

Yukon Housing Corporation

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Housing Accomplishments

Yukon Housing Corporation

Recommended response:

- Our goal is to increase housing options across the continuum – to make housing more available and affordable for Yukoners.
- **New capital builds & partnerships**
 - The Yukon Housing Corporation (YHC) continues to expand its stock of housing (60 new housing units in the last two years; 24 currently underway, 128 units in planning).
 - Latest intake results for the Housing Initiative Fund – to support construction of 159 new affordable, energy-efficient homes across the territory.
 - YHC has supported 470 new housing completions since 2020 through its loans and grants programs, (Housing Initiative Fund, the Municipal Matching Rental Construction Program, and the Developer Build Loan Program).
- **Specific builds recently completed by YHC or partners:**
 - **August 2023** – Accessible, affordable YHC Duplexes in Mayo and Carmacks.
 - **July 2023** – Grand opening of Jëje Zho – a 12-bed men's shelter in Dawson City.
 - **May 2023** – Vuntut Gwitchin 9-unit Elders' complex.
 - **January 2023** – Boreal Commons, an 87-unit rental development in Whitehorse. Contains 18 affordable units and 12 accessible units to support seniors and people with mobility challenges. Yukon Housing Corporation supported this build through Housing Initiative Funding.
 - **January 2023** – 401 Jeckell – a 47-unit YHC building for families, seniors, and individuals.
 - **December 2022** – Normandy Living 84-unit Seniors' Supportive Housing Facility.
 - **July 2022** – Cornerstone 45-unit multi-use building.
 - **June 2022** – Affordable YHC Triplex in Whitehorse.

Housing Accomplishments

Yukon Housing Corporation

- **Summer 2022** – Champagne and Aishihik First Nations 20-unit housing project in Whistle Bend.
- **March 2022** – Affordable YHC Triplexes in Mayo and Watson Lake.
- **Notable upcoming housing capital projects:**
 - 10-plex in Old Crow (HPW)
 - 10-unit Watson Lake Housing First building
 - 34-unit Community Housing building in Dawson
 - 45+ unit building on 6th Avenue in Whitehorse (formerly Ryder Apartments)
- **Rent subsidy programs to make life more affordable for renters and seniors:**
 - July 2023, the corporation acquired an additional 16 units for lease from Normandy, for a total of 26 units to lease to YHC clients through its rent supplement program.
 - Since 2020, the corporation has supported over 300 households pay rent through the Canada-Yukon Housing Benefit.
- **Support for homeowners:**
 - In June 2023 the Yukon Government launched an \$8.25M flood recovery program for residents and businesses affected by flooding in the Klondike Valley.
 - April 2023, Launched the expanded Yukon Home Ownership Program which provides mortgages for qualified households to build and buy their homes across the territory, including Whitehorse.
- **Support for new residential land development:**
2023
 - June 2023, the Government of Yukon partnering with the Government of Canada and the City of Dawson to develop [four new residential lots in Dawson City](#).
 - February 2023 – 120 lots, including single family, multi-family and townhouse lots in Whistle Bend made available through public lottery.

Housing Accomplishments

Yukon Housing Corporation

- March 2023 Government of Yukon partnered with Liard First Nation on developing 43 new residential lots on Frances Avenue in Watson Lake.
- March 2023 – 74 residential lots in [Logan, Mayo, and in Whitehorse's Whistle Bend](#) made available through public lottery.
- November 2022, signed a loan agreement with Kwanlin Dün First Nation's (KDFN) arm's-length development corporation Chu Níkwän Limited Partnership (CNLP) for a new residential land development project at [Copper Ridge West in Whitehorse](#), the first large-scale residential land development on settlement land in the Yukon. Another loan agreement was signed August 2023 with Chu Níkwän for the same development.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 26, 2023

Date approved

Section 1: [Yukon Population](#)

- Estimated population on **June 30**, 2023, was 45,169, an annual increase of **1,205**, or **2.7** per cent.
- Yukon's population is forecasted to increase to 51,520 by 2030.
 - While most age groups are expected to increase in numbers over this period, seniors and people between the ages of 55 and 64 are expected to have the fastest rate of growth.

Section 2: Housing statistics

Average House Prices (YBS)

Type	Whitehorse Average House Prices		
	2022 Q2	2023 Q2	Change Increase/ (decrease)
Single-detached house	\$695,100	\$628,700	(9.6%)
Condominium	\$435,800	\$407,000	(6.6%)

Rental and vacancy rate, Yukon (YBS)

	April 2022	April 2023
Median rent (all types)	\$1,300	\$1,325
Vacancy rate (all types)	1.6%	2.2%

New Residential Permits Issued, Yukon (YBS)

Year	# of new residential permits
2020	658
2021	639
2022	416

Total of 1055 Residential
Permits Issued since 2021

Residential Building Construction, Yukon (YBS)

	January-October 2022	January-October 2023
# of new residential permits	377	419 (11.1% increase)

	July-August 2022	July-August 2023
\$ value of new residential construction	\$147.8M	176.3M (19.3% increase)

Prepared for Minister responsible
for Yukon Housing Corporation

Date prepared: August 15, 2023
Last updated: **November 16, 2023**

City of Whitehorse, New Housing Completions (CMHC)

Year	Homeowner	Rental	Condo	All
2018	66	100	61	227
2019	55	78	110	243
2020	80	116	152	348
2021	94	57	53	204
2022	118	194	181	493

Section 3: Tenants in Yukon Housing RGI units as of October 26, 2023

YHC Program	Quantity
Rent Geared to Income (RGI) - occupied	646
RGI units – vacant, under repair	39
RGI units vacant, under allocation	44
Employee Housing	164
Rent Supplement (DDDC & YHC)	78
Seniors assisted living (Normandy) - occupied	20
Seniors assisted living – under allocation	6
TOTAL	997

Length of RGI Tenancy	Seniors	Non-Seniors	Total*
>1 Year	57	92	149
1-2 Years	49	34	83
2-3 Years	21	24	45
3-4 Years	25	27	52
4+ Years	189	105	394
Total:	341	282	623

Section 4: Wait list (See TAB #5)

YHC waitlists for seniors, non-seniors, and staff by community

Community	Waitlist as of October 26, 2023			
	Senior	Non-Senior	YG employee	Total
Beaver Creek	N/A	N/A	0	0
Carcross	0	1	0	1
Carmacks	0	1	0	1
Dawson City	8	8	4	20
Destruction Bay	N/A	N/A	0	0
Faro	0	3	0	3
Haines Junction	1	4	0	5
Mayo	0	1	2	3
Old Crow	N/A	N/A	0	0
Pelly	N/A	N/A	0	0
Ross River	2	8	0	10
Teslin	1	1	1	3
Watson Lake	4	8	3	15
Whitehorse	131	119	N/A	250
Total:	147	154	10	311
Percentage of total	47.27%	49.51%	3.22%	100.0%

*Note Beaver Creek, Destruction Bay, Old Crow and Pelly do not have Rent-Geared-to-Income units and Whitehorse does not have employee housing units.

Section 5: Canada Yukon Housing Benefit (See TAB #19)

- The program helps low-to-moderate-income Yukoners in private market rental housing who cannot afford rent. Applicants can receive \$200, \$400, \$600, \$800 per month which will be paid directly to the individual.
- Applicants must provide proof of income to be eligible.

Canada Yukon Housing Benefit breakdown by benefit level for October 2023.

Benefit Level	# of Clients	Monthly Budget
\$200	35	\$7,000.00
\$400	27	\$10,800.00
\$600	38	\$22,800.00
\$800	28	\$22,400.00
Total:	128	\$63,000.00

Approved Applicants:

As of October 26, 2023	Senior	Non-Senior	Waitlist	Total	% of total
Rural communities	5	3	0	8	6.25%
Whitehorse	44	76	0	120	93.72%
Total	49	79	0	128	100.0%
Percentage of total	38.28%	61.72%	0.0%	100.0%	

Section 6: Loans and Grants program

1. **Developer Build Loan (DBL)**– provides loans for short-term construction financing to Yukon developers who are not eligible for funding from traditional lenders. The program is for land and infrastructure development for residential purposes or building homes and multi-unit residential buildings. The loan is fully repayable to YHC. (See TAB #33)
- Chu Níkwān LP's (CNLP)' Copper Ridge West project is anticipated to be an example of a successful First Nation/Yukon government use of this program. (See TAB #37)

Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	1	1	1	0	3	37.5
Declined	0	0	2	1	3	37.5
Cancelled	0	2	0	0	2	25.0
Total	1	3	3	1	8	100.0

2. **(Rural) Home Ownership Loan** – provides loans for eligible people living in the territory to buy or build their principal residence.

Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	11	4	3	0	19	15.6
Declined	11	10	16	25	62	50.8
Cancelled	10	14	3	14	41	33.6
Total	32	28	22	39	122	100.0

3. **Municipal Matching Rental Construction Program (MMRCP)**– This is a one-time capital grant for projects that have received a municipal development incentive. It is meant to help increase the supply of rental housing in communities.

Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	13	12	17	9	51	63.7
Declined	2	1	3	3	9	11.3
Cancelled	1	0	12	7	20	25.0
Total	16	13	32	19	80	100.0

YHC Master Sheet

Yukon Housing Corporation

Home Repair – funding to repair or upgrade primary residence. This program includes: emergency, accessibility and wildfire grants.

Note: The first two intakes for the fiscal year 2023-24 have closed. A third intake will open late November.

Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	Total
Approved/Pre-Approved	40	46	34	13	131
Declined	0	2	3	0	5
Cancelled	6	14	9	3	32
Total	46	62	46	16	170

Note: there is 1 application pending for 2023/24

Loans stream:

Applications	2020-21	2021-22	2022-23	2023-24	Total
Approved/Pre-Approved	0	6	8	11	25
Declined	0	5	10	10	25
Cancelled	0	25	32	21	78
Total	0	36	50	42	128

Note: there is 1 application pending for 2023/24

Accessibility stream:

Applications	2020-21	2021-22	2022-23	2023-24	Total
Approved/Pre-Approved	10	8	14	5	37
Declined	0	1	2	0	3
Cancelled	1	3	8	9	21
Total	11	12	24	14	61

Note: there is 1 application pending for 2023/24

Emergency Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	Total
Approved/Pre-Approved	10	6	6	5	27
Declined	0	2	6	6	12
Cancelled	1	1	4	25	31
Total	11	9	16	36	70

Note: there are no applications pending for 2023/24

Wildfire Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	Total
Approved/Pre-Approved	n/a	n/a	n/a	3	3
Declined	n/a	n/a	n/a	0	0
Cancelled	n/a	n/a	n/a	1	0
Total	n/a	n/a	n/a	3	3

Note: there are no applications pending for 2023/24

4. 2023 Flood Recovery Program – Application deadline was October 4, 2023 (see Tab #8)

As of: September 15, 2023	No. of Applications	Estimated Payout	% of Total
Site Cleanup	6	\$11,892	1.6%
Essential Access	7	7,670	1.0%
Site Services	9	14,594	1.9%
Dwelling	11	674,555	88.7%
Chattels	9	51,839	6.8%
Total	42	\$760,550	100.0%

5. Housing Initiatives Fund (HIF)– provides capital construction grants for planning and development of new affordable home ownership or rental housing. Affordable is defined as at or below the median market rent or house price. All projects funded under HIF must remain affordable for 20 years. (See TAB #31)

HIF Intake	Intake Fiscal Year	Completed Projects		Approved or under Construction Projects	
		Affordable Units	Total Units	Affordable Units	Total Units
1	2018-19	131	197	-	-
2	2019-20	43	44	13	13
3	2020-21	46	120	17	17
4	2021-22	-	-	51	51
5	2022-23	-	-	78	78
6	2023-24			159	159
Total		220	361	318	318

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 26, 2023

Date approved

Community Housing

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's (YHC) Community Housing approach focuses on better client wellness outcomes and fiscal responsibility.
 - This means more socially mixed buildings and neighbourhoods - with supports for those who need them - to enable more stable tenancies.
- Through Community Housing, the Corporation is seeking to increase partnerships that diversify housing options and support the broader housing sector.
- This new approach not only mirrors changes occurring across the Canadian affordable housing sector, but also aligns with the 2017 National Housing Strategy and addresses findings from the 2022 Auditor General's Report on Yukon Housing.

Additional response:

- The community housing model takes a different approach than traditional unit allocation models - allowing units to be tenanted based on community needs.
 - Feedback from tenants and partners, coupled with annual evaluations, will support an understanding of what improvements are necessary to ensure the success of Community Housing.
-

Context:

- Yukoners are expressing concerns about affordability and availability of housing.
-

Background:

- Community Housing includes housing owned and operated by:
 - government; and
 - community partners, such as not-for-profit organizations, private companies or First Nations partners.
 - Examples of key partnerships to diversify housing options include the Northern Community Land Trust, Da Daghay Development Corporation, the Safe at Home Society and Normandy Living.
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Community Housing

Yukon Housing Corporation

- It recognizes that all subsidized housing is a valuable community asset and should be used by the community where it is needed most.
- In 2019, YHC identified the need to modernize and transform our social housing programs to better meet the diverse housing needs of Yukoners and align with corporate, territorial, and federal fiscal and policy priorities.
- A Community Housing Framework was approved by the YHC September 2021 and encompasses the following programs:
 - Rent-Geared-to-Income;
 - Employee Housing;
 - Rent Supplement;
 - Canada Yukon Housing Benefit;
 - Seniors' Supportive Housing; and
 - YHC Loans and Grants provide additional housing tools that support the broader housing sector.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023
Date approved

Tenant Allocation Model (Community Housing)

Yukon Housing Corporation

Recommended response:

- The new Community Housing Tenant Allocation model was implemented in January 2023 with the opening of Yukon Housing Corporation's flagship 47-unit community housing building at 401 Jeckell Street.
- This approach deliberately implements a model where the tenant mix in our buildings results in a wider range of incomes and includes seniors, families and those with additional support needs.
- National and international research and experience indicates that this change leads to better client outcomes across the entire community housing tenant population.
- This shift in our allocation approach aligns with the approach taken across Canada, which is increasingly focused on putting people's wellness outcomes at the center of housing success.

Additional responses:

- The tenant allocation model has been implemented in Whitehorse and the option of implementation throughout the territory is being explored.
- The allocation breakdown is as follows:
 - 20 per cent of units are allocated to people experiencing homelessness who are on the By-Name List
 - 20 per cent are allocated to individuals who have experienced intimate family violence or need a medical accommodation.
 - Support plans are required for priority applicants prior to tenanting to ensure Yukon Housing Corporation's (YHC)

Tenant Allocation Model (Community Housing)

Yukon Housing Corporation

staff can support tenants to access the services they need to maintain stable housing.

- 60 per cent of units are allocated to eligible applicants with no identified support need outside of a financial need.
- The impact of these changes will be assessed through an evaluation based on a community housing performance measurement framework.

Context:

- YHC announced a mixed-income/mixed-use building at 401 Jeckell St in April 2019.

Background:

- Yukon Housing Corporation's previous approach to social housing provision was an outdated points system based on vulnerabilities that led to unintended consequences.
 - The program prioritized individuals with the lowest income and the highest need for housing based on the assumption of ability to live independently.
 - These individuals experienced higher eviction rates suggesting they may not have received the supports they required.
- YHC's Social Housing Transformation Plan led to the development of the Community Housing Framework, endorsed by Cabinet Committee on Priorities and Planning in 2020 and approved by the YHC Board of Directors in 2021.
- Implementation of the tenant allocation model in 2023 required development of new operational policies including: Tenant allocation policy; YHC priority policy; and Asset cap policy.
- The new model applies to YHC's Rent-Geared-to-Income (RGI) units, not including seniors' purpose-built buildings, or buildings managed under third-party agreements.

