

YUKON HOUSING CORPORATION



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**VOTE 18
YUKON HOUSING CORPORATION**

MINISTER

Hon. R. Pillai

CHAIRPERSON

G. Nagano

PRESIDENT

M. Cameron

- To develop and deliver housing programs in a community-centred manner.
- To work with community and private sector partners to increase the attainability and affordability of home ownership and rental accommodation in the Yukon.
- To develop collaborative partnerships to enhance a range of housing options throughout the Yukon.
- To improve the quality of Yukon Housing Corporation housing stock in a manner that supports long-term energy efficiency.

SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		2020-21 ACTUAL
		2021-22 FORECAST	2021-22 ESTIMATE	
Amounts to be Appropriated				
Operation and Maintenance (Vote 18-1)	20,219	19,907	19,907	19,198
Capital (Vote 18-2)	46,773	46,350	38,355	29,356
Total Appropriations ⁽¹⁾	66,992	66,257	58,262	48,554

Note: Restated 2020-21 Actual to be consistent with the 2022-23 Estimate presentation.

⁽¹⁾ This represents vote authority for Yukon Housing Corporation to incur expenditures and, per the *Housing Corporation Act*, for Government of Yukon to issue advances to Yukon Housing Corporation.

**VOTE 18
YUKON HOUSING CORPORATION**

FINANCIAL SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
Amounts to be Appropriated				
Operation and Maintenance (Vote 18-1)				
Executive	1,632	1,473	1,473	1,021
Corporate Services	4,725	4,850	4,850	4,647
Operational Services	13,862	13,584	13,584	13,530
Total Operation and Maintenance (Vote 18-1)	20,219	19,907	19,907	19,198
Capital (Vote 18-2)				
Corporate Services	27,338	20,444	15,144	15,530
Operational Services	19,435	25,906	23,211	13,826
Total Capital (Vote 18-2)	46,773	46,350	38,355	29,356
Total Appropriations	66,992	66,257	58,262	48,554
Less: Revenues and Loans				
Taxes and General Revenues	(8,561)	(8,176)	(8,176)	(8,869)
Recoveries				
Operation and Maintenance	(4,032)	(4,519)	(4,519)	(4,235)
Capital	(12,446)	(14,398)	(9,289)	(6,942)
Loan Programs	(11,780)	(5,580)	(5,280)	(4,988)
Total Expenses	30,173	33,584	30,998	23,520
Summary of Expenses by Category				
Personnel	8,444	8,178	8,178	7,775
Other	28,288	19,392	21,492	17,722
Government Transfers	18,307	16,973	11,789	12,991
Tangible Capital Assets	11,953	21,714	16,803	10,066
Revenues and Loans	(36,819)	(32,673)	(27,264)	(25,034)
Total Expenses	30,173	33,584	30,998	23,520

**VOTE 18
YUKON HOUSING CORPORATION**

FINANCIAL SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
Revenues				
Taxes and General Revenues	8,561	8,176	8,176	8,869
Third-Party Recoveries				
Operation and Maintenance	80	80	80	138
Capital	3,190	2,771	2,771	2,064
Subtotal Third-Party	3,270	2,851	2,851	2,202
Recoveries from Canada				
Operation and Maintenance	3,952	4,439	4,439	4,097
Capital	9,256	11,627	6,518	4,878
Subtotal from Canada	13,208	16,066	10,957	8,975
Total Revenues	25,039	27,093	21,984	20,046

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YUKON HOUSING CORPORATION

EXECUTIVE

- To provide leadership through the President's Office in the delivery of overall operations, budgets, and program developments for the Corporation.
- To support and assist the Minister, the Board of Directors and its Committees in the design and delivery of the Corporation's strategic objectives.

PROGRAM SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Executive	1,515	1,356	1,356	924
Board of Directors	117	117	117	97
Total included in the Appropriation	1,632	1,473	1,473	1,021
Summary of Appropriation by Allotment				
Personnel	1,266	1,107	1,107	815
Other	366	366	366	206
Government Transfers	0	0	0	0
Total included in the Appropriation	1,632	1,473	1,473	1,021

YUKON HOUSING CORPORATION

CORPORATE SERVICES

- To provide leadership and support to the Corporation through the provision of corporate legislation, policy and communication, planning and evaluation, financial management, loan and grant delivery, risk management, human resources, information technology and management, and decision support services.
- To provide a variety of loans and programs to eligible homeowners to buy new homes, repair or upgrade existing homes, improve energy efficiency or to address specific health and safety issues or other deficiencies in their homes.
- To assist and/or partner with the private sector and communities to respond to the emerging housing needs of Yukon residents.
- To provide education and technical assistance to eligible Yukon residents to build, renovate or repair their homes.

