had lost income due to COVID-19.**

Between April and August, we helped more than 170 Yukon households to pay their rent through the COVID-19 Rent Assist Program, providing stability to renters and the landlords who depend on that income.

3. Canada Yukon Housing Benefit (See BN #17)

In fall 2020, Yukon Housing Corporation began to deliver **the Canada Yukon Housing Benefit** a rental subsidy program, in addition to the existing rent supplement program.

This rent subsidy program is addressing housing affordability and adequacy by **providing additional support to those who can access market rental housing.**

The Canada Yukon Housing Benefit is funded under the National Housing Strategy.

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Clients of previous programs (COVID-19 Rent Assist, Rental Housing Allowance for Families) were invited to apply to this new program.

Vacant units

Yukon Housing Corporation staff are always working to maintain tenancies, and facilitate move-ins and move-outs for our tenants. **Our goal is to maximize the use of our assets** by keeping vacant periods to a minimum.

At any point in time, a number of Yukon Housing Corporation units may be vacant as these homes could be undergoing major renovations, including energy retrofits, being made ready for new tenants, or awaiting resolution of Residential Tenancy Office actions related to abandoned possessions.

In addition, our transition to Community Housing includes the provision that units previously held for “staff only” or “affordable housing only” can be reallocated to best meet the community needs.

New Builds

We are very excited to see progress in the construction of our new **47-unit building at 4th and Jeckell Street in Whitehorse**. The building will provide a range of accommodations from bachelor, one, two and three bedroom units to meet the needs of eligible households. (See BN #18) This will be a wonderful opportunity to provide housing to individuals and families in Whitehorse.

CONFIDENTIAL**TAB #84****Session Briefing Note****Fall 2021****Waitlist Narrative****Yukon Housing Corporation**

We are also proceeding with planning for additional units in communities, such as the **10-plex in Old Crow**, and other **multi-unit residential projects being planned and designed in Watson Lake and Carcross**. (See BN #74)

Yukon Housing Corporation was approved for federal funding to build three triplexes in Mayo, Watson Lake and Whitehorse. These projects are currently underway. Yukon Housing Corporation will support this project with an additional investment of \$2.4 million. (See BN #71)

This initiative requires projects to be constructed over the 2021 year, meaning these homes will be ready as soon as possible.

The **Housing Initiatives Fund** encourages development in the private market. Over the past four intakes of the fund, we are working with and supporting developers in the construction of more than **470** total housing units (including approximately **275** affordable housing units) in Whitehorse and across the Yukon. The fourth intake will support 8 more shovel ready housing projects, totaling an estimated 60 affordable housing units and four housing project concepts that are under development. (See BN #49)

Conclusion

The waitlist for Yukon Housing Corporation units shows that there is a need for more affordable housing in the Yukon.

Through our partnership programs and increases to Yukon Housing Corporation stock, we are working to address these needs for Yukoners.

Our Community Housing program will help the Corporation better serve Yukoners and meet their housing need.

CONFIDENTIAL**TAB #85****Session Briefing Note****Fall 2021****Narrative – Working with Communities** Yukon Housing Corporation

NARRATIVE**Working with Communities**

We are working with community partners, including different orders of government, First Nations development corporations, municipalities, non-profit organizations and the private sector to support housing solutions for Yukon communities. Our partners in communities help us address local problems with effective local solutions by identifying and addressing unique community housing needs.

Yukon Housing Corporation is invested in listening to and hearing from the communities about specific housing needs. As such, the Corporation's Board of Directors will host quarterly virtual meetings with key community groups, the municipality and the First Nation to learn about their housing priorities and ensure that is captured in the Corporation's annual planning.

Working with the federal government

We work with our partners in the **federal government to implement the National Housing Strategy** through effective **partnerships in the territory to address specific, local housing needs.** (See BN #36)

The Federal Budget was released on April 19, 2021. Housing related initiatives identified in the budget may provide additional opportunities for housing programs and capital projects in the Yukon that receive federal funding.

CONFIDENTIAL**TAB #85****Session Briefing Note****Fall 2021****Narrative – Working with Communities** Yukon Housing Corporation

The budget includes opportunities to improve housing in the Yukon. However, we are working with federal agencies - Canada Mortgage and Housing Corporation, Employment and Social Development Canada and Crown Indigenous Relations and Northern Affairs Canada - to learn more details with respect to program changes and their opportunities for territorial programs.