Tenant Allocation Model (Community Housing)

Yukon Housing Corporation

- This model was informed by consultation with NGOs, the Department of Health and Social Services and the Housing Action Plan Implementation Committee.
- Significant adjustments were made based on direct community feedback:
 - Unit Allocation: YHC has deferred the use of the Affordable Housing Income Limits (AHILS) for at least a year in favour of keeping the Housing Income Limits (HILS), a lower income limit than AHILS, due to the current economic climate and acute housing shortage.
 - Support Plan: the format and timing of the required support plan were modified based on feedback from NGO partners.
- All allocations in YHC's Whitehorse buildings and neighbourhoods are being done through the mixed-income model.
- YHC is working closely with the Department of Finance on the evaluation component of the Community Housing framework.

401 Jeckell Street	# of tenants	% of tenants
Income Range	in range	in range
\$60,000 plus	3	6.4%
\$50,000 - \$59,999	1	2.1%
\$40,000 - \$49,999	5	10.6%
\$30,000 - \$39,999	9	19.1%
\$20,000 - \$29,999	11	23.4%
Below \$20,000	18	38.3%
Total	47	100.0%

Income ranges for households at 401 Jeckell as of August 31, 2023.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023

Date approved

Recommended response:

- The 2022 Auditor General of Canada's Report to the Yukon Legislative Assembly on Yukon Housing Corporation (YHC) identified concerns that the Corporation has applied different asset cap criteria for seniors and non-seniors in Community Housing.
- Our government recognizes the importance of ensuring program eligibility is transparent and equitable for all tenants.
- In December 2022, to address this concern, Yukon Housing Corporation implemented the revised asset cap policy where new applicants to the Rent-Geared-to-Income program – including Seniors - must not have over \$100,000 in assets.
- At the time of implementation, 37 clients on the waitlist had assets over the cap. Three have since been housed, 34 remain on the waitlist because they fit the eligibility criteria at the time of their application.

Additional response:

- We are committed to ensuring housing access is available to Yukoners who are most in need.
- Implementing a standard asset cap helps target the limited public housing resources to where they are most needed and will have the biggest impact.

Context:

- YHC's new Asset Cap, which includes a cap on seniors' assets, was implemented December 6, 2022 and received significant media attention.
-

Background:

- In 2011, Yukon Housing Corporation's Board of Directors passed a motion to eliminate the asset cap of \$100,000 for seniors.
- In 2012, a review of the policy found the elimination of the asset cap significantly increased the number of eligible seniors on the wait list.
 - YHC Board of Directors requested a comprehensive analysis and accompanying recommendations to inform next steps.
- The Department of Justice subsequently advised the Corporation that a policy that treats applicants to the same program differently based on age constitutes discrimination under the *Yukon Human Rights Act*.
- In 2019, YHC Board of Directors directed staff to apply the same asset cap equally to all Rent-Geared-to-Income applicants, regardless of age.
- The 2021 Community Housing Implementation Plan endorsed by the Cabinet Committee on Priorities and Planning included the introduction of an equitable and consistent asset cap for all tenants, including seniors.
- The 2022 OAG report on Yukon Housing similarly found the program variations created an ongoing barrier to affordability.
- The asset cap applies to all new applicants, including seniors.
 - It will not be applied retroactively to seniors already housed in Yukon housing units or those who were on the waitlist list when the changes were implemented.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023

Date approved

Wait List

Yukon Housing Corporation

Recommended response:

- The Yukon Housing Corporation maintains a waitlist for the Rent-Geared-to-Income (RGI) housing program.
- As of **October 26**, 2023, there were **301** eligible applicants to the RGI program, with **250** on the Whitehorse waitlist and **51** in our rural communities.
- Applicants are required to re-certify annually to remain eligible by providing their household's annual income and other relevant household changes.

Additional response:

- YHC has partnered with the Safe at Home Society, as the stewards of the By-Name List, to prioritize housing for individuals experiencing homelessness or who are precariously housed.
- RGI units are allocated based on the following:
 - 20 per cent to individuals on the By-Name List;
 - 20 per cent to individuals based on their experience of intimate family violence or medical need; and
 - 60 per cent to individuals who indicate having only affordability needs.

Context:

- YHC's waitlist for the rent-geared-to-income program has dropped significantly since its peak in August 2022.
-

Background:

- The 2022 Auditor General of Canada report on Yukon housing found that Yukon Housing Corporation's (YHC's) waitlist grew more rapidly than the population did. (See TAB #9)
 - Part of this growth occurred during the pandemic when YHC did not require applicants on the waitlist to submit a Notice of Assessment (NOA) confirming their eligibility. Waitlist numbers again declined when NOA criteria was reinstated.
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Wait List

Yukon Housing Corporation

- In collaboration with the Yukon bureau of Statistics, YHC is planning a client survey and a statistical analysis of the waitlist to better understand the needs of waitlisted clients.
- YHC continues to work to reduce the waitlist by:
 1. Expanding YHC's Housing portfolio:
 - 47-units at 401 Jeckell Street (See TAB #7)
 - New housing projects underway or in planning stages such as the Housing First 10-plex in Watson Lake, 34-unit multi-family Community Housing building at the Korbo site in Dawson, reconstruction and higher density at the Ryder building in Whitehorse; duplexes in Carmacks, Dawson, Faro, and Mayo.
 2. Establishing innovative partnerships with third-party housing providers to house waitlisted clients:
 - Da Daghay Development Corporation's currently has 50 units allocated to YHC clients and is working with YHC to complete their due diligence toward the next phase of the River Bend housing development. (See TAB #38)
 - 26 supportive housing units for seniors at Normandy Living. (See TAB #11)
 - Working with Vimy Heritage Housing Society on feasibility of future seniors' supportive housing units at (See TAB #14)
 - Exploring collaborative opportunities with the Northern Community Land Trust Society on a different model of affordable housing. (See TAB#39)
 3. Private rental market subsidies
 - 94 households access the monthly Canada-Yukon Housing Benefit for households unable to afford private market rents. (See TAB #19)
- YHC continues to work to reduce the waitlist by:
 4. Expanding YHC's Housing portfolio:
 - 47-units at 401 Jeckell Street (See TAB #7)
 - New housing projects underway or in planning stages such as the Housing First 10-plex in Watson Lake, 34-unit multi-family Community Housing building at the Korbo site in Dawson, reconstruction and higher density at the Ryder building in Whitehorse; duplexes in Carmacks, Dawson, Faro, and Mayo.
 5. Establishing innovative partnerships with third-party housing providers to house waitlisted clients:

Wait List

Yukon Housing Corporation

- Da Daghay Development Corporation's currently has 50 units allocated to YHC clients and is working with YHC to complete their due diligence toward the next phase of the River Bend housing development. (See TAB #38)
- 26 supportive housing units for seniors at Normandy Living. (See TAB #11)
- Working with Vimy Heritage Housing Society on feasibility of future seniors' supportive housing units at (See TAB #14)
- Exploring collaborative opportunities with the Northern Community Land Trust Society on a different model of affordable housing. (See TAB#39)
- 6. Private rental market subsidies
 - 94 households access the monthly Canada-Yukon Housing Benefit for households unable to afford private market rents. (See TAB #19)
- 7. Incentivizing housing construction
 - Since 2018, the Housing Initiative Fund has supported more than 500 units that are either completed (361) or under construction (159). (See TAB#31)
 - Private market development is incentivized through the Developer Build Loan (See TAB#33) and the Municipal Matching Rental Construction program.
- 8. Incentivizing housing construction
 - Since 2018, the Housing Initiative Fund has supported more than 500 units that are either completed (361) or under construction (159). (See TAB#31)
 - Private market development is incentivized through the Developer Build Loan (See TAB#33) and the Municipal Matching Rental Construction program.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023

Date approved

Watson Lake Housing First

Yukon Housing Corporation

Recommended response:

- This summer, Yukon Housing Corporation (YHC) awarded a construction contract for the 10-unit Watson Lake Housing First project to Atkinson Construction Ltd. for \$11,461,617.
- This important project is expected to be completed Fall 2024.
- With support from the Department of Health and Social Services (HSS), this project will provide safe, permanent housing options for individuals experiencing homelessness who face barriers to stable housing including mental health and/or substance use challenges.

Additional response:

- We know this project will help address a gap in supportive housing identified in the 2020 Watson Lake housing needs assessment.
- Programming will be delivered using Housing First Principles with HSS overseeing the provision of onsite support services on a 24/7 basis, similar to the operation at the Whitehorse Housing First program.
- Liard First Nation (LFN) has exercised their right for the tender to include a Community Development Agreement (CDA).
 - This process provides additional tender evaluation criteria points to proposals that include hiring of LFN members and subcontractors to complete the work on the project.

Context:

- The construction cost is over \$1,300 per square foot and may raise concerns.
-

Background:

Construction

- Four of the five bids received were compliant and proceeded to the technical evaluation with Alberta based Atkinson ranking the highest.

Watson Lake Housing First

Yukon Housing Corporation

- Construction of the eight bachelor and two one-bedroom unit building began July 2023.
- The design includes common rooms, a commercial kitchen, programming and office space, as well as tenant storage and service rooms. Landscaping, parking, and an enclosed courtyard will be part of the exterior design.

Design engagement

- YHC awarded the design and engineering of the project to Kobayashi and Zedda Architects (KZA) based in Whitehorse in Fall 2021.
- In September 2021, the Corporation and Health and Social Services engaged with Liard First Nations (LFN) to discuss the project and programming model.
- Additional engagement with LFN, Town of Watson Lake and other stakeholders took place during the design phase in December 2021 and January 2022.
- May 2022, YHC hosted an open house in Watson Lake to present the conceptual design and receive community feedback on the design, maintenance, and staffing.

Demolition of former Lakeview apartments

- The project location was the site of a former 24-unit apartment building owned by LFN which was declared condemned due to health and safety concerns.
- The property was assumed by the Town of Watson Lake in 2019 and was sold to the Corporation in September 2020.
- The engineering assessment determined the building was not feasible to repair due to the structural, mechanical, fire, building code and health and safety issues.
- YHC oversaw the demolition of the building including hazardous building material removal and site remediation.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 5, 2023

Date approved

401- Jeckell – 47 Units

Yukon Housing Corporation

Recommended response:

- We continue to celebrate the addition of the 401 Jeckell Street 47-unit building to the Yukon Housing Corporation's Rent-Geared-to-Income stock for a total cost of just over \$21M.
- The Corporation is applying the mixed-use and mixed-income tenant allocation approach to house seniors, families, and single people in the building.
- The building is now fully tenanted and a barbecue is planned for September 20 to bring tenants together and encourage them to get to know each other in the spirit of building community.

Additional response:

- This new housing development exceeds National Energy Board energy efficiency requirements and reflects our commitments to achieving the goals of Our Clean Future climate strategy.
- It represents a significant, concrete action to support vulnerable Yukoners by adding more affordable homes in Whitehorse and demonstrates our work to address the 2022 Office of the Auditor General's recommendations to improve housing outcomes for those in greatest need.

Context:

- The construction of this building at the entry to downtown Whitehorse garnered significant attention, as did the delays in getting it completed and tenanted.
-

Background:

- The approved budget for the project was \$21,710,000.
- Public engagement included an onsite session on June 18, 2019, and an open house at YHC in December 2019.

Session Briefing Note

TAB #07
Fall 2023

401- Jeckell – 47 Units

Yukon Housing Corporation

- YHC staff met with Kwanlin Dün First Nation, Ta'an Kwäch'än Council, City of Whitehorse, the Housing Action Plan Implementation Committee, and the Downtown Residents Association for additional input.
- Kobayashi and Zedda Architects won the design/administration contract in September 2019.
- The various design considerations, including the size and shape of the lot and the intent to include common gathering spaces, resulted in 47 units for the build.
- Wildstone Construction and Engineering was awarded the contract in May 2020.
- The building includes 14 bachelor suites, 16 one-bedroom units, 12 two-bedroom units and 5 three-bedroom units supporting various household needs.
 - 10 of the units are barrier free/accessible.
- This project increases community housing stock, supports our bilateral agreement obligations and is partially funded by federal recoveries.
- The opening of 401 Jeckell was on January 19, 2023 and included remarks from federal, territorial and municipal representatives, as well as a tenant.
- Reasons that some prospective tenants declined units offered to them include being satisfied with their current housing and challenges of breaking current lease agreements.
 - Some senior tenants declined due to their desire to live in a seniors-only building.

Timeline since 2020

- Construction from 2020 to 2022, completion – January 2023
- Occupancy permit – December 29, 2022
- 401 Jeckell grand opening – January 19, 2023
- Tenanting – Early 2023

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 5, 2023

Date approved

Flood Relief Program (2023)

Yukon Housing Corporation

Recommended response:

- Our government responded to the 2023 Klondike flooding events with an \$8.25M disaster financial assistance and recovery program.
- Support for affected Yukoners, including residential, agricultural, and small business funding streams required the modernization of the existing program to compensate eligible households for their uninsured losses up to a maximum of \$250,000.
- The housing stream received 25 applications, with the program on track to provide more than \$800,000 in grant funding.
- The grants will assist households with structural and interior damages, site cleanup, restoring site services and essential access, as well as covering some damaged or destroyed personal possessions.

Additional response:

- Our recovery funding strategy is now more closely aligned with the federal Disaster Financial Assistance Arrangements program, and we will be seeking a cost sharing arrangement to recover up to 90 per cent of expenditures.
- This approach includes using the popular and faster “compensation for losses” model which pays up front with no conditions on when and how funding is used; this allows residents to begin recovery efforts while reducing financial and administrative burdens.
- Disaster recovery is typically measured in months and years, which requires a flexible approach and open access to funding.

Context:

- Yukon is one of Canada’s most flood-vulnerable jurisdictions; annual average potential losses per property are three times higher than nationally.
- Criticism of the initial response phase may be raised, but residents are generally in favour of the 2023 program terms, conditions and high funding limits.

Flood Relief Program (2023)

Yukon Housing Corporation

Background:

- The Klondike Valley had three rounds of flooding from an ice jam on the Klondike River. The compounding factors of ice jams, high risk of freshet and high ground water tables created dangerous and extraordinary flood conditions this year.
- The Yukon is one of the only jurisdictions in Canada without a standing Disaster Financial Assistance Program (DFAP). Each year, purpose-built programs are developed and launched by YG to respond to impacted communities.
- A standing Yukon DFAP is expected to be complete by the spring of 2024.
- YHC's 2023 Flood Recovery Funding Program provides four different streams:
 - Grants for restoration, replacement, or repairs up to \$250,000 per principal residence;
 - Loans for restoration, replacement, or repairs to existing principal and secondary residences and outbuildings. Some flood mitigation measures related to building structure and systems up to \$50,000;
 - Grants for principal residence owners and tenants with flood damaged chattel possessions (e.g., furniture, clothing, appliances).
 - Short term accommodation grants to cover up to six months of housing costs resulting from displacement.
- Flood recovery efforts can include rebuilding to disaster-resilient guidelines, relocation to lower-risk areas and/or government buyouts of properties where mitigations are cost-prohibitive or impractical. Buyouts are covered under the federal DFAA, categorized as "innovative recovery solutions" and within scope.
- One Klondike Valley household and agricultural property may be a compelling case for the buyout pathway, which would be based on replacement value rather than assessed value.
- The Government of Canada provides DFAP to territories and provinces when the size and scale of an event warrants a cost-sharing agreement.
 - Funding is paid to the province or territory – not directly to affected individuals, businesses, or communities.
 - Documentation from affected communities and landowners will be collected, and a territorial request submitted to the Government of Canada by Community Services.