PROGRAM SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL

Amounts included in the Appropriation

Operation and Maintenance (Vote 18-1)

Finance and Risk Management	2,750	3,026	3,026	2,827
Human Resources	443	431	431	413
Policy and Communications	911	850	850	752
Information Management and Technology	621	543	543	655
	4,725	4,850	4,850	4,647

YUKON HOUSING CORPORATION

CORPORATE SERVICES (cont'd)

PROGRAM SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
Capital (Vote 18-2)				
Community Housing Development	1,500	0	0	0
Developer Loan	8,000	1,500	1,500	1,500
First Nation Residential Energy Retrofits	1,613	1,194	1,194	264
Flood Relief Program	2,000	0	0	0
Home Repair Loan/Program	1,650	1,650	1,650	318
Housing Initiatives Fund	5,700	3,600	3,600	1,919
Municipal Matching Rental Construction	3,500	2,000	2,000	976
Rural Home Ownership Program	3,200	3,500	3,200	1,845
Normandy Manor	175	0	0	3,325
Prior Years' Projects	0	7,000	2,000	5,383
	27,338	20,444	15,144	15,530
Total included in the Appropriation	32,063	25,294	19,994	20,177
Summary of Appropriation by Allotment				
Personnel	3,241	3,066	3,066	2,914
Other	12,947	6,747	6,447	5,548
Government Transfers	15,875	15,481	10,481	11,715
Tangible Capital Assets	0	0	0	0
Total included in the Appropriation	32,063	25,294	19,994	20,177

YUKON HOUSING CORPORATION

OPERATIONAL SERVICES

- To provide leadership and support to the Corporation's operational branches through the general maintenance of the Corporation's Community Housing stock as well as building renovations and new construction in Whitehorse and the communities.
- To provide residents who are in need of Community Housing with affordable, suitable and accessible rental units and provide housing rental units for Government of Yukon employees in Yukon communities.
- To support housing developments for our vulnerable tenants through innovative housing solutions, programs and design options.

PROGRAM SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Capital Development and Maintenance	5,659	5,649	5,649	5,416
Tenancy Supports	8,203	7,935	7,935	8,114
	13,862	13,584	13,584	13,530
Capital (Vote 18-2)				
Carcross 6-Unit Mixed-Use Housing	300	0	0	0
Energy Retrofits	2,103	2,103	2,103	2,407
Northern Housing Fund	2,182	627	1,727	995
Northern Carve Out	6,550	0	1,100	0
Renovation and Rehabilitation	3,800	2,200	2,200	2,077
Replacement of Aged-Out Units	3,000	600	600	0
Temporary Emergency Housing	450	200	200	0
Canada Yukon Housing Benefit	1,050	865	681	532
Prior Years' Projects	0	19,311	14,600	7,815
	19,435	25,906	23,211	13,826
Total included in the Appropriation	33,297	39,490	36,795	27,356

YUKON HOUSING CORPORATION

OPERATIONAL SERVICES (cont'd)

PROGRAM SUMMARY (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
Summary of Appropriation by Allotment				
Personnel	3,937	4,005	4,005	4,046
Other	14,975	12,279	14,679	11,968
Government Transfers	2,432	1,492	1,308	1,276
Tangible Capital Assets	11,953	21,714	16,803	10,066
Total included in the Appropriation	33,297	39,490	36,795	27,356

YUKON HOUSING CORPORATION

REVENUES (\$000s)	2022-23 ESTIMATE	Comparable		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
TAXES AND GENERAL REVENUES				
Rent	7,050	6,665	6,665	7,309
Interest	1,511	1,511	1,511	1,560
Total Taxes and General Revenues	8,561	8,176	8,176	8,869
THIRD-PARTY RECOVERIES				
Operation and Maintenance				
Operational Services				
City of Whitehorse				
- Social Housing Cost Recoveries	20	20	20	20
Former Tenant Damage Recoveries	60	60	60	68
Prior Years' Recoveries	0	0	0	50
	80	80	80	138
Capital				
Corporate Services				
Low Carbon Economy Fund	1,613	1,194	1,194	532
Operational Services				
Low Carbon Economy Fund	1,577	1,577	1,577	1,532
	3,190	2,771	2,771	2,064
Total Third-Party Recoveries	3,270	2,851	2,851	2,202