Working with First Nations governments

We cultivate relationships with individual First Nations governments to help work on housing issues and projects that matter to them.

We also hold housing forum events that bring our partners together to discuss issues and successes, and share information. **In February 2020**, in partnership with Canada Mortgage and Housing Corporation, we hosted a **discussion with First Nations governments about funding opportunities and ongoing work on multi-unit residential building design** for the north.

We continued **housing discussions** with Yukon First Nations, development corporations, Canada Mortgage and Housing Corporation and Indigenous Services Canada **at a virtual Housing Town Hall meeting on November 27, 2020**.

It is very important to continue to discuss previous successes and future projects, and to highlight ongoing and new funding opportunities for communities, especially during the COVID-19 pandemic.

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This October we held a Housing Summit to bring together key housing stakeholders to take action on housing need. This summit focused on pillars 2 and 3 of the Housing Action Plan for Yukon.

Working with communities and municipalities

We are working with Yukon communities and municipalities to identify and address their housing needs through direct investment in infrastructure, capacity building for planning and maintenance, and delivery of subsidized housing through our Community Housing program.

Because **each Yukon community or municipality has unique housing needs**, our programs and services are designed to be flexible and responsive. When we start planning new projects in communities, we reach out directly to community stakeholders to ensure projects meet local needs.

Currently, we are actively working with **Carcross, Watson Lake, Old Crow, and Mayo** to find **unique solutions** for those communities' housing needs.

We also work with the Housing Action Plan, and Safe at Home implementation teams, along with our community housing staff, to ensure we continue to have **regular opportunities to communicate with key community organizations**.

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Carcross/Tagish First Nation / Carcross Community

We have begun working with Carcross/Tagish First Nation and the community of Carcross to discuss **a new multi-unit Yukon Housing Corporation building**. Preliminary discussions were focused on **potential locations for the building**. As the project progresses we will continue to reach out to local stakeholders and members of the community. We are committed to work with the community and Carcross/Tagish First Nation as they too advance new housing projects – that improve housing solutions for everyone.

Liard First Nation/Watson Lake (see BN #19)

In Watson Lake, we recently **purchased land for a Housing First supportive housing project**. Based on a housing needs assessment completed in 2020, **we know there are significant housing needs including supportive housing**. As we proceed with design, we will continue to work with the community for further input on the project. We also look forward to working with community members to inform the new triplex set to be built within this next year.

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Communities**

Nacho-Nyak Dun First Nation /Mayo

We have been in contact with the community of Mayo to discuss how the Yukon Housing Corporation's five-year capital plan can support housing needs in the community. We look forward to continuing discussions with Mayo and the Na-cho Nyak Dun First Nation. We are also working to build a triplex and renovate and repair two of YHC's community housing units in Mayo this year.

Vuntut Gwitchin First Nation/Old Crow (see BN #74)

We are working in partnership with other departments to build a new health and wellness centre in Old Crow as well as a Yukon Housing Corporation 10-plex.

As the Vuntut Gwitchin First Nation moves forward on additional housing development, we will work together to ensure the new projects are complementary and are **responsive to what is needed**. We look forward to future discussions with Vuntut Gwitchin First Nation as we move toward construction of the 10-plex, which **is scheduled for completion in winter of 2022**.

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Yukon communities

We will continue to support housing needs in all communities through **outreach** similar to the First Nations town hall in November 2020, the Safe at Home and Housing Action Plan **implementation committee** and **local housing staff** in many communities.

We will continue to meet with the Association of Yukon Communities to ensure that we maintain connections across the Yukon on housing issues and solutions.

We would not be able to effectively work without our partners who help to identify gaps in housing needs. To address this issue we have helped deliver on Community Housing needs assessments in many Yukon communities, including:

- Housing Action Plan Housing Data Review in 2017;
- Whitehorse Housing Needs Assessment 2019;
- Watson Lake Housing Needs Assessment 2020;
- Carcross Housing Needs Assessment 2021;
- Mayo Housing Needs Assessment in 2021; and
- Dawson Housing Needs Assessment in 2021

We intend to continue to complete housing needs assessments with all Yukon communities to guide housing project and housing program development that meet community needs.

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We continue to tailor our programs to meet identified community needs including relaunching:

- Our **homeownership loan program** to focus on helping Yukoners living outside Whitehorse to buy or build homes; and,
- Our **home repair program** to include an accessibility grant, an emergency repair grant and a home repair loan to help Yukoners keep their homes safe and healthy.