Flood Relief Program (2023)

Yukon Housing Corporation

- Under this program, eligible expenses include: evacuation operations, restoring public works and infrastructure to pre-disaster condition and replacing or repairing basic, essential personal property of individuals, small businesses and farmsteads.
- 2023 Flood Recovery Program – Application deadline was October 4, 2023 (see Tab #8)

As of: October 18, 2023	Estimated Payout	% of Total
Site Cleanup	\$23,284.46	2.9%
Essential Access	\$19,082.50	2.4%
Site Services	\$23,211.67	2.9%
Dwelling	\$638,932.23	80.0%
Chattels	\$92,089.78	11.5%
Total	\$800,188.98	100.0%

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 6, 2023

Date approved

Office of the Auditor General- Yukon Housing Audit

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation (YHC) and the Department of Health and Social Services (HSS) continue to work together to address the gaps identified in the 2022 Office of the Auditor General (OAG) of Canada Report on Housing.
- Of the 25 actions YHC is responsible for in the OAG Report Work Plan, four actions have been completed:
 - Amending the prioritization system and eligibility requirements as part of Community Housing Operational policies;
 - Commitment to a multi-year Memorandum of Understanding between the Ministers of Health and Social Services and the Yukon Housing Corporation to create a framework for cooperation on affordable housing and housing with services;
 - Establishing the terms of reference for the joint Yukon Housing Corporation and Health and Social Services Assistant Deputy Minister Steering Committee; and,
 - Publishing of the 2019-2022 Housing Action Plan report.
- Three actions have not started, 11 are underway with partners, such as HSS and the Yukon Bureau of Statistics, while seven continue to evolve based on the housing needs of Yukoners.

Additional response:

- Yukon Housing Corporation and HSS released the Work Plan in December 2022, consisting of 36 actions to address the OAG recommendations, including:
 - Liaise with Yukon First Nations governments, municipalities, community groups, universities and the federal government to share information and data on housing in the Yukon.
 - Conduct community assessments of all Yukon communities with an established reporting cycle and publish an annual summary,

Office of the Auditor General- Yukon Housing Audit

Yukon Housing Corporation

including recommendations to inform decision making and resource allocation.

- Develop program monitoring and evaluation frameworks.
- We know that success requires ongoing engagement with housing partners.
- We are committed to supporting an improved collective understanding of housing needs and the necessary planning to improve outcomes for Yukoners.

Context:

- The 2022 Office of the Auditor General Report received broad media attention focused on the Corporation's wait list and an ineffective working relationship with Health and Social Services.
- The Corporation and Health and Social Services attended the Public Accounts Committee hearing January 31, 2023, and agreed to their six recommendations.

Background:

- The scope of the auditor's report includes Yukon Housing Corporation's assessment of housing needs and the provision of housing in the Yukon, and the Department of Health and Social Services' role in overseeing the provision of emergency shelters, transitional housing and supportive housing.
- Private rental market and home ownership were not part of the audit.
- Yukon Housing Corporation and Health and Social Services Work Plan - submitted to the Office of the Auditor General of Canada on December 1, 2022 - focuses on strengthened community partnerships, improved data sharing and the development of new evaluation frameworks and performance metrics.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 6, 2023

Date approved

Public Accounts Committee Recommendations

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation and the Department of Health and Social Services accepted the six recommendations provided by the Standing Committee on Public Accounts.
- Significant progress to address these recommendations include:
 - The creation of a model to forecast the demand and supply of rent-geared-to-income housing; and
 - Surveying waitlist applicants in collaboration with the Yukon Bureau of Statistics to better understand needs and improve client service.
- Additionally, the corporation has initiated a standardized approach for assessing community housing needs.
 - A guidance document for collecting quantitative data has been developed, with an upcoming focus on stakeholder and community engagement, including a community case study.

Additional response:

- The Corporation and Department of Health and Social Services responded to the recommendations on July 7, 2023.

Context—this may be an issue because:

- The Standing Committee on Public Accounts will expect a progress update on the initiatives underway to address the findings from the Auditor General of Canada.
-

Public Accounts Committee Recommendations

Yukon Housing Corporation

Background:

- Witnesses from the Office of the Auditor General of Canada, YHC and HSS appeared at the Public Accounts Committee public hearing on January 31, 2023.
 - On June 22, 2023, the Standing Committee on Public Accounts issued six recommendations in the Fifth Report on Yukon Housing.
1. THAT the Yukon Housing Corporation track and assess changes to improve waiting list modelling forecasts and report back to the Standing Committee on Public Accounts with data that determines the effectiveness of such changes. (Related OAG Work Plan # 40.4)

Update:

- YHC conducted a waitlist survey with Yukon Bureau of Statistics between October 3 and 30, 2023. The response rate was above average response at 34 per cent. Follow ups with non-responses will occur throughout November.
 - The survey results will be analyzed in December 2023, with recommendations put forward in early 2024.
 - Forecasting demand for rent-geared-to-income housing in partnership with HSS is informing the 2024-2028 YHC strategic plan.
2. THAT that the Yukon Housing Corporation and the Department of Health and Social Services consult with stakeholders about the possibility of using the by-name list to assess the veracity of their own waiting lists. (Related OAG Work Plan # 87.3)

Update:

- YHC and HSS continue to work with the Safe at Home Society to address privacy issues that will allow for a coordinated approach to list assessments of homeless and/or precariously housed individuals seeking housing.
 - YHC's new allocation policy includes prioritization of units for individuals on the By-name list.
3. THAT the Yukon Housing Corporation consult with stakeholder groups about the new tenant allocation policy, as well as any further changes that are planned to the prioritization system and eligibility requirements. (Related OAG Work Plan # 31.2, 31.2, 40.4)

Public Accounts Committee Recommendations

Yukon Housing Corporation

4. THAT the Yukon Housing Corporation review the eligibility thresholds including the Yukon Housing Corporation asset cap policy annually. (Related OAG Work Plan # 31.2, 31.2, 40.4)

Update for 3 and 4:

- Summer of 2022, YHC initiated engagement with stakeholders on the new tenant allocation policy.
- In December, 2022 YHC consulted with stakeholders on identified areas of concern, including support plan.
- In early 2024, the tenant allocation policy will be reviewed, with re-engagement of stakeholders.

5. THAT the Yukon Housing Corporation should consult with the Association of Yukon Communities on plans to complete community needs assessments in the remaining six communities in the 2023- 24 fiscal year. (Related OAG Work Plan # 87.2)

6. THAT the Yukon Housing Corporation consider ways to better ensure that capital management plans are demonstrably informed by the community needs assessment that it conducts. (Related OAG Work Plan # 40.1, 40.5)

Update for 5 and 6:

- A guidance document for collecting quantitative data has been developed, with an upcoming focus on stakeholder and community engagement, including a community case study.
- YHC and related departments will continue to work with other stakeholders, including CMHC, Association of Yukon Communities and First Nations governments, on a coordinated, Yukon wide approach that will inform common housing priorities.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

November 1, 2023

[Date approved]

Safe at Home Society – Permanent Supportive Housing

Yukon Housing Corporation

Recommended response:

- Our government supports the Safe at Home Society's vision to develop 55 units of permanent, supportive housing.
- While resources have been provided by the Yukon Government and the Canada Mortgage Housing Corporation, a number of challenges continue to delay the project.
- Yukon Government, the Canada Mortgage Housing Corporation and the Safe at Home Society are working to explore practical options to address these challenges, including code compliance issues.

Additional response:

- In January 2023, Yukon Housing Corporation approved over \$140,000 to assess the former High Country Inn and bring it to code for temporary winter emergency housing. The project provided stable housing to 22 people and demonstrated how the Society can deliver housing with supports to vulnerable Yukoners.
- This October, the Department of Health and Social Services provided nearly \$700,000 in additional funding to the Safe at Home Society, extending the temporary occupancy to March 31, 2024. This will increase the current number of supported individuals to 30.

Context:

- Fall 2022 Legislative Session: a motion was issued for production of documents on the Safe at Home Society's appraisal and purchase of the High Country Inn building; it was not heard by Legislature until the Spring 2023.
- Spring 2023 Legislative Session: additional funding and delay questions were raised.

Background:

- It was announced in January 2021 that the Safe at Home Society was the successful recipient of \$15M in funding from Canada Mortgage and Housing Corporation (CMHC).

Safe at Home Society – Permanent Supportive Housing

Yukon Housing Corporation

- This funding includes:
 - \$10M through the Northern Carve-Out of the National Housing Co-investment Fund; and
 - \$5M under the Cities Stream of Round 2 of the Rapid Housing Initiative (RHI).
- An additional \$1.02M through the Corporation's Housing Initiatives Fund (HIF) was committed in 2022.

Explanation of Funding Sources:

- **National Housing Co-investment Fund (NHCF):** \$13.2 billion budget prioritizes projects that help those in greatest need.
- \$40M under the NHCF was allocated to the Yukon (March 2021), also known as the northern carve-out.
 - a. \$20M is managed by CMHC to support Indigenous governments, organizations, community housing providers and/or private sector projects.
 - b. \$20M is managed by YHC.
- **CMHC RHI: Round 2.0** (June 2021): designed to help address urgent housing needs from COVID-19.
- **Housing Initiatives Fund:** supports the development of affordable housing options for Yukoners, from housing with services, to rental housing and home ownership.
- **City of Whitehorse:** denied the request for \$1.7M on February 6, 2023, but approved a) \$20,000 in Non-Governmental Organization Incentive for permitting and inspection fees and b) \$120,000 in a Rental and Supportive Housing Development Incentive which reduces development charges and provides a grant to mitigate the effect of increased property taxes.

Approved by:

September 1, 2023

Justin Ferbey

Date approved

President, Yukon Housing Corporation

Normandy Living

Yukon Housing Corporation

Recommended response:

- Normandy Living is an 84-unit seniors' supportive housing facility with 26 Yukon Government subsidized units for Yukon Housing Corporation tenants.
- This innovative partnership between private-sector and government, including the Yukon Housing Corporation and the Department of Health and Social Services, puts the needs of seniors at the forefront to help them age in place.
- This is the first Yukon facility that provides meals and household supports to assist seniors to continue to live in their own home.

Additional response:

- Joint investments of approximately \$41M led to the creation of Normandy living, which helps reduce the costs of premature moves to long-term care.
- The Department of Health and Social Services worked with the Yukon Housing Corporation to identify eligibility criteria:
 - Same as all Rent-Geared-to-Income criteria; and
 - A score between four and six on a nationally recognized frailty assessment to ensure seniors in need of the services were the ones receiving them.
- YHC clients pay 25 per cent of their income towards rent and 40 per cent towards services.

Context:

- Yukon's senior health service model relies on homecare and long-term care beds.
- The growth of the Yukon's seniors' population is adding to housing pressures.
- The opposition has expressed concerns about public money being used to support private industry.

Background:

- Normandy Living opened in December 2022.

Normandy Living

Yukon Housing Corporation

- The facility is operated by KBC Developments, a partnership of local Yukon businesses: Ketza Constructions, Borud Enterprises and Northern Vision Development.
- KBC's Normandy Living was publicly announced on March 2, 2021, as a partnership between the City of Whitehorse, Yukon Housing Corporation, Canada Mortgage and Housing Corporation, and KBC developments.

KBC's Financial Outline:

- \$34.5M from Canada Mortgage and Housing Corporation (CMHC) from CMHC's National Housing Co-Investment Fund. This funding requires that 26 (30 per cent) of the units are made available as affordable housing.
- \$1.8M in private investment and land provision from project partners.
- \$500,000 from YHC's Housing Initiatives Fund which requires proponents to provide a robust project analysis to help with the selection of applicants.
- \$500,000 from YHC's Municipal Matching Rental Construction Grant.
- \$3.5M from YHC to lease 10 units for 20 years. This YG commitment was used by KBC to secure CMHC funding allowing them to go ahead with construction.
- \$500,000 from the City of Whitehorse in development incentives over ten years.
- YHC pays \$2,990 per unit per month for service cost with an inflationary adjustment over the life of the agreement.
- Yukon Housing Corporation's policies, such as the application of an asset cap, are being applied as part of eligibility. (See TAB #4)
- Tenants can receive Government of Yukon Home Care services.
- Residents have access to recreational programming, community meeting areas, 24-hour security, customized menu options for three meals a day, laundry services and housekeeping.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023

Date approved

Macaulay Lodge

Yukon Housing Corporation/
Energy, Mines and Resources

Recommended response:

- Macaulay Lodge in Whitehorse was demolished in September 2022 to repurpose the site for a new housing development.
- The demolition of Macaulay Lodge provides for a variety of opportunities for future land use, which we initially explored through the expression of interest issued in spring 2022.
- We are committed to making housing available to seniors, as reflected in our support for Normandy Living, which opened in December 2022.

Additional response:

- We expect to release the Macaulay Lodge lot for tender in the months ahead with a requirement for an affordable housing component.
- We are advancing towards tender quickly: the lot was rezoned in May 2023; lot consolidation was approved in June 2023; and legal survey work is underway.
- The site is currently zoned Comprehensive Neighbourhood Commercial in alignment with the new City Official Community Plan; this zoning includes supportive housing as a secondary use.

Context:

- The January 2023 City of Whitehorse Council public rezoning hearing heard a request for additional seniors' housing, as also shared with other political officials.

Background:

- Macaulay Lodge opened in Riverdale in 1969 and was the only long-term care home in Whitehorse for many years.

Macaulay Lodge

Yukon Housing Corporation/
Energy, Mines and Resources

- All residents were moved to Whistle Bend Place or another long-term care residence of their choice in January 2019.
- An Expression of Interest (EOI) was conducted between March and May 2022 to determine private sector interest and capacity in redeveloping the site. It yielded two responses which are helping to inform the new tender for the site.
- It will be sold by tender for development by the private sector as a mixed-use site with a requirement for an affordable housing component.
- The rezoning application of the former Macaulay Lodge site was approved in May 2023. The zoning was amended from Public Service and a small portion of Greenbelt to Comprehensive Neighbourhood Commercial which permits mixed-use residential and commercial development with supportive housing included as a secondary use.
- The legal survey of the lot will be completed this fall when the five existing lots and a portion of greenbelt will be consolidated to create one lot.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 6, 2023

Date approved

Deputy Minister
Department of Energy, Mines and Resources

September 6, 2023

Date approved

Recommended response:

- The 5th and Rogers lot could provide Whitehorse with a significant amount of new market and affordable housing.
- However, the site must be developed consistent with the requirements of an existing environment permit due to the presence of underground contamination from previous land uses and the construction of a berm is necessary to protect the site from future escarpment failures prior to any housing development.
- Recent landslides in the downtown core resulted in a partnership with the City of Whitehorse on a geotechnical study of the escarpment to ensure lot safety for any future development.

Additional response:

- The assessment of the escarpment behind 5th and Rogers is complete and indicates what mitigation measures are necessary to address future landslide risks.
- This allowed us to issue a request for proposals in Spring 2023 to develop the site and ultimately would lead to the release of the raw land for private sector development.
 - One application was submitted and is under review; a decision is expected before the end of December 2023.

Context:

- 2021 Government mandate includes a commitment to develop the parcel at 5th Avenue and Rogers Street in Whitehorse. The initiative received criticism from Opposition for development delays in mid-November.

Background:

- 5th and Rogers is an undeveloped downtown Whitehorse lot that is identified in the City's Official Community Plan and the Government of Yukon mandate as a site for infill development.
- The City's current Official Community Plan 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 requires housing density greater than single-family or duplex homes.
- Downtown residents have expressed concerns about the concentration of social services and housing in certain parts of the downtown core.
- YHC worked with EMR and CS to develop a request for proposals to sell the lot with conditions that will reflect geotechnical and environmental conditions on site and encourage affordable housing developments on the property.
- The RFP was launched March 9, and one application was submitted.

Site development and geotechnical work

- In July 2022, the City of Whitehorse wrote to the Government of Yukon to recommend that the current slope instability issues be reassessed, including any required mitigations for development.
- The City contracted Tetra Tech to model and provide escarpment terrain analysis.
- Future developers will require this information prior to purchase to understand the assessment of high and moderate geotechnical hazards.
- The following issues will need to be addressed by the future developer:
 - Building a berm;
 - past contamination and a risk-based restoration permit that will go forward with a future project;

Session Briefing Note

TAB #13
Fall 2023

5th and Rogers

Yukon Housing Corporation

- removal of former group homes; and
- assessment and potential relocation of powerlines.
- These issues will involve considerable cost to the developer.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023
Date approved

Recommended response:

- Yukon’s senior population is growing significantly, and this will require an increase in the stock and variety of housing options for seniors.