YUKON HOUSING CORPORATION

REVENUES (\$000s)	2022-23 ESTIMATE	Comparable		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
RECOVERIES FROM CANADA				
Operation and Maintenance				
Corporate Services				
Prior Years' Recoveries	0	0	0	361
Operational Services				
Canada Mortgage Housing Corporation				
- Social Housing Agreement	3,518	3,594	3,594	3,736
- National Housing Strategy	434	845	845	0
	3,952	4,439	4,439	4,097
Capital				
Corporate Services				
Prior Years' Recoveries	0	5,000	0	0
Operational Services				
Canada Mortgage Housing Corporation				
- Canada Yukon Housing Benefit	1,050	865	681	400
- Northern Housing Fund	2,182	1,727	1,727	2,015
- Provincial Territorial Priorities	814	818	818	1,573
- Canada Community Housing Initiative	297	217	217	0
- Northern Carve Out	4,913	0	825	0
Prior Years' Recoveries	0	3,000	2,250	890
	9,256	11,627	6,518	4,878
Total Recoveries from Canada	13,208	16,066	10,957	8,975
TOTAL REVENUES	25,039	27,093	21,984	20,046

YUKON HOUSING CORPORATION

LOANS (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
LOAN PROGRAMS				
Capital				
Corporate Services				
Home Repair Loan/Program	580	580	580	143
Rural Home Ownership Program	3,200	3,500	3,200	1,845
Developer Loan	8,000	1,500	1,500	3,000
TOTAL LOANS	11,780	5,580	5,280	4,988

YUKON HOUSING CORPORATION

GOVERNMENT TRANSFERS (\$000s)	2022-23 ESTIMATE	Comparable		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
OTHER TRANSFER PAYMENTS				
Operation and Maintenance				
Corporate Services				
Non-Governmental Organization Partnerships	317	617	617	547
Operational Services				
Non-Governmental Organization Partnerships	300	0	0	42
	617	617	617	589
Capital				
Corporate Services				
Home Repair Loan/Program	1,070	1,070	1,070	175
Municipal Matching Rental Construction	3,500	2,000	2,000	976
Housing Initiatives Fund	5,700	3,600	3,600	1,919
First Nation Residential Energy Retrofits	1,613	1,194	1,194	241
Normandy Manor	175	0	0	3,325
Flood Relief Program	2,000	0	0	0
Community Housing Development	1,500	0	0	0
Prior Years' Other Transfer Payments	0	7,000	2,000	4,532
Operational Services				
Canada Housing Benefit	1,050	865	681	532
Northern Housing Fund	1,082	627	627	702
	17,690	16,356	11,172	12,402
TOTAL GOVERNMENT TRANSFERS	18,307	16,973	11,789	12,991

YUKON HOUSING CORPORATION

CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)	2022-23 ESTIMATE	<i>Comparable</i>		
		2021-22 FORECAST	2021-22 ESTIMATE	2020-21 ACTUAL
Beginning of the Year				
Cost of Tangible Capital Assets in Service	171,175	149,089	150,567	146,808
Accumulated Amortization	(68,179)	(64,279)	(64,454)	(60,804)
Work-in-Progress	7,831	8,203	11,216	1,112
Net Book Value	110,827	93,013	97,329	87,116
Changes during the Year				
Cost of Tangible Capital Assets				
Capital Acquisitions	10,503	14,203	15,303	2,958
Work-in-Progress put in Service during Year	7,511	7,883	9,839	17
Write-downs	0	0	0	(223)
Disposals	0	0	0	(471)
Accumulated Amortization				
Amortization Expense	(3,900)	(3,900)	(3,900)	(3,917)
Disposals	0	0	0	442
Work-in-Progress				
Capital Acquisitions	1,450	7,511	1,500	7,108
Work-in-Progress put in Service during Year	(7,511)	(7,883)	(9,839)	(17)
End of the Year				
Cost of Tangible Capital Assets in Service	189,189	171,175	175,709	149,089
Accumulated Amortization	(72,079)	(68,179)	(68,354)	(64,279)
Net Book Value	117,110	102,996	107,355	84,810
Work-in-Progress	1,770	7,831	2,877	8,203
Total Net Book Value and Work-in-Progress	118,880	110,827	110,232	93,013