The **Municipal Matching Rental Construction program** is designed to incentivize the development of affordable market rental units. In 2020-21, the program supported 13 projects which resulted in an additional 107 units. This includes Whitehorse and the rural communities, including Teslin, Dawson City, Carmacks, Faro and Watson Lake. We continue to explore options to expand this program with other communities and First Nations.

We continue to offer **the Housing Initiatives Fund program**. The fifth intake, scheduled for mid November will further increase affordable, accessible and energy efficient housing options for Yukoners. Over the past four years, the Housing Initiatives Fund has supported projects that will lead to more than 470 new homes for Yukoners. This includes approximately 275 affordable housing units territory wide. (see BN #49).

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Communities**

Yukon Housing Corporation

Conclusion

We recognize that there is more work to be done to increase a range of housing supply based on the type of demand that we have heard from Yukoners. This has become even more apparent during COVID-19 and we are thankful for our housing partners that have been working to increase options across the housing continuum.

Yukon Housing Corporation is dedicated to supporting housing solutions and to do this well, partnerships are essential. We will continue to work with communities in new and innovative ways to support affordable housing for Yukoners.

We are listening and incorporating advice and feedback from stakeholders into the day-to-day work of the Yukon Housing Corporation and other Government of Yukon departments.

It was a pleasure to host the Housing Summit in October, that explored solutions to address our territories housing needs.

We know we all have a part to play in creating more sustainable housing across the territory, and we are committed to being part of the solution.

CONFIDENTIAL**TAB C1****Session Briefing Note****Fall 2021****COVID-19 Government Wide Note**Health and Social
Services

Recommended response:

- Our government continues to follow the advice and recommendations of the Chief Medical Officer of Health.
- In response to this significant surge in COVID-19 cases in the territory and widespread community transmission in Whitehorse, our government re-instated a state of emergency on November 9, 2021.
- Declaring a state of emergency will allow temporary measures to be quickly implemented by the Chief Medical Officer of Health to rapidly decrease transmission and the protect the territory's healthcare capacity from becoming overwhelmed.
- New measures will be enforced through the *Civil Emergency Measures Act* on November 13, 2021, but Yukoners are strongly encouraged to follow these measures immediately.
- On October 15, 2021, we announced that all Yukon government employees and all frontline health care workers in the territory will be required to have at least one dose of a COVID vaccine by November 30, 2021. Mandatory vaccination will apply to all public servants, including teachers, as well as those who work in hospitals, long-term care homes, medical clinics and allied health care settings.
- The Government of Yukon is moving rapidly to implement the proof of vaccination requirement for designated settings, to align with the new recommendations from the acting Chief Medical Officer of Health.
- As of November 13, 2021, individuals will be required to provide proof that they have received two doses of an approved vaccine to access a designated setting. The list of designated settings is being finalized and will be made public before November 13, 2021.

CONFIDENTIAL**TAB C1****Session Briefing Note****Fall 2021****COVID-19 Government Wide Note**Health and Social
Services

- It is expected that COVID-19 will present an endemic risk for many years to come. We are continuing to provide targeted public health measures to directly address COVID-19 where and when it emerges, and look at broader recommendations from the Chief Medical Officer of Health.
- Forging Ahead: Yukon's Continued Response to COVID-19 outlines our goals for ensuring the safety and well-being of Yukoners and how we will adapt to COVID-19 becoming a normal part of our lives.
- This plan includes the steps we are taking to limit the spread of disease, ensure Yukoners are connected to the social, mental and physical health supports and services they require, and move forward with our plan to help Yukoners to succeed.

Additional response:

- COVID-19 continues to have a disproportionate impact on our most vulnerable, including seniors, elders, and women, those with precarious or insecure housing, individuals living with chronic conditions, and unvaccinated individuals and those who do not yet have access to a COVID-19 vaccine.
- Our one government approach and close collaboration with communities, First Nations, local partners and non-government organizations allows us deliver the appropriate level of health and social care required to meet our community's needs and remain responsive to their concerns.
- Once a pediatric vaccine for individuals under the age of 12 is approved, our immunization teams will be ready to quickly reach this subset of the population.

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Services

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- We are focused on reducing the number of people susceptible to COVID-19 and its variants through partnerships with First Nation governments and First Nations, increased vaccination, maintaining our testing capabilities and the capacity of our health and social care system, providing supports to our most vulnerable, and implementing targeted measures to the areas of highest risk.