Additional response:

- We continue to provide options to support the project proposal through our existing programs and innovative partnerships as identified in our government land commitment and the \$246,475 in funding to date.
- Conversations are ongoing to address funding options to progress project feasibility work.

Context:

- The need for quality housing for seniors has generated media interest especially since the demolition of Macaulay Lodge.

Background:

- In 2013, the Society submitted a proposal to the Yukon government for a supportive, independent living facility in Whitehorse for seniors.
 - Residents would live independently, but with support for meals, light housekeeping, etc. Nursing services are not included.
- In November 2018, the Society submitted an updated business plan with a request for a \$5M capital grant.
 - Request was denied, but support was provided by YHC to enhance the business plan.
- In August 2023, the Society submitted a request to the potential funders for funding of over \$1M to improve the accuracy of their construction cost estimates. Funders are currently considering the request and Vimy has been encouraged to apply for YHC’s Housing Initiatives Fund – Shovel Ready Stream, Municipal Matching Rental Construction Grant and Developer Build Loan Program.
- Funding:

Date	Amount	Source
------	--------	--------

Vimy Heritage Housing Society

Yukon Housing Corporation

2013	\$74,290	Community Development Fund for a pre-construction manager and preliminary marketing.
2016	\$50,000	Highways and Public Works for functional planning.
2018	\$23,575	Economic Development for a comparative site analysis.
	\$78,610	Economic Development for a comprehensive business, operations, governance, and construction plan.
2019	\$5,000	Yukon Housing Corporation to help the society with an application to Canada Mortgage and Housing Corporation.
2022	\$15,000	HIF to support project concept development.

- Land: The Department of Energy, Mines and Resources is holding Lot 511 (recent assessed market value of approximately \$1.35M), 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.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023

Date approved

Housing Affordability

Yukon Housing Corporation

Recommended response:

- Housing affordability is a concern across the country and the Yukon is no exception.
- Our government is working to improve housing affordability by:
 - increasing the supply and variety of affordable housing.
 - providing rental subsidies to those in need.
 - offering homebuyers alternative mortgage options.
- We are also partnering with the private sector to increase investments in new land and housing construction – to increase the overall availability of housing options for Yukoners.

Additional response:

- 13 per cent of households in the Yukon live in housing they cannot afford. Almost all these households are low income and most of them are renters.
- However, housing affordability is also a concern for new homebuyers facing high prices and rising mortgage rates. We want to support Yukoners in getting into homeownership, but at the same time we do not want to set people up for default by extending them more credit than they can afford to pay for.
- Affordable housing options include:
 - New housing developments where rents or ownership costs are set at a discount to market prices.
 - Housing where the rent is geared to tenant incomes (i.e., social housing).

Context:

- Housing affordability is a topic in both territorial and national media due largely to high ownership and rent prices, low vacancy rates, and high population growth.
-

Housing Affordability

Yukon Housing Corporation

Background:

- The CMHC defines affordable housing as housing that costs less than 30 per cent of pre-tax household income. Housing costs include rents or the ongoing costs of ownership (monthly mortgage payments, utilities, etc.). However, the definition of 'affordable housing' has recently expanded to include new housing developments that are affordable in relation to market rents (not household incomes)
- Core housing need (CHN) is a nationally recognized framework to measure housing challenges. A household is considered in CHN if they live in housing that is unaffordable, overcrowded, or in disrepair, and when they cannot afford an alternative.
- Approximately 13 per cent of Yukon households live in core housing need. 75 per cent of these households are in either very low (<\$16K) or low (\$16-42K) income groups.
- Yukon Bureau of Statistics real estate reports show that average house prices (for single detached and condos) have fallen for three consecutive quarters. Nevertheless, new buyers continue to face affordability challenges due to rising mortgage rates.
- Rental affordability is also a growing concern. In recent years, average rents in the Yukon have been rising faster than average monthly earnings. Average rents increased from 26 per cent of average earnings in Q1 2021 to 29 per cent in Q1 2023.¹

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 26, 2023

Date approved

¹ Average rent for all types, Yukon, source: Yukon Bureau of Statistics rental market survey. Average earnings for all employees, including overtime, source: Statistics Canada Labour Force Survey

Recommended response:

- Yukon Housing Corporation and the Department of Health and Social Services are collaborating on a Senior Supportive Housing program to address a gap in the housing continuum for seniors.
- The intent is to provide appropriate options for seniors along the housing continuum that allow them to age in place and prevent premature entry into long-term care.
- The Corporation has 26 affordable housing units at Normandy Living for low-income seniors who require supports to live independently.

Additional response:

- Senior Supportive Housing demonstrates our government's commitment to Aging in Place and providing high quality of life for seniors.
- It also optimizes public value by directing government funding to Yukoners based on their needs rather than spending almost five times as much for long-term care services in situations where a person does not need that level of care.

Context:

- The Canadian Institute for Health Information projected that Yukon's senior population aged 75+ will triple while the rest of Canada's will double over the next 40 years.
 - This will result in greater health and housing needs for Yukon seniors.
-

Background:

- All provinces have a range of housing options for seniors based on the level of service and care required.
- Benefits or tax credits for seniors also exist to improve home accessibility.
 - Yukon Housing Corporation provides a Home Repair Program, which includes a grant stream.
 - It also provides funding to the Yukon Council on Aging for their Seniors' Home and Yard Maintenance Program.
 - The Pioneer Utility Grant, through Health and Social Services, helps seniors with paying for home heating costs on their primary residence.
- Generally, the more services and care provided the greater the expense, long-term care is the most expensive care option.
- Normandy Living is the first facility to support seniors outside of the established government run homecare program. (See TAB #11)
- An Order in Council, Senior Supportive Housing Program Regulation, was enacted December 1, 2022, permitting Yukon Housing Corporation to certain related services such as food at Normandy Living.
- Between 2018 and 2019, the Canadian Institute for Health Information recorded that 27 Yukon long-term care residents could have lived in seniors' supportive housing had that been an available option.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023

Date approved

Community Housing Needs Assessments

Yukon Housing Corporation

Recommended response:

- We continue to see that Yukoners are requiring a diverse supply of housing to meet needs across the housing continuum.
- Several tools are used to inform this awareness, including community needs assessments which identify housing gaps and the priorities for each community.
- Since 2019, the Corporation has completed eight needs assessments and will continue to use this as part of the approach to establish housing priorities.

Additional response:

- Formal community needs assessments are important; however, so too is regular input from committees and working groups that hold a breadth of territory wide knowledge on housing matters.
- Whether this is the Housing Action Plan Implementation Committee, the Community Advisory Board for Reaching Home or the Yukon Housing Corporation's Board of Directors quarterly community conversations – hearing the needs of each community and Yukoners is necessary to inform our focus and planning cycle.

Context:

- Conducting community housing needs assessments is important to understanding the housing needs of each Yukon community.

Background:

- Yukon Housing Corporation (YHC) is working to identify gaps in the housing supply in each community.
 - In addition to a 2017 review of the data yielded through the Housing Action Plan, we have conducted Community Housing needs assessments in the following communities:
-

Community Housing Needs Assessments

Yukon Housing Corporation

- 2019 – Whitehorse
 - 2020 - Watson Lake
 - 2021 – Carcross, Mayo, Dawson
 - 2022 - Carmacks, Pelly Crossing, Ross River
- The Watson Lake assessment helped identify the need for a new housing first project in Watson Lake, construction began in August of this year.
- YHC's triplex projects in Mayo, Watson Lake and Whitehorse which were completed in 2022 align with key community needs identified through the respective housing needs assessments from these communities.
- While the community needs assessments have been helpful, issues were found in how information could be used due to lack of a consistency methodology.
- In 2023, the Corporation contracted City Spaces to develop a standardized approach to assess community housing needs.
- The first phase of this initiative focused on the development of guidelines and templates for the collection of quantitative data.
- As we enter the second phase of the project later this fall, focus will be stakeholder and community engagement, including a case study.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 6, 2023
Date approved

Recommended response:

- Yukon Housing Corporation continues to improve housing services, affordability, and adequacy for all clients. The Corporation works hard to resolve tenancy issues to avoid evictions and ensure clients are supported; evictions are always a last resort.

Additional response:

- Reviews of the Corporation's Rent-Geared-to-Income program show that evictions were formerly highest among priority groups –especially those categorized as experiencing homelessness.
 - For this – among other reasons -YHC launched a new Tenant Allocation Policy which identifies that 40 per cent of tenants must begin their tenancy with a support plan to ensure needed supports are available and able to assist, when needed. (See TAB #3)
- Consistent with the recommendations made by the Auditor General, staff at the Corporation are working to improve information systems to better understand the reasons for evictions, provide more targeted support and to better support our clients overall in maintaining stable tenancies.

Context:

- Evictions among priority groups, as well as a lack of up-to-date data on evictions, were raised as key concerns by the Auditor General's Report on Yukon Housing.

Background:

- A report from 2019 showed that between 2012 to 2017, 89 per cent of all YHC tenant evictions were for people previously experiencing homelessness and victims of violence (59 per cent and 30 per cent, respectively).

Session Briefing Note

TAB #18
Fall 2023

Evictions

Yukon Housing Corporation

- The Corporation will evict tenants only when they are in violation of their tenancy agreement.
- The most common reasons for evictions are:
 - non-payment of rent,
 - ongoing noise and disturbance,
 - damage to the property; and
 - smoking inside their unit.
- The Corporation works hard to avoid the last resort option of evictions and works with all tenants to understand their needs and how to best to support them.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023
Date approved

Canada-Yukon Housing Benefit

Yukon Housing Corporation

Recommended response:

- The Canada-Yukon Housing Benefit is a rental subsidy program run by Yukon Housing Corporation that provides financial support to help Yukoners meet their housing needs.
- The subsidy is paid directly to the individual, allowing portability and tenant confidentiality.
- Since the program's launch in November 2020, it has helped over 300 households.
 - As at **October 26, 2023, 128** households were approved for the benefit.
 - This fall the Corporation will begin a targeted campaign to promote the subsidy.

Additional response:

- Applicants can receive \$200, \$400, \$600, or \$800 per month depending on their household income.
 - The Corporation is currently working with the Canada Mortgage and Housing Corporation on the possibility to create a specific stream that would provide support to survivors of domestic violence.
-

Context:

- Housing affordability - including high rental rates - continues to impact Yukoners.
-

Background:

- Canada Yukon Housing Benefit builds on the Canada – Yukon Bilateral Agreement, under the National Housing Strategy. (See TAB #45)
- The program includes \$9.1M (see table below) of federal funding over eight years, combined with a mix of territorial cost matching, for a total of \$18.2M that will support affordable housing subsidies for Yukoners.
- Additional funding for this program was announced in the 2021 federal budget.
- Eligibility for the Housing Benefit includes:

Canada-Yukon Housing Benefit

Yukon Housing Corporation

- Clients must rent in the Yukon and not be receiving other housing benefit or subsidy;
- Clients must have an annual household income below the Affordable Household Income Limits for their eligible unit size (based on the National Occupancy Standards);
- Clients must have less than \$100,000 in assets; and
- Clients must file annually a Canadian Income Tax Return.
- Approved clients receive cheques before the first day of the month.
- The program does not cover pad rental for mobile homes or condominium fees; however, mobile homes rented out as private market rentals that include both rent and pad rent, if applicable, are currently eligible.

Fiscal Year	CMHC Contribution to YHC for the Canada Yukon Housing Benefit
2020-21	\$584,300
2021-22	\$749,200
2022-23	\$1,154,600
2023-24	\$1,205,700
2024-25	\$1,241,400
2025-26	\$1,328,200
2026-27	\$1,379,200
2027-28	\$1,446,100
Total	\$9,088,700

Approved by:



September 1, 2023

Justin Ferbey
President, Yukon Housing Corporation

Date approved

Staff Housing/ Housing for Employees

Yukon Housing Corporation
Public Service Commission

Recommended response:

- Our government continues to provide employee housing in rural Yukon communities to help with staff recruitment and retention.
- The Public Service Commission's employee housing policy (GAM 3.30) was revised in 2019 to:
 - Prioritize housing for essential positions, such as health professionals and teachers;
 - Limit tenancies to three years to encourage alternative housing options and support private-market housing development; and
 - Help realign each community's rental rates to be closer to the private market.
- A review of the policy changes from 2019 is underway to determine their effectiveness.

Additional response:

- While tenancies are now limited to three years, the policy allows for extensions in some situations, such as where alternative housing options do not exist in an employee's community.
 - In 2022, all employees whose leases were set to expire were granted a one-year extension upon request.
- The policy also permits a hiring department to hold a housing unit, following a vacancy, until a replacement is found to ensure critical positions such as health care and education professionals are secured.
- Through its Housing Initiatives Fund, the Yukon Housing Corporation provides financial support for Yukon wide development of new rental and home ownership housing.

Context:

- Availability of housing for Yukon government employees has been a high-profile issue as it is an important part of staff recruitment and retention in communities.
 - Limiting the number of pets has also been an issue for employees.
-

Staff Housing/ Housing for Employees

Yukon Housing Corporation Public Service Commission

- An October 10 news article highlights staff housing challenges affecting teacher recruitment efforts.

Background:

- The Yukon Housing Corporation employee housing portfolio is currently comprised of more than 150 units being used to house Yukon government employees.
- As of October 2023, there are seven employees on the waitlist.
- Rural private developers and landlords note the Corporation's rents for employee housing have historically been below market rent and have therefore disincentivized private housing investment.
- Rental rates for employees renting prior to May 2019 are being increased per the collective agreements and are limited by the current rent cap.
- In January 2021, Yukon Housing Corporation and the Public Service Commission began reporting the taxable housing benefit received by employee housing tenants who are paying below market rents. These changes are aligned with Canada Revenue Agency requirements.
- Yukon Housing Corporation will be reviewing its own policies, including the pet policy, to ensure they continue to meet the needs of Yukoners.
- A process for requesting an extension to the three-year tenancy limit was developed by the Public Service Commission and the Corporation.
 - The Yukon Association of Educational Professionals and the Yukon Employees' Union provided input as it was developed.

Approved by:

President, Yukon Housing Corporation

Public Service Commissioner

October 11, 2023

Date Approved

Oct. 12, 2023

Date Approved

Session Briefing Note**Temporary Landlord Assistance
Program**Economic
Development

Recommended response:

- Vacancy rates in our territory's rental market remain very low. We want to encourage landlords to remain in the residential market, continuing their valuable contributions to housing in our communities.
- The department of Economic Development has therefore introduced a temporary Landlord Assistance Program.
- The program is available to all Yukon residential landlords who rent out accommodations to which the Yukon's Residential Landlord and Tenant Act applies and who rented out accommodation in 2023.
- The program provides a one-time, per-unit payment of \$338 for 2023.

Additional response:

- Access to safe, affordable housing is essential to the well-being of Yukoners. Through measures such as these, we are striving to keep Yukoners in their homes.
- The program does not apply to units advertised and/or available as vacation or travel accommodation unless they have been rented to the same tenant for 6 months or more.
- As of the end of day on November 10, 2023, 107 applications were received, which include 1013 units, representing \$342,394 currently being assessed by the department:
 - Whitehorse: 1001 units.
 - Dawson: 8 units.
 - Other Communities: 4 units.

Session Briefing Note

Temporary Landlord Assistance Program

Economic
Development

Context—this may be an issue because:

- Housing and homelessness are high-profile topics. Media coverage has focused on the lack of affordable housing in Whitehorse and communities, and the high average prices for rental units across Canada.
- There is a \$1.014 million budget allocation for the program in the Supplementary Estimates #1.