Context—this may be an issue because:

- With the lifting of many public health measures on August 4, 2021 and the state of emergency on August 25, 2021, there is interest in the Yukon's plans for moving forward while COVID-19 continues to present a threat.

Background:

- The Yukon initially declared a State of Emergency on March 27, 2020. The initial State of Emergency ended on August 25, 2021.
- The Yukon declared State of Emergency again on November 8, 2021.
- Under the *Public Health and Safety Act*, the Chief Medical Officer of Health is responsible for monitoring, investigating, and responding to a communicable disease. The Act and the *Communicable Disease Regulations* provide the Chief Medical Officer of Health with a number of authorities to ensure the health and safety of Yukoners.
- The Yukon's original reopening plan, *A Path Forward: Yukon's Plan for Lifting COVID-19 Restrictions*, was released on May 15, 2021 and was informed by the available evidence on COVID-19, risk assessments and timelines for developing and delivering a vaccine.
- On March 5, 2021, an updated plan, *A Path Forward: Next Steps*, was released and outlined the thresholds for easing public health measures while also ensuring the health and safety of Yukoners.

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Services

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- An endemic can be understood as the stable spread of a disease from person-to-person without significant exponential growth amongst a population; or, the presence of a disease within a population but at a rate that does not see widespread transmission.
 - Despite having one of the highest vaccination rates in Canada, the Yukon was one of the first jurisdictions in the world to see how quickly COVID-19 could spread amongst a highly vaccinated population.

Approved by:

November 9, 2021

Deputy Minister, Health and Social Services

[Date approved]

CONFIDENTIAL**TAB #C2****Session Briefing Note****Fall 2021****Housing Issues**Yukon Housing Corporation

Recommended response:

- We are working on initiatives to create more Community Housing options that support the development of a full housing continuum across the Yukon.
- Community Housing is a vital community resource that support Yukon individuals and households who are facing housing affordability, availability and vulnerability.
- In November 2020, we launched the Canada Yukon Housing Benefit, a rental subsidy for low to moderate income households to help Yukoners with housing affordability.
- We are moving forward with the implementation of the federal Northern Carve Out, from the National Co-Investment fund, to build new housing for Yukoners.
- We offer capital incentive programs for partners to develop and increase housing options throughout the Yukon.
- Our new approach to housing for employees aims to decrease the housing cost disparities in communities, further incentivize private sector investment in housing, and prioritize the government's existing staff housing units to the critical needs for community well-being.
- We are guided by the Safe at Home Plan, the Housing Action Plan for Yukon, the Aging in Place Action Plan, and the Putting People First report to work with our partners on initiatives from housing with support services, to Community Housing, to private market rental, to home ownership.

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Additional response:

- We know that the Yukon is facing an acute housing shortage. We are seeing housing prices increase and vacancy rates drop, and we know that too many people are struggling to find adequate and affordable housing.
- That is why across government, we are working with stakeholders to develop new land parcels, increase housing stock, and to explore innovative approaches to help address housing supply solutions.

Context—this may be an issue because:

- Since the COVID-19 pandemic started, Yukoners have been facing housing challenges including increased housing prices and low vacancy rates.

Background:**Measures during COVID-19:**

- During the COVID-19 pandemic, housing prices in Whitehorse have continued to climb.

Housing Action Plan and Safe at Home Plan:

- The 10-year Housing Action Plan (HAP) for Yukon was launched in 2015 and provides guidance on housing priorities for the territory.
 - A committee made up of key housing stakeholders and partners from across the territory oversees its implementation.
- The Safe at Home Community Based Action Plan to End and Prevent Homelessness (Safe at Home) was launched in November 2017.
 - The Safe at Home plan was developed by the Government of Yukon, the City of Whitehorse, Kwanlin Dün First Nation, the Ta'an Kwäch'än Council and a number of local NGOs.

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Yukon Housing Corporation

- The Safe at Home Society, oversees implementation, under direction of the key stakeholders, and recently released a three-year progress report.
- The Safe at Home Society has submitted under the federal Rapid Housing Initiative 2.0 a 55-unit supportive housing project proposal.

Land:

- The Government of Yukon continues to make land available to support the construction of new housing for Yukoners. This includes land development work in Whistle Bend and in Yukon's communities, and work towards releasing the 5th and Rogers parcel in Whitehorse for future development.
- The Land Development Branch is implementing an integrated land development program to maintain lot inventories across the Yukon, support private sector development and support First Nations in developing their land for citizen housing.