Background:

- We have launched an assistance program for Yukon landlords that provides a one-time, per-unit payment for 2023.
- The 2023 Confidence and Supply Agreement (CASA) included a limit to rent increases that were linked to inflation (based on CPI for Whitehorse) with a minimum of 2% and a maximum of 5% annually for the duration of the CASA.
- This year, regulation changes set the rent cap at a maximum of 5%. However, the 2022 CPI was 6.8%. Because this change in regulation was announced after 2023 had already begun, landlords weren't able to include it in their planning and it has affected their expected income for the year. Given that the 2022 CPI rose by 6.8 percent, some landlords feel they have suffered a financial loss that they are unable to recover via rent increases.
- This per-unit payment will help to cover the difference between the expected rental rate rise of 6.8% and the 2023 regulated cap of 5%.
- Administration:
 - Applicants will be required to submit proof of valid property insurance for each rental unit that covers at least part of the 2023 calendar year. If landlords do not hold rental property insurance the department will work with the applicant to confirm their status as an eligible applicant.
 - Applicants will be required to affirm that each unit meets the requirements of the minimum rental standards schedule to the Residential Tenancies Regulation.
 - Applicants will be able to submit applications from program start up through February 29, 2024.

Session Briefing Note

Temporary Landlord Assistance Program

Economic
Development

- The program will:
 - Be available to all Yukon residential landlords who rent out accommodations to which the Yukon's *Residential Landlord and Tenant Act* applies;
 - Not apply to units advertised and/or available as vacation or travel accommodation unless they have been rented to the same tenant for 6 months or more;
 - The program will exclude residential units owned by:
 - The federal government and its corporations;
 - The Yukon government and its corporations;
 - First Nation governments;
 - Municipal governments; and
 - Specifically exclude residential units to which the Yukon government has provided operational subsidies in the 2023 calendar year.
 - The program will include units that have received capital subsidies in the past. Excluding these units would introduce too much complexity to the program.
 - The types of accommodation covered by the program is aligned with the *Residential Landlord and Tenant Act* and therefore the program will not cover:
 - a) living accommodation included with premises that,
 - (i) are occupied for business purposes, and
 - (ii) are rented under a single agreement;
 - (b) living accommodation owned or operated by an educational institution and provided by that institution to its students;
 - (c) living accommodation in which the tenant shares bathroom or kitchen facilities with the owner of that accommodation;
 - (d) living accommodation provided for emergency shelter or transitional housing if the person resides there for less than six consecutive months;
 - (e) living accommodation occupied as vacation or travel accommodation;
 - (f) living accommodation,

Session Briefing Note**Temporary Landlord Assistance
Program**Economic
Development

- (i) in a residential care and treatment facility or continuing care residential facility where 24 hour care, support or supervision is provided on-site to the residents,
 - (ii) in a community health centre or other facility for supplying medical or health services and programs that is owned and operated by the Government of Yukon, or
 - (iii) in a hospital or other facility for supplying medical services and programs that is established and maintained by the Yukon Hospital Corporation under the Hospital Act;
 - (g) living accommodation in a residence or other similar facility owned by the Yukon Hospital Corporation under the Hospital Act for persons involved in the provision of medical or health services and programs;
 - (h) living accommodation in a correctional institution, in a facility used for re-integrating offenders into the community or in a facility used to house persons on judicial interim release; or
 - (i) any tenancy agreement, rental unit or residential property prescribed in the regulations.
- Community Services has begun the mandated review of the Residential Landlord and Tenant Act (RLTA). As part of this review, the department is working closely with over 15 community representatives. This one-time rebate does not affect the Act.

Approved by:Approved
A/Deputy Minister, Economic DevelopmentNovember 8, 2023
Date approved

Bed Bug Issues

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation takes all bed bug reports seriously and schedules inspections and treatments to address issues as soon as possible.
- Yukon Housing Corporation conducts monthly inspections of all common areas in multi-unit buildings in Whitehorse.
- We also provide information on bed bug prevention and treatment to all tenants upon move in, through tenant meetings, quarterly newsletters and as needed. Successful treatment of bedbug outbreaks requires best practice treatments where required, as well as ongoing mitigation efforts from both the landlord and tenants.
- YHC is also taking preventive measures that include sealing off units for all new buildings and, where possible, during vacancy repairs to limit bed bug travel between units and common areas.
 - This includes sealing of wall and floor intersections and installing membranes between adjoining walls.
 - Other measures such as sealing cracks and crevices in existing units are being taken in existing buildings where practical.

Additional response:

- Yukon Housing Corporation treats all cases of pest infestations with importance as we understand the disruption and stress this can cause our tenants.
- The Corporation engages a certified pest control contractor to conduct inspections and provide treatments if required, including two follow-up inspections by the certified contractor.
 - Since January 1, 2023, the Corporation has treated 41 units with another 15 treatments currently ongoing as of November 8, 2023.

Bed Bug Issues

Yukon Housing Corporation

- The Corporation also engages a contractor to provide heat treatments to units as necessary as well as furniture moves for tenants as required.
- These costs are also covered by Yukon Housing Corporation. Last year, the corporation spent \$88 thousand on dedicated pest control for prevention and treatment of bedbugs in YHC units.

Context:

- The issue of bed bugs in Yukon Housing units has garnered media attention.

Background:

- YHC has a Bed Bug Policy that ensures attending to bed bug issues on a case-by-case basis as all infestations require differing degrees of response.
 - YHC continues to address concerns from tenants in letting them know that proof of bed bugs is not required to request an inspection and to remind tenants to notify YHC of the presence of bed bugs at first detection
- YHC continues to seek ways to improve our responses to bed bug concerns.
 - When required, these include assisting in bagging belongings and furniture for treatments.
 - Relocating tenants temporarily during treatments if required.
- Bed bugs are not known to spread disease and bites do not generally require medical attention.
- Flooring replacements in common areas were recently completed at 600 College Dr. The work included bed bug prevention measures (sealing of floor and wall joints).

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 5, 2023

Date approved

Safety for Tenants

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation is committed to creating a safe and secure environment in all buildings.
- To enhance safety for our tenants, the Corporation provides:
 - After hours and weekend security service in our multi-unit buildings in Whitehorse;
 - Security camera monitoring, which is now in place in 16 of our multi-unit buildings in Whitehorse;
 - Four rotational on-call employees in Whitehorse who respond to emergency maintenance calls after hours and on weekends; and
 - A seniors' newsletter to increase our senior tenants' knowledge of safety and security, as well as helping to provide a sense of community.

Additional response:

- The Corporation works with agencies such as the Department of Health and Social Services, Safe Communities and Neighbourhoods Unit (SCAN) and the RCMP to resolve safety-related issues that arise on YHC properties involving tenants or other people.
- A Privacy Impact Assessment and a Yukon Housing Corporation Video Surveillance policy were approved prior to the security cameras being activated.
 - Areas being recorded are common areas including hallways, entrances, laundry rooms, and building parking lots.

Context:

Downtown Whitehorse and other areas have experienced a number of break-ins and other criminal activity, which has resulted in safety concerns.

Background:

- YHC has two different security contracts in place to ensure tenant safety:
 - with Commissionaires to provide security patrol services to units located in Whitehorse, until September 23; and
 - with Sirius Security for fire watch and other security services when needed (such as support when an elevator is down in a seniors' building).
- Tenants have been provided notice of the security cameras becoming operational, and they have been given contact information to discuss any concerns.
- Signage indicating the presence of security cameras, also containing the contact information and the authority under which we collect the information, are installed in all 16 buildings.
- Tenants can also call the Corporation's front desk telephone when they require assistance.
 - The Corporation utilizes an answering service after hours and weekends to take tenant calls.
 - If the call is deemed to be an emergency, the answering service in Whitehorse contacts the on-call YHC Building Maintenance Worker (BMW). In communities, emergency calls are directed to the on-call service contractor who responds to maintenance issues only.
 - YHC has 4 BMW's who work on a rotational basis for on-call service to support clients.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 5, 2023

Date approved

Recommended response:

- Yukon Housing Corporation works diligently to maintain our housing stock to support the safety, comfort and well-being of our tenants.
- For example, from January 1, 2023 to September 15, 2023 the Corporation completed:
 - 2,310 minor repairs and emergency work orders in Whitehorse
 - 851 minor repairs and emergency work orders in the communities.
- The Corporation also completed 65 major repairs or under contract from April 1, 2023 to September 15, 2023.

Additional response:

- The Corporation employs 4 Building Maintenance Workers (BMW's) in Whitehorse to respond to emergency calls and complete work orders and vacancy repairs.
 - The 4 workers rotate on-call duties to provide emergency on call service after hours and weekends in Whitehorse.
- In addition to the 4 workers, Yukon Housing has two maintenance contractors in Whitehorse who complete work orders and vacancy repairs.
- Yukon Housing contracts with maintenance contractors in the communities to handle after hours and emergency calls as well as completing work orders and vacancy repairs.
- The Corporation is working on internal system improvements to accurately track work order status.

Context:

- Yukon Housing has been criticized for the length of time units are under repair.
-

Background:

- Over the past year, as a pilot project to assist YHC in catching up on vacancy repairs, Yukon Housing partnered with Da Daghay Development Corporation (DDDC), a local First Nation Development Corporation who provides contracting services. The catch up was required due to the COVID pandemic where YHC limited the work in units to avoid tenant interaction.
- YHC continually works to improve downtime for unit repairs.
 - Downtime can be caused by many factors including internal capacity and contractor availability. Other factors include long lead times on material deliveries and working with hazardous material in older units.
- Major repairs are typically identified and assessed by YHC Technical Officers during annual or move out inspections. These repairs usually require tendering and project management due to the value and scope of work.
 - Examples include re-shingling of roof, full interior renovations, water and sewer upgrades, furnace replacements.
- Minor repairs are emergency repairs and work orders received through tenant calls, routine building checks or annual inspections and are completed by YHC building maintenance workers or service contractors.
 - Examples include appliance repairs, broken windows, plumbing leaks and any health and safety items such as broken handrails or malfunctioning smoke alarms.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 5, 2023

Date approved

Recommended response:

- Yukon Housing Corporation's 'development pipeline' refers to new residential housing initiatives currently underway or in planning.
- These capital projects are budgeted through the Government of Yukon's 2023-24 Five-Year Capital Plan, which seeks to grow the Corporation's stock to best serve the needs and interests of Yukoners.
- The Corporation's Five-Year Capital Plan is aligned with:
 - the federal bilateral agreement and northern carve-out agreement, which include Yukon cost-matching requirements;
 - YHC's Capital Asset Management Plan to address both an aging housing stock and increased community needs.
- Capital priorities are informed by community housing needs assessments, annual inspections, and key strategic plans, including: Yukon Housing Corporation's Five-year Strategic Plan; Housing Action Plan; Safe at Home Plan; Aging in Place Action Plan: Our Clean Future; MMIWG2s+ Strategy.
- Future capital planning also addresses findings of the 2022 Auditor General's Report on Yukon Housing.

Additional response:

- The Corporation recently completed 47-units at 401 Jeckell and duplexes in Carmacks and Mayo.
- YHC has several projects underway, including: 10 Housing First units in Watson Lake, duplexes in Dawson and Faro and a 10-plex in Old Crow.

Context: The 2022 OAG report on Yukon housing found there was limited evidence of links between the results of community housing needs analyses and the capital asset management plan.

YHC Development Pipeline

Yukon Housing Corporation

Background:

- Each fiscal year YHC plans and constructs new housing, maintains, and retrofits existing housing, replaces aged-out units, and converts large, single-family homes into duplexes or triplexes.

YHC Projects Completed in 2022-2023			
Project	Construction Start Date	Construction Completion Date	Number of units
401-Jeckell – 47 units (See TAB #7)	May 2020	December 2022	47
Whitehorse – RHI Affordable Triplex	June 2021	June 2022	3
Watson Lake – RHI affordable Triplex	June 2021	March 2022	3
Mayo - Accessible duplex (See TAB #26)	July 2022	June 2023	2
Carmacks - Accessible duplex (See TAB #26)	August 2022	July 2023	2
Total number of units:			60
YHC Projects Underway			
Project	Anticipated Start Date	Anticipated Completion Date	Number of units
Dawson - Affordable Duplex (See TAB #26)	August 2022	Winter 2024	2
Faro - Accessible Duplex (See TAB #26)	Summer 2023	Winter 2023/24	2
Watson Lake Housing First (See TAB #6)	Summer 2023	Fall 2024	10
Old Crow 10 Plex (See TAB #28)	March 2021	Fall 2023	10
Total number of units:			24

Session Briefing Note

TAB #25
Fall 2023

YHC Development Pipeline

Yukon Housing Corporation

YHC Projects Planned			
Project	Anticipated /Start Date	Anticipated Date of Completion	Number of units
Dawson – 34-unit housing project – Korbo lot (See TAB #27)	Design – July 2023	2025/2026	34
Teslin – 6-plex with Village of Teslin and Teslin Tlingit Council	Design – Fall 2023	2024/2025	6
Carcross 6-plex	Lot selected, YESAB approval in progress	2025/2026	6
Mayo – 10-Unit Community Housing Project	Design - 2023	2025/2026	10
Whitehorse – Ryder Demolition and planning - 45+ Unit Community Housing	Test Fit Planning – Summer 2023 Demolition - Fall 2023	2026/2027	45+
Destruction Bay and Pelly – accessible staff duplexes	2023/2024	2024/2025	4
Burwash Landing duplex	2023/2024	2024/2025	2
Haines Junction 10-plex – demo	2024/2025	2025/2026	10
Ross River duplex	2024/2025	2025/2026	2
Haines Junction 10-plex – construction	2025/2026	2026/2027	10
Whitehorse – Accessible Triplex at 44-13 th Ave.	Deferred due to lack of city sewer/water infrastructure, plan to upgrade in 3-5 years.		3
Total number of units:			128

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 5, 2023

Date approved

Duplexes (Carmacks, Dawson, Faro and Mayo)

Yukon Housing Corporation

Recommended response:

- The completion of the Carmacks, Dawson, Faro and Mayo duplexes will add eight, two-bedroom units to the Yukon Housing Corporation's housing stock while improving housing for vulnerable Yukoners.
 - Both the Mayo and Carmacks accessible duplexes were completed this summer and are ready for allocation.
 - Work has begun on the Faro accessible duplex with an expected completion during Winter 2024.
- While the Dawson duplex has experienced some challenges, the Corporation has identified a new contractor to complete this much needed housing for the community.

Additional response:

- The allocated budgets for the duplexes are:
 - Dawson - \$1.14M
 - Faro - \$1.3M
 - Carmacks - \$1.3M
 - Mayo - \$1.23M
- All duplexes are designed to be accessible, however, the sloped lot in Dawson did not allow barrier free design to make the unit accessible.

Context:

- Capital projects that may be delayed are subject to public and opposition scrutiny.
-

Background:

- The Carmacks, Mayo and Faro projects are funded through Yukon government's Aged Out Assets' and form part of the 5-year Capital Plan.
- The Dawson project is funded through the Northern Carve-Out fund, which allows for recovery of 75 per cent of the costs from Canada.
- Contractors for all projects are Yukon based.

Duplexes (Carmacks, Dawson, Faro and Mayo)

Yukon Housing Corporation

- Carmacks – Kareway Homes
- Mayo – Walker Homes
- Faro - SPK Homes
- Dawson – Quarter Point Contracting

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 5, 2023

Date approved

Korbo Multi Unit Community Housing in Dawson

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation (YHC) has awarded the design of a 34-unit community housing project on the old Korbo Lot in Dawson City located at 964-6th Ave.
- The design request for proposal (RFP) has been awarded to Kobayashi Zedda Architects, based in Whitehorse for \$719,398 and includes all design, engineering and contract administration for the project.
- YHC is anticipating releasing the construction tender in early 2024.

Additional response:

- A 2021 Dawson City housing needs assessment identified several gaps across the housing continuum, including a lack of affordable rental housing.
- The project **may be** funded through the Northern Carve Out fund.
- YHC has consulted with community partners including: Tr'ondek Hwech'in, Klondike Development Organization, City of Dawson and Chief Isaac Inc., on the conceptual design and functional planning for the project.

Context:

- The project has been delayed due to the lack of electrical infrastructure to support the building needs in the Dawson downtown area.
 - YHC is working with Yukon Energy to ensure the power demand can be met when the building is expected to be completed in 2025.