Major investments in housing include:

- The Canada Yukon Housing Benefit, an eight year rent subsidy program to support low to moderate income Yukoners renting private market rental housing.
- \$4.5 million in funding for the Normandy project, currently under construction in Whitehorse. This project will be a privately owned senior's residence with some supports.
- \$18.8 million (over two years) for the design and construction of the 4th and Jeckell 47-unit mixed-income housing development in Whitehorse, and \$1.1 million to plan new Yukon Housing Corporation housing in Old Crow, Watson Lake and Carcross.
- \$5.77 million commitment (over two years, 2020-21 & 2021-22) to the Challenge Cornerstone project, in addition to funding already provided for purchase of the land and project development.
 - \$5.77 million as a capital grant
 - \$1.5 million through the Developer Build Loan
 - \$750 thousand for the purchase of their land;
 - \$500 thousand under Municipal Matching Rental Construction;
 - \$500 thousand under the Housing Initiatives Fund; and

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Yukon Housing Corporation

- \$150 thousand under the Victims of Violence Program.
- \$3.6 million annually under the Housing Initiatives Fund, which is in its fourth year.
- \$2.4 million will flow to Yukon through a Northern Housing Fund under the National Housing Strategy.
- \$6.9 million for First Nation Energy Efficiency Program and \$8.4 million for Community Housing retrofits under the Low Carbon Economy Fund (LCEF). The funding is provided on a 75% (Canada) - 25% (territory) cost-matching ratio between 2019 and 2023.
- \$4.1 million for the construction of a Housing First residence for vulnerable individuals (5th and Wood St.) in Whitehorse.
- Continued commitment by Government of Yukon toward the Municipal Matching Rental Construction program for new rental units.

Community Housing:

- We have an approved “Community Housing” program, which aligns with the National Housing Strategy, and includes a broader range of programs, and removes the stigma attached to social housing.
- We are improving our Community Housing program to enable more affordable and appropriate housing solutions for low-income Yukoners including direct provision of housing, rent subsidies and loans and grants programs.
- Currently, we offer over 700 homes through our Community Housing program in which eligible Yukoners pay 25% of their income for rent (rent-geared-to-income), support for 95 households through our rent supplement program and over 140 Yukoners through the Canada-Yukon Housing Benefit.
- Seniors are a priority for this government. We are working on the implementation of the Aging in Place Action Plan and, as we continue to modernize our community housing program, we will tailor our approach to meet the unique housing needs of seniors living in community housing.
- Yukon First Nation’s governments also offer community housing in many communities. To keep this housing in good repair we offer grant programs to help renovate and retrofit First Nations’ housing.

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Yukon Housing Corporation

Affordable rental housing incentives (in partnership with the private market):

- Four Housing Initiatives Fund intakes in June 2018, February 2019, January 2020, and January 2021 resulted in agreements for construction of more than 470 total housing units (including approximately 275 affordable housing units). The fourth intake closed on January 15, 2021, and is supporting 8 more shovel ready housing projects, totaling an estimated 60 affordable housing units, and four housing project concepts that are under development.
- The Housing Initiative Fund 5th intake will occur between the middle of November 2021 to the middle of January 2022.
- Since its launch in 2015, the Municipal Matching Rental Construction Grant has supported the construction of over 400 new rental homes throughout the Yukon.
- In 2020-21, our homeownership loans, relaunched to focus on buying and building rural Yukon, have helped 14 Yukoners buy or build their first homes.

Approved by:

Mary Cameron
President, Yukon Housing Corporation

September 9, 2021

[Date approved]

CONFIDENTIAL

Session Briefing Note

Our Clean Future

TAB #C3

Fall 2021

Environment

Recommended response:

- We live in a world that is rapidly changing.
- Climate change is impacting ecosystems, harvesting, infrastructure, leisure activities, and other aspects of our lives.
- The Yukon's population is growing along with our need for reliable, affordable and renewable energy to continue to power our lives, our work and our economy.
- New economic opportunities are also emerging in the sustainable, green economy.
- Implementing the actions in *Our Clean Future* is our answer to the climate emergency and in recognition of the urgency of the climate crisis, we have increased the territory's greenhouse gas reduction target from 30 per cent to a 45 per cent reduction by 2030, compared to 2010 levels.

Additional response:

- We have already made substantial progress in taking action on climate change following the release of *Our Clean Future* in fall 2020.
- We released the first annual report on *Our Clean Future* on August 13, 2021 which outlines the status of all of the actions in the strategy and shares data on a number of key performance indicators, including updated greenhouse gas emissions data.
- We are currently working across departments to identify which *Our Clean Future* actions can be accelerated to meet our new 45 per cent by 2030 target for greenhouse gas reductions.

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- We will also be working with experts and stakeholders across the territory through the new Yukon Climate Leadership Council to identify opportunities to reach this ambitious target.

Third response:

- We know the Yukon's road transportation sector is currently the largest emitter of greenhouse gas emissions. To support emissions reductions, we have already made progress by launching new clean transportation rebates – thus far issuing 31 rebates for zero emission vehicles and 197 rebates for electric bicycles.
- We are also making advancements in renewable transportation fuels.
- In order to reach Yukon's 2030 greenhouse gas reduction target, the use of renewable fuels for transportation is necessary. We will establish requirements to blend gasoline and diesel with renewable fuels beginning in 2025.
- We estimate that applying renewable fuel requirements in Yukon will achieve around 20 per cent of the necessary emissions reductions.
- We will engage with major fuel suppliers, users and work with our counterparts at the federal level to develop a new regulation for Yukon's own fuel blending requirements.
- Further progress on *Our Clean Future* actions include increasing our rebate for smart electric heating devices, launching the Youth Panel on Climate Change and supporting building and energy efficiency retrofits.
- We are also on track to set an intensity-based target for greenhouse gas emissions from Yukon's mining industry by the end of 2022.

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Session Briefing Note

Our Clean Future

TAB #C3
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Environment

Context — this may be an issue because:

- The first annual report on *Our Clean Future* was released on August 13, 2021. Yukoners will want to know the Government of Yukon's progress delivering on the commitments in the strategy.
 - The 2021 Confidence and Supply Agreement between the Yukon Liberal Caucus and the NDP Caucus committed to reducing greenhouse gas emissions by 45 per cent by 2030, compared to 2010, creating a Yukon Climate Leadership Council and a policy implementation committee that will report to the public every six months. There may be questions from the public and the Opposition as to how Government of Yukon plans to meet and support these commitments.
-

Background:

Cost and economic impact

- The total cost to implement *Our Clean Future* over the next 10 years was estimated to be over \$500 million, including existing departmental expenditures and secured federal funding. Additional actions needed to achieve the new 45 per cent greenhouse gas reduction target are likely to result in additional costs.
- Over \$400 million of the original \$500 million investment will directly support economic development and recovery by investing in local renewable energy, infrastructure and building projects, encouraging purchases of green technologies such as zero emission vehicles and e-bikes, and supporting Yukon businesses and workers to develop new skills for the green economy.
- The implementation of *Our Clean Future* is taking place over three phases. At the end of each phase, we will review our progress and reassess spending for the upcoming phase to ensure our investments continue to align with our goals and priorities.
- Departments have budgeted over \$50 million for *Our Clean Future* initiatives in 2021-22. This amount is consistent with our original commitment to invest over \$500 million in climate change, energy and green economy initiatives over the next 10 years.

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- The Government of Canada's 2021-22 budget includes \$25 million for Yukon's climate change priorities, this is expected to go toward a combination of *Our Clean Future* initiatives and related renewable energy projects.
- *Our Clean Future* is estimated to create or support 115 jobs each year for retrofits to residential, commercial and institutional buildings, including installation of renewable heating systems.

Targets

- *Our Clean Future* sets several targets for 2030:
 - Yukon's greenhouse emissions will be 45 per cent lower than they were in 2010 (increased from 30 per cent by the Liberal-NDP agreement);
 - 97 per cent of the electricity on Yukon's main grid will be generated from renewable sources on average;
 - 30 per cent less diesel will be used to generate electricity in off-grid communities, compared to 2010;
 - 50 per cent of our heating needs will be met by renewable sources; and
 - Yukon will be highly resilient to the impacts of climate change.
- By 2050, Yukon's total greenhouse gas emissions will reach net zero. This aligns with the Government of Canada's announcement to legislate a national target of net zero emissions by 2050, with legally-binding five-year milestones.
- The current actions were estimated to get us three-quarters of the way to the 30 per cent greenhouse gas reduction target by 2030. We will support the Yukon Climate Leadership Council in their development of a plan to achieve the more ambitious 45 per cent target.
- Any gap to reaching the 45 per cent target after this work is completed will be closed over time as we learn which actions are working well, what can be improved, and as new technologies emerge over the next 10 years. This approach would be consistent with British Columbia and Canada.
- We expect that announcements in the new federal Strengthened Climate Plan including planned increases to the federal carbon price – will help Yukon get closer to our 2030 greenhouse gas reduction target. The increase to the federal carbon price will be reflected in updated modelling included in the first annual progress report.