Background:

- The Korbo lot was previously the site of a 13-unit YHC apartment building that was demolished and removed from the site following a significant heating oil spill in 2010.

Session Briefing Note

TAB #27
Fall 2023

Korbo Multi Unit Community Housing in Dawson

Yukon Housing Corporation

- The vacant lot has since been fully remediated and backfilled.
 - Groundwater monitoring wells will form part of the new design and be built to comply with YG environmental regulations.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 5, 2023

Date approved

Old Crow 10-Plex

Yukon Housing Corporation

Recommended response:

- The new 10-plex in Old Crow will increase available housing options in the community.
- The Department of Highways and Public Works is managing the construction of the 10-plex along with the Department of Health and Social Services' new Health and Wellness Centre.
 - Coordinating the management and construction of both projects maximizes efficiencies and reduces impact on the community during the construction period.
- The 10-plex is scheduled for completion in Fall 2023 and occupancy will follow in Winter 2024.

Additional response:

- The project has boosted the local economy and generated employment and training for residents.
 - From March 2021 to July 31, 2023, the contractor has reported \$10.5M dollars of economic benefits to Old Crow/ Vuntut Gwitchin First Nation from employment, training, shipping, accommodations and other related benefits.
- The Corporation continues to work with Vuntut Gwitchin First Nation and all government departments on allocation of units to address staff housing needs.

Context:

- The project is behind the original scheduled completion date of December 2022 due to long lead times for materials, the remote location for access and shipping and subcontractor availability and capacity.
-

Old Crow 10-Plex

Yukon Housing Corporation

Background:

- One 2-bedroom accessible unit in the 10-plex will be provided for exclusive use of VGFN, as per the terms of the land lease.
- The project was awarded to Ketz TSL Construction Ltd. based in Whitehorse.
- The total approved budget is \$56M for both the 10-plex and Health and Wellness Centre.
- Yukon Housing Corporation currently owns and operates seven staff units in Old Crow.
 - These consist of three duplexes and one single detached house.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 5, 2023

Date approved

YHC Energy Programs and Our Clean Future

Yukon Housing Corporation

Recommended response:

- Part of our government's approach to reducing greenhouse gas emissions is to make government-owned buildings more energy efficient.
- Between 2019 and 2023, Yukon Housing Corporation spent \$8M for energy retrofits on existing housing stock to help decrease energy usage.
- From fiscal years 2019-2020 to 2022-2023 Yukon Housing completed retrofits on 41 units in 24 buildings resulting in a cumulative total of 44.8 per cent reduction in the greenhouse gas emissions associated with these units.
 - This exceeded Yukon government's target of a 30 per cent reduction.

Additional response:

- Fiscal year 2023-2024 is a gap year for funding of the Low Carbon Economy Fund retrofit program. Therefore, no retrofits were completed.
- Funding returns in 2024-2025 under Our Clean Future.

Context:

- Yukon Government is committed to addressing the goals of *Our Clean Future*.
-

Background:

- *Our Clean Future: A Yukon strategy for climate change, energy and a green economy* was released in September 2020.
- The strategy outlines four goals for the Government of Yukon to help achieve a clean future, these include:
 1. Reduce Yukon's greenhouse gas emissions;

YHC Energy Programs and Our Clean Future

Yukon Housing Corporation

2. Ensure Yukoners have access to reliable, affordable and renewable energy;
 3. Adapt to the impacts of climate change; and
 4. Build a green economy.
- The strategy contains 136 actions to reduce greenhouse gas emissions by 2030 and supports the Yukon to be highly resilient to the impacts of climate change.
 - It includes targets to reduce greenhouse gas emissions and improve resilience to the impacts of climate change.
 - Yukon First Nations may access funding under the First Nations Low Carbon Economy Fund.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 5, 2023

Date approved

Recommended response:

- The Housing Initiatives Fund provides capital grants to support the development of new affordable rental options.
- Since 2018, the program has awarded over \$28M in funding, while leveraging millions more in the private sector.
- 56 shovel ready construction projects have been awarded funding over 6 intake rounds. 24 of these projects have been completed.
- In total, the fund has supported the completion of 361 housing units – 220 of which are affordable.
- The 6th and latest intake round (November 14, 2022 to February 3, 2023) resulted in support for 11 shovel-ready projects which collectively will generate 159 new affordable units.
- The success of this funding program demonstrates the strength of our partnerships with First Nations governments, developers, contractors, community organizations and the public to improve affordable housing options in the Yukon.

Additional response:

- Projects that receive support through the Housing Initiatives Fund contribute to an increase in the availability of Yukon's affordable housing.
- Three examples of major projects that have received funding include 84 units at Normandy Living, 87 units at Boreal Commons and 52 units at Opportunities Yukon- Cornerstone, providing over 200 units.
- The next intake for the Housing Initiatives Fund will be in November of 2023. We look forward to receiving a new round of applications.

Housing Initiatives Fund

Yukon Housing Corporation

Context:

- There is a shortage of affordable homes available across the country, including in the Yukon.

Background:

- Recent changes to Housing Initiatives Fund were:
 - Project Concepts stream is now accepting applications throughout the year.
 - This stream provides up to \$20,000 to support costs for pre-development activities related to the construction or renovation of affordable housing projects.
 - In previous HIF intakes, projects were assessed and granted based on top scoring projects regardless of community, but under HIF 6, projects were approved per community.
- As developers start to work, building sites, bylaws and design issues may affect the total number of units that are possible to build. Developers' plans may also be affected by unexpected factors such as rising costs.
- The YHC board-approved funding program is reviewed annually to ensure it is targeting housing development needs as they evolve.
- The Housing Initiatives Fund requires that:
 - Units are energy efficient;
 - 20 per cent of units in a multi-unit building are accessible; and
 - Units remain affordable for 20 years.
- Total number of projects approved through HIF 6 (13):
 - 2 Project Concepts;
 - 8 Shovel Ready, Rural; and
 - 3 Shovel Ready, Whitehorse.

Approved by:

Colin McDowell
A/ President, Yukon Housing Corporation

September 8, 2023
Date approved

Home Ownership Loan Program

Yukon Housing Corporation

Recommended response:

- Our government is committed to improving homeownership options and availability.
- Unfortunately, our expanded Home Ownership Program was not able to bridge the affordability gap to assist more Yukoners in getting into home ownership, largely due to affordability issues caused by high interest rates and high home prices.
- While supporting Yukoners to get into home ownership is one way we are addressing housing pressures, while exploring other options, our government is not willing to put people at risk for defaulting on their mortgages.

Additional response:

- Yukon Housing Corporation has long used debt-to-service ratios for its lending programs to ensure that households can afford their mortgage with us.
 - We do not want to set households up for failure.
- While some Yukoners may not see success in their application to this program, our government continues to support citizens with affordability through programs such as the Canada-Yukon Housing benefit and the Housing Initiatives Fund.
- We are reviewing the Home Ownership Program and looking at how we can better assist households with affordability.

Context:

- The lack of housing ownership financing options for Whitehorse residents was raised by the leaders of the Official Opposition and Third Party in the Yukon Legislative Assembly's Spring and Fall 2022 sessions.
- The new Home Ownership Loan Program replaced YHC's Rural Homeownership Loan Program, which restricted eligibility to households living in communities outside Whitehorse.

Home Ownership Loan Program

Yukon Housing Corporation

Background:

- To be eligible for the Home Ownership Program, households must demonstrate they are ineligible for financing from traditional lenders.
- The mortgage lending program supports eligible Yukoners to build or purchase a home based on:
 - loans at 1 per cent below the average posted five-year rate of the major banks; and
 - a reduced down payment rate of 2.5%
- The Rural Home Ownership Program previously replaced two discontinued YHC programs in 2020, including:
 - The First Mortgage Program (FMP)– which provided households that were ineligible for bank financing the opportunity to mortgage a house purchase through YHC.
 - The Owner Build Program (OBP)– for households ineligible for bank financing that are looking for a construction mortgage to build in Whitehorse or rural communities.
- YHC continues to adapt our loans and grant programs to meet the changing housing needs of Yukoners.
- After a loan review in 2018, YHC expanded the debt-service ratio from 40% to 42%, to make the program more accessible.
- The previous Rural Home Ownership Loan program supported 22 clients in seven rural communities for a total of \$8.6M over 3 years. This included approval for 12 construction projects.

Access to the Home Ownership Loans Program has been impacted by the Bank of Canada's interest rate increases and supply costs.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023

Date approved

Developer Build Loan Program

Yukon Housing Corporation

Recommended response:

- The Developer Build Loan program The program is a short-term loan (bridge financing) program for the construction of multi-unit residential building and residential land infrastructure projects.
- I am pleased to report that since 2018 this program has supported the development of 78 new housing units.
- In addition, the 2022 program expansion includes a stream for land infrastructure projects and construction for private and First Nation Development Corporations are available.
 - Since 2018, the program has supported three proponents: the Cornerstone building; a 25 unit building by SPK home construction; and Chu Niikwan Limited Partnership's Copper Ridge West project, which is currently underway and expected to yield 150 + lots for housing.

Additional response:

- I would like to acknowledge Chu Níikwän Limited Partnership as the first proponent to receive financing under this updated program.
 - This will help develop Kwanlin Dün First Nation settlement land at Copper Ridge West, which is anticipated to yield 150+ serviced lots for residential development. (See TAB #37)
- Yukon Housing Corporation will continue to promote this broader Developer Build Program at the Reverse Trade Show and is exploring other marketing and engagement opportunities.

Context:

- This is the first program that allows for large-scale housing development on settlement land in the Yukon.
-

Developer Build Loan Program

Yukon Housing Corporation

Background:

- Three clients – SPK Home Construction and Opportunities Yukon - formerly Challenge Disability Resource Group - have previously accessed funding under the DBL program for housing development.
- Program eligibility is based on project plan, feasibility study, and other factors.
- The loan is expected to be re-paid within six months of project completion.

Approved by:

September 1, 2023

Justin Ferbey
President, Yukon Housing Corporation

Date approved

First Nations Energy Efficiency Program (FNEEP)

Yukon Housing Corporation

Recommended response:

- Part of our government's approach to reducing greenhouse gas emissions is to support the efforts of Yukon's 14 First Nations to improve the energy efficiency of their housing stock.
- Working with the Government of Canada is one way to support this commitment through the federal Low Carbon Economy Fund.
- The Yukon Housing Corporation has partnered with seven Yukon First Nations through this fund to improve the greenhouse gas emissions.

Additional response:

- Yukon Housing Corporation will continue to work with the Government of Canada and Yukon First Nations to support a collective effort to retrofit homes.
 - Each First Nation is eligible for a grant of up to \$344,250.
-

Context:

- The government was questioned on commitments listed under Our Clean Future.
 - Funding from the First Nation Energy Efficiency Program ends in 2023-24.
-

Background:

- \$6.96M from the Low Carbon Economy fund supports the First Nations Energy Efficiency Program to improve the efficiency of First Nations' government-owned housing.
 - 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 housing in all Yukon communities.
 - The First Nations Energy Efficiency Program ends in 2023-24 and each First Nation is eligible for a grant of up to \$344,250.
 - COVID-19 restrictions, staff changes in FNs and the lack of available professionals to perform pre-energy and post energy audits have adversely impacted the uptake of this program and therefore the funding has been underutilized.
-

First Nations Energy Efficiency Program (FNEEP)

Yukon Housing Corporation

- YHC will continue to inform and engage with each First Nation, that they may access the funds and carry out much needed energy-related repairs.
- Discussions are underway with the department of Energy, Mines and Resources (EMR) to transfer any unused funds to them. EMR will then work with the First Nations should their projects extend past the 2023-24 fiscal year.
- Table 1 summarizes the funds approved for seven First Nations as of August 2023.

Clients	Total Amount Approved
Champagne and Aishihik First Nations	\$344,250
Kluane First Nation	\$344,250
Selkirk First Nation	\$344,250
Kwanlin Dün First Nation	\$344,250
Vuntut Gwitchin First Nation	\$344,250
Tr'ondëk Hwëch'in	\$344,250
First Nation of Na-Cho Nyäk Dun	\$344,250
Total	\$2,409,750

- To date a total of \$619,650 has been paid out.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 1, 2023

Date approved

Session Briefing Note**Fall 2023****Rapid Housing Initiative - RHI**Yukon Housing Corporation

Recommended response:

- We would like to acknowledge the successful partnership with the Canada Mortgage and Housing Corporation (CMHC) on the Rapid Housing Initiative.
- Nationally, an additional \$1.5 billion has been provided in Round 3 of the Rapid Housing Initiative as follows:
 - \$1 billion through the Projects Stream; and
 - \$500M through the Cities Stream was identified for allocation to 41 pre-determined municipalities, including Whitehorse.
- The Corporation looks forward to advancing the \$5M in funding from Round 3 of the Rapid Housing Initiative to the successful proponent to build at least nine new affordable homes in Whitehorse.

Additional response:

- To date the Rapid Housing Initiative has contributed to the successful completion of three triplexes in the towns of: Mayo, Watson Lake and Whitehorse.
- This added nine units to the Yukon Housing Corporation's Rent-Geared-to-Income stock.

Context:

- Rental affordability, access to housing, and housing sustainability are key issues.
-

Background:

- The Rapid Housing Initiative (RHI) provides funding to facilitate the rapid construction of new permanent affordable housing for vulnerable populations in severe housing need, and those experiencing or at risk of homelessness.

Session Briefing Note

Fall 2023

Rapid Housing Initiative - RHI

Yukon Housing Corporation

- It is an example of a federal program that complements existing affordable housing initiatives, including engagement with other governments and stakeholders, capital incentive programs, and Community Housing.
- Canadian Mortgage and Housing Corporation covers up to 100 per cent of capital construction costs for approved projects and requires that units be completed within 24 months of funding approval.
- **RHI Round 1** (October 27, 2020 – March 31, 2021) for Yukon Housing Corporation partially funded the triplexes in Watson Lake, Mayo and Whitehorse. Specific costs were:
 - Watson Lake triplex: \$1.7M
 - Mayo triplex: \$1.9M
 - Whitehorse triplex: \$1.8M
- All nine units are designated for vulnerable people with two units specifically designated for women and children.
- All three triplexes are accessible, except for one second floor unit in the Watson Lake triplex, and they will remain affordable for a minimum of 20 years.
- **RHI Round 1** (October 27, 2020 – March 31, 2021) for three First Nation led projects in the Yukon include:
 - 20 Whitehorse homes for the Champagne and Aishihik First Nations;
 - 11 Whitehorse homes for the Ta'an Kwäch'än Council; and
 - 10 Carcross homes for the Carcross/Tagish First Nation.
- **RHI Round 2** (June 30, 2021 – March 31, 2022) provided \$5M to the Safe at Home Society via the City of Whitehorse under the Cities Stream, to convert the former High Country Inn to 67 permanent, supportive housing units for vulnerable Yukoners.
- **RHI Round 3** – In April/May 2023, YHC entered into an agreement with CMHC to administer the RHI3 Cities Stream for the City of Whitehorse. Through this arrangement, there is a commitment to bring online at least nine new affordable housing units.

Session Briefing Note

Fall 2023

Rapid Housing Initiative - RHI

Yukon Housing Corporation

Approved by:

Colin McDowell
A/ President, Yukon Housing Corporation

September 8, 2023

Date approved

Recommended response:

- Our government is working to improve housing affordability by
 - increasing the supply and variety of affordable housing.
 - providing rental subsidies to those in need.
 - offering homebuyers alternative mortgage options.
- However, high home prices and increasing interest rates are adding to the cost of home ownership.
- Our government must adhere to prudent lending practices as we do not want lend more money than Yukoners can afford, causing them to default on their loans.

Additional response:

- While house prices have come down somewhat they remain high and are coupled with mortgage rates at levels not seen since late 2008.
- Despite the rising costs of living, our government must remain aware of the impacts from rising interest rates and not enable Yukoners to extend themselves into financial distress through our programs.