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Session Briefing Note

Our Clean Future

TAB #C3
Fall 2021
 Environment

Progress

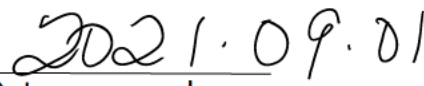
- The actions outlined below provide a snapshot of progress to date. The public annual report, released in summer 2021, provides official information on the status of all actions and progress indicators, including greenhouse gas emissions.
- *Our Clean Future* contains 131 actions, 104 of which are new commitments with deadlines. The remaining 27 actions are commitments to continue with existing successful initiatives.
- Of the 11 actions listed for completion in 2020, nine have been **completed**:
 - Increase the capacity in Yukon Wildland Fire to prevent wildfires and respond to extended fire seasons by investing in staffing in 2020 (CS).
 - Continue to provide rebates for residential, commercial and institutional biomass heating systems and smart electric heating devices and increase the current rebate for smart electric heating devices beginning in 2020 (EMR).
 - Provide rebates to encourage the purchase of electric bicycles for personal and business commuting beginning in 2020 (EMR).
 - Provide a rebate to Yukon businesses and individuals who purchase eligible zero emission vehicles beginning in 2020 (EMR).
 - Provide rebates to support the installation of smart electric vehicle charging stations at residential, commercial and institutional buildings in collaboration with Yukon's public utilities beginning in 2020 (EMR).
 - Create a Youth Panel on Climate Change in 2020 that will provide advice and perspectives to the Government of Yukon on climate change, energy and green economy matters that reflects the diversity of Yukon youth (ECO).
 - Incorporate support, where possible, for local food producers into the Government of Yukon procurement processes beginning in 2020 (HPW).
 - Incorporate fuel efficiency into purchasing decisions for Government of Yukon fleet vehicles beginning in 2020 to reduce greenhouse gas emissions and fuel costs (HPW).
 - Provide direction to the Yukon Utilities Board in 2020 to allow Yukon's public utilities to partner with the Government of Yukon to pursue cost-effective demand-side management measures (YDC).

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- While the remaining two actions due for completion in 2020 are in progress, the delay is due to limited resources or shifting priorities:
 - Update the Government of Yukon's procurement policies and standards in 2020 to better support sustainable and local procurement (HPW). Anticipated completion in December 2021 (HPW).
 - Implement a glacier monitoring program in 2020 to improve our ability to predict the impacts of glacier melt on hydrological systems and hydroelectricity generation (EMR). Anticipated completion in January 2022.
- There are 19 actions in *Our Clean Future* listed for completion in 2021, and three have already been completed:
 - Increase the Government of Yukon's participation in intergovernmental initiatives related to mine resiliency, low-carbon mining and innovation (EMR).
 - Improve modelling of the impacts of climate change on hydroelectricity reservoirs and incorporate this information into short, medium and long-term forecasts for renewable hydroelectricity generation (YEC).
 - Establish a partnership between the Government of Yukon, Yukon Energy Corporation and ATCO Electric Yukon that will collaborate on the delivery of energy and capacity demand-side management programs (EMR & YEC).
- Ministers receive an update on the progress of action items for our Clean Future at the half-way point of each calendar year.
- A 2017 Auditor General of Canada report was critical of the Government of Yukon on its climate action. *Our Clean Future* addresses the report's recommendations, including through the commitment to clear and transparent annual reporting.
- The *Our Clean Future* strategy was developed in partnership with Yukon First Nations, transboundary Indigenous groups, and Yukon municipalities over the course of three years. The Government of Yukon will continue to work collaboratively with Yukon First Nations on climate change initiatives, including through the new Yukon Climate Leadership Council.

Approved by:


Deputy Minister of Environment



Date approved

Prepared for Minister Clarke
Department of Environment

Date prepared: September 1, 2021
Last Updated: N/A

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