Context:

- The Bank of Canada has increased its overnight lending rate ten times since the beginning of 2022 resulting in higher rates on consumer mortgages.
-

Background:

- Yukon Bureau of Statistics real estate reports show that average house prices (for single detached and condos) have fallen for three consecutive quarters. Nevertheless, new buyers continue to face affordability challenges due to rising mortgage rates.

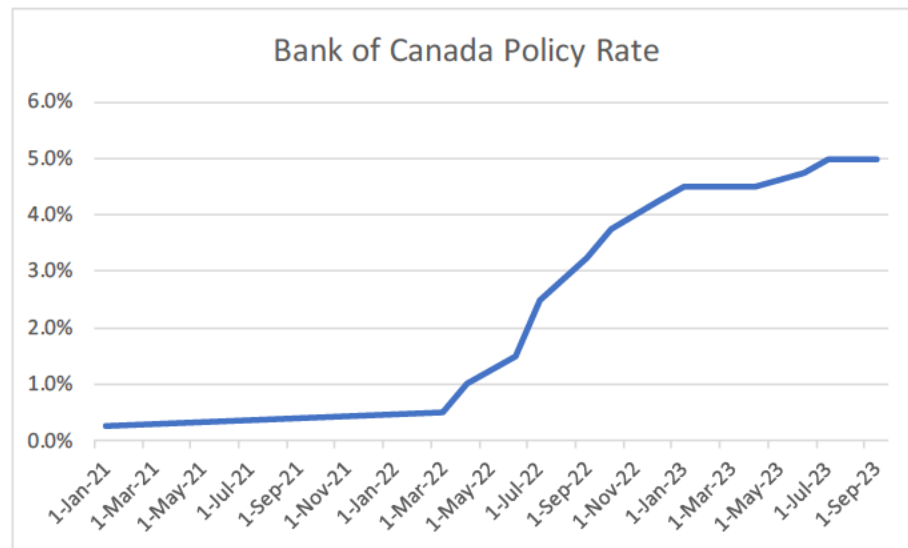
Session Briefing Note

TAB # 36
Fall 2023

Interest Rates

Yukon Housing Corporation

Yukon Housing Corporation		
Loans Programs		
Current Interest Rates		
Program	Rate Calculation	Rate as of 6-Nov-23
5-year bank rate (average)		6.68%
Bank Prime		7.20%
Current Programs		
Home Ownership/ Rural Home Ownership	Bank 5-year rate less 1%	5.86%
Owner Build Program	Bank 5-year rate less 1%	5.86%
Home Repair Programs	Bank prime rate plus 1%	8.2%
Developer Build Loan Program	Bank 5-year rate less 1%	5.86
Legacy programs		
Rental Suite Program & Rehabilitation Rental Program (Accessibility)	Bank prime rate less 1%	
Rental Suite Program & Rehabilitation Rental Program	Bank prime rate plus 1%	8.20%
Down Payment Assistance Program	Bank 5-year rate less 2.8%	4.06%



Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 26, 2023

Date approved

Chu Níikwan Limited Partnership (CNLP)

Yukon Housing Corporation

Recommended response:

- Our government recognizes the challenges associated with securing financing for private and First Nations land development projects, given the high up-front costs and risk associated with development in the Yukon.
- We also know we can overcome these challenges through co-operation with Yukon developers and First Nations.
- This is why our government revised the Yukon Housing Corporation Developer Build Loan program to provide development opportunities for projects such as Chu Níikwan Limited Partnership's Copper Ridge West project.
 - The project is expected to yield over 150 lots for single-detached houses and townhomes for Yukoners.

Additional response:

- The Government of Yukon approved the "*Housing Unit Land and Infrastructure Development Assistance Regulation*", a milestone for the Corporation.
 - The Regulation provides the legal authority to YHC to issue loans for residential land development infrastructure projects.
- We are working with Community Services to identify future private sector and First Nations projects eligible for the Developer Build Loan program.

Context:

- The new development of settlement-land for residential use, through long-term leases rather than fee simple tenure, could lead to significantly more housing supply.
-

Chu Níikwan Limited Partnership (CNLP)

Yukon Housing Corporation

Background:

- Settlement land owned by Kwanlin Dün First Nation and Ta'an Kwäch'än Council covers about 10 per cent of the total land area in Whitehorse.
- In 2017, Kwanlin Dün First Nation amended their Self-Government Agreement to enable leasehold titles to be raised under the Land Titles Act (2015).
- In 2020, they completed a Community Lands Plan and enacted their Lands Act and regulations.
- To date, Kwanlin Dün First Nation, Carcross/Tagish First Nation, Champagne and Aishihik First Nation and Kluane First Nation have the ability to register Settlement Land titles in the Yukon government Land Titles Office.
- Legislation from both Yukon government (Land Titles Act) and Kwanlin Dün (2017 Amendment to KDFN self-governing agreement & their 2020 Lands Act) helps to ensure that settlement land leases registered at the Land Titles office have priority over Indigenous rights, interests, and title for the period of the lease agreement.
- Chu Níikwan Limited Partnership plans to develop Kwanlin Dün's settlement land in Copper Ridge West over three phases, with the first phase beginning summer of 2023.
 - The project is focused on lot development for market value, single-detached houses.
 - The City of Whitehorse approved the development of Kwanlin Dün Settlement Land in Copper Ridge West for residential use.

Approved by:

Colin McDowell
A/ President, Yukon Housing Corporation

September 8, 2023

Date approved

Session Briefing Note

TAB #38
Fall 2023

Da Daghay Development Corporation (DDDC)

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation is working in partnership with a range of organizations to make affordable housing accessible to all.
- Our partnership with Ta'an Kwäch'än Council's development corporation, Da Daghay, to develop River Bend, a large-scale affordable rental project, is now providing housing to Yukon Housing clients and Ta'an Kwäch'än Council citizens.
- We are continuing to work with Da Daghay to explore additional ways for our partnership to offer more affordable housing options to Yukoners.

Additional response:

- We know we need to work together to improve our efforts to prioritize vulnerable Yukoners as noted in the 2022 Report of the Auditor General of Canada.
- Project discussions with Da Daghay emerged from the 2021 Housing Summit following a request to our partners for help to increase the stock of affordable housing.

Context:

- Mandate commitment: exploring and supporting new approaches to address the ongoing need for housing options in the territory.
-

Background:

- Yukon Housing Corporation has a lease agreement with Da Daghay to house 50 rent-geared-to-income clients from YHC's waitlist.
 - The intent of the new construction project is to adopt the existing design of the River Bend building and benefit from the use of the same construction company.
-

Session Briefing Note

TAB #38
Fall 2023

Da Daghay Development Corporation (DDDC)

Yukon Housing Corporation

- The Government of Yukon is in the process of finalizing the transfer of lot 120 to Da Daghay Development Corporation (a parcel of land adjacent to their River Bend Building) for a price below development cost.

Approved by:

September 1, 2023

Justin Ferbey

Date approved

President, Yukon Housing Corporation

Recommended response:

- Our government supports this affordable housing project through a letter of intent in December of 2022, committing to provide the Northern Community Land Trust Society (NCLTS) with a parcel of land in the Whistle Bend subdivision in Whitehorse.
- The Society is proposing to develop a 32-unit affordable homeownership option in the coming years.
- Yukon Housing Corporation is currently working with the Departments of Energy, Mines and Resources, Community Services and the Department of Justice to ensure the model being proposed for ongoing affordability will be effective.

Additional response:

- Our government heard from the Northern Community Land Trust Society during the October 2021 Housing Summit. Our support for this project demonstrates our commitment to supporting innovative, made-in-Yukon solutions to meet our housing needs.
- We know from the recent Office of the Auditor General's report that addressing Yukon's housing needs will require us to adopt innovative approaches that leverage the strength of partnerships.

Context:

- Mandate Commitment: Supporting the community land trust to advance its project in Whitehorse.

Background:

- The Northern Community Land Trust Society is a Whitehorse based non-profit organization that aims to build affordable housing through a land-trust model in the territory.
- A Community Land Trust (CLT) is a model where the land is held in trust, protecting the affordability of the home by allowing the owner to resell at prices that can increase over time but only at the rate of inflation.
 - Model success relies on an original grant of land and a non-profit approach to construction.
- The Society is committed to providing an opportunity for households earning less than 80 per cent of the Yukon median income to enter home ownership and over time to build equity.
- NCLT intends to use restrictive covenants on title, limiting the increase in resale value of the homes to the rate of inflation, to maintain long term affordability.
- A March 2022 legal review of the proposed Community Land Trust Model found it would not be legally viable under the *Yukon Condominium Act*, which states that a leasehold condominium can only be created on parcels of land owned by a public authority. NCLT's plan has since been amended to reflect this concern by proposing the use of Restrictive Covenants to control the resale value of the home. Work continues with respect to the enforceability of restrictive covenants under existing legislature.
- A parcel of land is being held in Whistle Bend until 2025 and will be transferred for a nominal fee of \$1 once NCLTS has met the conditions in the letter of intent issued in December 2022.
 - The appraised market value of the land is \$1.2M.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 1, 2023
Date approved

Yukon Shelters (Dawson City Men's Shelter & CYFN Women's Shelter) Yukon Housing Corporation

Recommended response:

- The Yukon Housing Corporation, alongside our federal partners, continues to increase supports for vulnerable Yukoners.
- Recent examples include partnerships with Tr'ondëk Hwëch'in in the realization of the new Dawson men's shelter and the Council of Yukon First Nations' on the development of their new women's shelter in Whitehorse.
- The Dawson men's shelter serves all unhoused or precariously housed men with on-site care including addictions and mental health support.
- The Indigenous women's shelter in Whitehorse will provide much-needed support to women and children who are victims of violence.

Additional response:

- These initiatives help us to fulfill our commitment to the actions identified in Yukon's MMIWG2S+ strategy and the Safe at Home Plan to end and prevent homelessness.
- The two projects represent our government's continued commitment to collaborating with Yukon First Nations to promote, protect and enhance the well-being of Yukoners, as well as address the recommendations of the Office of the Auditor General.

Context:

- Current substance-use health emergency and the COVID-19 pandemic have, demonstrated the increased need for supportive housing for vulnerable Yukoners.

Background:

- The projects respond to priorities in the Canada-Yukon Bilateral Agreement to advance solutions across the housing continuum based on community need.

Yukon Shelters (Dawson City Men's Shelter & CYFN Women's Shelter) Yukon Housing Corporation

Tr'ondëk Hwëch'in - Jëlë Zho - Dawson City Men's Shelter

- The new Dawson men's shelter is an expansion of a previous programming and is called Jëlë Zho, which means "Men's Shelter" in Hän.
- The barrier-free shelter includes six transitional units, three emergency shelter beds and three dormitory beds, for a total of 12 beds.
- Yukon Housing Corporation supported this project with \$900,000 through the Housing Initiatives Fund (HIF).
- Annual operating funding of \$125,000 is provided by Health and Social Services.
- The project received \$491,290 under Reaching Home 2022-2024.

Council of Yukon First Nations (CYFN) – Women and children's shelter

- Contributions for the 15 unit, 32 bed (five low barrier, 27 high barrier) facility:
 - \$9.28M from CMHC for construction,
 - \$1.22M from Services Canada for annual operating and maintenance costs, and
 - Land for \$1.00 from Yukon government in Whistle Bend at the corners of Eldorado Drive and Casca Boulevard
- A groundbreaking ceremony was held in May 2023.
- The shelter is for Indigenous women and children who are victims of violence.
- The building will meet CMHC sustainability targets and will be designed to support parenting.
- Council of Yukon First Nations (CYFN) and Ta'an Kwäch'än Council are project leads. Yukon Housing Corporation, Health and Social Services, Community Services, and Energy Mines and Resources are working together to support CYFN's project.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 6, 2023

Date approved

Ross River Housing Initiative

Yukon Housing Corporation

Recommended response:

- Our government is committed to reconciliation with First Nations and has taken Ross River Dena Council's request for help seriously after they declared a State of Emergency in May.
- Yukon Housing Corporation is working with the Council to respond to an immediate need for new temporary housing units.
- This fiscal year, the Corporation purchased a trailer with three units which will be allocated to senior staff being recruited to the Council's administration and managed by the Corporation.
- This effort will support Ross River Dena Council in building local administration capacity to develop and implement solutions to the complex socio-economic challenges being faced.

Additional response:

- We expect the first temporary unit to be tenanted by Ross River Dena Council's new Executive Director. Recruitment is also underway for a Financial Director and Economic Development Officer.
- Officials at the Corporation are working with Ross River Dena Council and Crown-Indigenous Relations on a long-term solution for staff housing and other housing needs identified.

Context:

- May 12, 2023: Ross River Dena Council declared a state of emergency due to
 - Disappearance of a RRDC woman on April 21;
 - Significant social issues, including trafficking of drugs and bootlegging alcohol; and
 - A black bear in the community putting citizens at risk.
-

Background:

Housing Initiative Timeline

- May 26, 2023: Premier Pillai met with Chief Loblaw to discuss housing as an immediate need. Chief Loblaw indicated the need for short term housing, repairs to existing units and new units for nurses and mental health workers.
- May 31, 2023: A follow-up letter to Premier Pillai sought support on specific initiatives from YG to make the community safer and help build capacity. The immediate need identified was for three units for RRDC senior staff. These could be trailers, prefab homes etc.
- June 8, 2023: YHC officials met with RRDC, AR, EMR and CIRNAC, to discuss housing needs and better understand the request for three units for senior staff.
- May – Present: YHC procured a three-unit trailer and undertook permitting and other logistical work to transport and site the trailer on YHC-owned fee simple land in Ross River.
- July 7, 2023: Chief Loblaw expressed interest in: 1- having the three-unit trailer brought to the community; and 2- understanding the long-term path to having additional housing for RRDC use and land allotment.
- July 24, 2023: YHC met with RRDC and AR, to table a draft Letter of Understanding that outlines the objectives of this initiative as well as terms for the tenancy of the units and project management.
- September 27, 2023: YHC transported the trailer to RRDC.
- September 28, 2023: YHC met with Chief Loblaw and RRDC officials and shared an updated draft Memorandum of Understanding that outlines the objectives of this initiative , terms for the unit tenancy and project management.

Land Context and Lease Agreement Structure:

- RRDC is an Indian Band under the *Indian Act*, not a self-governing First Nation. Land and housing are dealt with differently in each context. For RRDC to take on the responsibility of housing and O&M of housing in the community, the assets must be on Land Set Aside (LSA) by the federal government. There currently is no LSA available in Ross River. This process takes a minimum of two years and requires involvement from CIRNAC and YG.

Ross River Housing Initiative

Yukon Housing Corporation

- Given this context, to meet the immediate need, YHC has proposed the following time limited housing model:
 - YHC to own the asset;
 - The asset to be on YHC owned fee-simple land;
 - YHC to pay for the O&M costs;
 - YHC to work with RRDC on an agreement for RRDC to select the tenants (their staff) for the units, but for YHC to manage rent collection, leases with tenants, etc. as RRDC currently has limited capacity and does not have a rent collection policy.
- Medium to long term view, per RRDC's interests in the July 7 letter, is to determine a path to transfer the asset onto LSA land and for RRDC to take ownership of the asset and Canada to take on the responsibilities of O&M, etc.
- YHC officials are working with the other governments to establish and participate in a trilateral working group with operational-level staff to further the discussion on how Canada, Yukon and RRDC can collaborate on land and housing issues.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

September 1, 2023

Date approved

Recommended response:

- Rental accommodation is an essential component of any functioning housing market.
- Grey Mountain Housing Society was awarded \$1M, through the 6th intake of the Housing Initiatives Fund, to support the development of their new 89 units of affordable rental units in Whistlebend.
- I applaud the Society's efforts to provide affordable housing solution for Yukoners.

Additional response:

- The significant housing needs throughout our territory require collective action.
- Yukon Housing Corporation will continue to work with Grey Mountain and its other funders to help the Society realize a successful outcome.

Context:

- Mandate Commitment: exploring and supporting new approaches to address the ongoing need for housing options in the territory.
-

Background:

- Grey Mountain Housing Society has 40 years of experience in social and affordable housing, both as property and tenant manager.
 - They currently manage 69 housing units.
- CMHC has been a primary funder of Grey Mountain Housing Society for the past forty-years through the Urban Native Housing Program.
- On July 25, 2023, Grey Mountain Housing Society presented an update of their Whistle Bend project to the Yukon Housing Corporation.
- The project is estimated to cost \$47.5M and Grey Mountain continues to seek additional resources to ensure project success. The project proposes to build 89 affordable units in two buildings.
 - 51 one-bedroom suites;

- 32 two-bedroom suites; and
 - 6 three-bedroom suites.
- A minimum of 20 per cent of units will be barrier-free and building energy targets will perform at least 25 per cent better than the National Energy Building Code.
- Kobayashi + Zedda is the architect and engineering lead; project management is offered by 360 Design Build; construction/costing is offered by Blackrock Construction.
- The Society has secured Lot 825 in Whistle Bend, near the proposed Whistle Bend commercial high street, and has access to schools, and multi-use trails.
- YHC and GMHS have collaborated in the past to:
 - discuss strategies on implementing security deposits over time;
 - create system for tenants to pay damages while remaining a tenant; and
 - share application lists, reducing applicant wait time for non-emergency housing.

Approved by:

September 1, 2023

Justin Ferby
President, Yukon Housing Corporation

Date approved

Multi-Unit Residential Build with First Nations

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation continues to partner with interested First Nations on a joint funding request to the federal government for the development of supportive housing on settlement land in Yukon First Nation communities.
- This project presents an opportunity to benefit all parties through economies of scale resulting from a shared design and lower/bulk costing of construction materials.
- We are committed to continuing to work with interested First Nations to advance this initiative and to identify pathways and access to federal funding.

Additional response:

- As a result of preliminary design work the Corporation will be able to share a conceptual design with First Nations and will continue to work in partnership to identify new funding opportunities.
- This approach should reduce administrative burden on First Nations (FNs), strengthen the relationship between YHC and Yukon FNs, and has the potential to create more accessible and affordable housing for vulnerable Yukoners.

Context:

- A call-out was made at the October 2022 Housing Summit and Yukon Forum for YHC and First Nation Governments to submit a joint funding housing proposal to the Federal Government to support vulnerable Yukoners.
-

Multi-Unit Residential Build with First Nations

Yukon Housing Corporation

Background:

- The Office of the Auditor General's (OAG) report on Yukon Housing was released in May of 2022.
- Yukon Housing Corporation (YHC) and the Department of Health and Social Services (HSS) need to collaborate more effectively to provide housing for those with the greatest needs.
- The Multi-unit Residential Building Design project is a demonstration of Yukon's intent to respond to the OAG report by providing housing with support services to vulnerable Yukoners.
- YHC engaged with Yukon First Nations in 2018 and in 2022 to explore the development of a MURB design.
 - Yukon First Nations have expressed an interest in this model.
- YHC received \$145,000 from CMHC to lead conversations and develop a design for a MURB project to meet housing needs in Yukon.

Approved by:

Colin McDowell
A/ President, Yukon Housing Corporation

September 8, 2023

Date approved

Tank Farm

Yukon Housing Corporation

Recommended response:

- Remediation of the land known as the Tank Farm between the Valleyview/Hillcrest area and Hamilton Boulevard is complete and the site is ready for development.
- Our government acknowledges the tremendous effort on the part of private, municipal and Yukon government stakeholders to develop and bring this sizable lot onto the market.
- This is a significant opportunity that can help to address the range of housing needs in the city.

Additional response:

- The requirement to remediate historical contamination has been a factor in many developments in Whitehorse, including the development of the Tank Farm site.
- The Department of Environment reports that remediation on the site is sufficient for residential development to proceed.
- Our government looks forward to continuing to play an active role in delivering housing solutions to Whitehorse and across the territory.

Context:

- The residential portion of the Tank Farm could provide a substantial impact in alleviating the housing challenges faced by Whitehorse residents.
-

Background:

- The privately-owned Tank Farm Site is a centrally located parcel of land within Whitehorse, suitable for commercial, industrial, and residential use.
- As a part of the municipal approval process, City of Whitehorse requires a Master plan for the broader area, which includes parcels owned by Kwanlin Dün First Nation, Ta'an Kwäch'än Council and a small parcel owned by the Government of Yukon.

Tank Farm

Yukon Housing Corporation

- The owner of the site, Mr. Sidhu, has been attempting to work with City of Whitehorse to develop the site for several years, but has expressed the view that the development review and master planning process is arbitrary and unclear.
- Mayor Cabott confirmed that the city viewed the site as a development priority at a December 2021 meeting, and that the project proposal advanced by Mr. Sidhu would be given timely consideration.
- In January 2022, YHC proposed to partner with City of Whitehorse on a development charter to give clarity to all parties on the timelines and steps involved in the process.
- In her response, Mayor Cabott agreed in principle to this approach, and directed YHC to coordinate with City officials.
- At a recent meeting, the City's operational staff expressed concerns around creating a redundant process to the development forum they had with the site proponents.
- The Hillcrest Community Association has regularly expressed public concern about the Tank Farm Project and related impacts of gravel removal. This association has had a strong voice in developments in and around their community.
- The City of Whitehorse maintains decision-making powers for the Tank Farm as a "Direct Control District" and will ensure compliance with standards. Any terms of the potential sale of lots will follow a permitting process administered by the City of Whitehorse.
- The City of Whitehorse has announced their Master Planning Process, which will allow all parties to work together to ensure its timely development.

Approved by:

September 1, 2023

Justin Ferbey
President, Yukon Housing Corporation

Date approved

Recommended response:

- The National Housing Strategy (NHS), launched in 2017, is a more than \$82 billion, 10-year plan giving more Canadians a place to call home.
- The Yukon Government continues to collaborate with our federal colleagues to implement this strategy and to ensure it meets the specific needs of Yukoners.

Additional response:

- Under the NHS, funding is provided directly to the Yukon Government through a Bilateral Agreement.
- We use federal funding to meet Yukoners' housing needs in alignment with the Housing Action Plan, the Safe at Home Plan to end and prevent homelessness, our Aging in Place Action Plan, and the findings of the Auditor General of Canada's report on housing for vulnerable Yukoners.
- The Canada Yukon Housing Benefit rental subsidy is another result of our successful partnership with the federal government. (See TAB#19)
- In addition, the NHS provides loans and grants funding to municipalities, First Nations, non-profits, and the private sector through competitive programs including:
 - National Housing Co-Investment Fund
 - Rapid Housing Initiative
 - Rental Construction Financing Initiative

Context:

- The National Housing Strategy provides direction on territorial housing matters.
-

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.
- The Canada Yukon Housing Benefit (CHYB) agreement was signed in November 2020.
 - CYHB is a direct-to-tenant affordability subsidy to address housing need.
- An original agreement from 2019-2022 under the Bilateral Agreement supports YHC's 5-year capital and program budgeting submission.
 - A second 3-year action plan (2022/23 – 2025/26) was signed in November 2022.
- The following table outlines Yukon's federal funding from Canada under the 10-year National Housing Strategy.
 - Note: all federal funding sources listed below end in 2027-2028.

New Federal Funding – Yukon	Total Funding (fiscal year)	Yukon Considerations
Northern Housing Initiative	\$24M over 10 years (\$2.4M /annually)	Funding began in 2018-19. Flexible funding to address distinct housing needs in the Yukon. Does not require cost matching.
Yukon Priorities Housing Initiative	\$895,000 (2023-24)	Funding began 2019-20 following 3-Year Action Plan signing. Annual amount steadily decreases until 2027-28. Flexible funding to be used for affordable housing priorities as established by the Yukon. Requires 50/50 cost matching.
Canada Community Housing Initiative (CCHI)	\$801,000 (2023-24)	Funding began 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: \$118.2M, in new funding, over a seven-year period: The new funds are targeting more specifically the most vulnerable.
Canada-Yukon Housing Benefit (CYHB)	\$1,206,000 (2023-24)	Funding began 2020-21. National affordability subsidy funded by CMHC and delivered by the Yukon requires 50/50 cost matching. YHC launched Canada-Yukon Housing Benefit in November 2020. Announced in 2021 Federal Budget: \$315.4M, in new funding, over a seven-year period. Funds are targeted specifically at low-income women and children fleeing

		violence. YHC is currently in negotiation with CMHC for another \$5.25M to be allocated between 2023-24 and 2027-28
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Approved by:

September 5, 2023

Justin Ferbey
President, Yukon Housing Corporation

Date approved

Northern Carve Out – National Co-Investment Fund

Yukon Housing Corporation

Recommended response:

- In recognition of the additional needs of Northern communities, a \$40M Northern Carve Out under the National Housing Co-Investment Fund was allocated to the Yukon in March 2021.
- Under the terms negotiated with Canada Mortgage and Housing Corporation, \$20M was provided to Yukon Housing Corporation's Community Housing projects.
- The funding is supporting several projected recently completed or currently underway:
 - Carmacks accessible duplex (now completed)
 - Watson Lake Housing First project (underway)
 - An affordable duplex in Dawson (underway)
 - Multi-family builds in Dawson and Teslin (underway)
- The additional \$20M is managed by CMHC to support Indigenous governments, organizations, community housing providers and/or private sector projects.

Additional response:

- We ensure that federal funding supports Yukoners' housing needs and aligns with the implementation of the Housing Action Plan, the Safe at Home Plan to end and prevent homelessness, the Office of the Auditor General Yukon Housing Report, and our Aging-in-Place Action Plan.

Context:

- The Northern Carve Out funding started in fiscal year 2021-2022 and all projects must commence by 2026-27.
-

Northern Carve Out – National Co-Investment Fund

Yukon Housing Corporation

Background:

- Canada Mortgage and Housing Corporation (CMHC) is leading the implementation of the National Housing Strategy. (See TAB #45)
- In 2018, the federal government launched the \$13.2 billion National Housing Co-Investment Fund (NHCF) under the National Housing Strategy. Administered by CMHC, it provides contributions and loans that support the construction and revitalization of affordable housing within the provinces and territories.
- The National Housing Co-Investment Fund, Northern Carve Out will be used to address housing needs in the territory over the next five years. Ongoing discussions with CMHC allow for the optimized use of the total \$40M in funding.
- Ultimately, this funding will permit Yukon Housing Corporation to address identified community housing pressures and increase choice along Yukon's housing continuum, with a particular focus on affordable housing.
- YHC intends to have the \$20M in funds expended by 2025-26 and projects completed by 2027-2028.
- Planning and community needs assessments are currently underway in order to determine and move forward with new projects. YHC will use this funding to support housing needs in the Yukon including in rural communities.

External Project funded under the Northern Carve Out

Safe at Home Society also accessed \$10M under the Northern Carve Out to acquire and renovate the former High Country Inn for its clients. This amount was accessed directly from CMHC which administers the \$20M allocated for the rest of Yukon. The Society acquired the property in December 2021.

YHC's projects planned for 2023-24 under the Northern Carve Out

	Project and Description
1	Watson Lake Housing First: A Watson Lake Housing Needs assessment identified the need for supportive housing in the community of Watson Lake. Construction tender awarded in June 2023 anticipated to be completed in fall 2024. (See TAB #6)

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Fall 2023

Northern Carve Out – National Co-Investment Fund

Yukon Housing Corporation

2	Dawson Duplex: A 2021 housing needs assessment identified a gap in affordable housing in Dawson. A duplex is being constructed on 925-7 th avenue and is estimated to be completed in the winter 2024.
3	Korbo Phase 2 Dawson: a significant oil spill required the demolition of a YHC-owned 13-plex as part of the remediation plan. A request for proposal for the design of a new 34-unit multi-family housing complex. Design RFP tender awarded in July 2023, anticipated date of completed spring 2025. (See TAB #27)
4	Teslin six-plex: In 2019, YHC demolished a staff three-plex which was deemed beyond economical repair. YHC is replacing this building with a new six-plex which will include a new Community Housing Office. YHC is working with the Village of Teslin on subdividing and rezoning of this property to enable this project.
5	Ryder Apartments - All tenants have been relocated out of Ryder Apts. as of August 2023. Test Fit and Functional Planning was tendered in Summer 2023. Demolition of the building is scheduled for Fall 2023. Design RFP will be released in Fall of 2023. Construction Tender will follow in Spring 2024.
6	Carmacks Duplex - Carmacks Duplex was awarded to Kareway Homes for \$1.14M. The accessible duplex was completed in July 2023 and official opening was held on August 9, 2023. (See TAB #26)

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 5, 2023

Date approved

Recommended response:

- Yukon Housing Corporation's Board of Directors continues setting out the Corporation's vision and supporting actions through the new Five-Year Strategic Plan.
- We have taken the findings of the 2022 Office of the Auditor General Report on Yukon Housing seriously. The Corporation should continue to focus on stock development and repairs, but also to invest more resources in the supports required to ensure the well-being of our clients and our community.
- The Corporation is at a transformative juncture, and we need to reimagine our approach for the next five years.

Additional response:

- The Corporation's Board of Directors, senior officials, staff and housing partners have provided input to the new strategic vision.
- Our new plan will position the Corporation to truly implement community housing by placing people and community at the centre of housing.

Context:

- The previous 2018/19 to 2022/23 plan ended on March 31, 2023.

Background:

- Under the guidance of the Yukon Housing Corporation's (YHC) Board of Directors, and as coordinated by the YHC project management team, a consultant is facilitating the strategic planning process.
- The new Strategic Plan will take into consideration current and future, local and national strategies to address housing concerns for Yukoners.
- The plan is set to be complete by Fall 2023.

Session Briefing Note

TAB #47
Fall 2023

YHC Five-Year Strategic Plan

Yukon Housing Corporation

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 6, 2023

Date approved

Recommended response:

- On October 26, 2023, the Yukon Housing Corporation Board of Directors approved the audited financial statements for the year ending March 31, 2023 and the Office of the Auditor General of Canada issued the Auditor's Report.
- The corporation was found to have complied; however, the corporation's adoption of a new accounting standard for Asset Retirement Obligation impacted the auditing of the corporation's 2022-23 financial statements.
- The delays were related to the financial obligations under this new standard of the Asset Retirement Obligations model, which includes:
 - square footage; cost estimates; discount rates

Additional response:

- Corporation staff have worked closely with the OAG to substantiate the Asset Retirement Obligations reflected in the audited financial statement.
- More specifically, delays were associated as follows:
 - Square footage: Adequacy of information presented to the OAG faced scrutiny on the square footage, largely due to the absence of verifiable documentation, such as blueprints, for:
 - properties transferred to the corporation during devolution; and
 - building built on First Nations Settlement Land
 - Cost estimates: additional information for cost estimates used by the corporation was requested.
 - This resulted in instances where the level of detail could not be provided in the historic source documentation.

- Discount rates: the corporation and the OAG negotiated an appropriate discount rate of 2.5 per cent to 3 per cent to determine its asset retirement obligation.

Context—this may be an issue because:

- On October 19, 2023, the Office of the Auditor General OF Canada wrote to the Chair of the Standing Committee on Public Accounts to convey the audit of the March 31, 2023 Public Accounts may not be complete before October 31, 2023, the statutory deadline to table in the Legislative Assembly.
- The audited financial statements of Yukon Housing Corporation are consolidated with those of Yukon government (and other entities).

Background:

- Yukon Housing Corporation receives an annual planning process from the OAG with draft audit timeline and a list of requested documentation.
- On April 21, 2023, YHC submitted to the OAG:
 - proforma financial statements; and
 - a position paper on the corporation's Asset Retirement Obligation (ARO) approach prepared with the support of KPMG.
 - Yukon government and YHC contracted KPMG, the private accounting firm in November of 2021 to assist with the adoption of the ARO standard.
- On May 19, 2023, YHC submitted preliminary financial information in accordance with the OAGs requested timeline.

Asset Retirement Obligation

- YHC submitted draft financial statements, including note disclosures that explain the financial statements, to the OAG by the agreed upon date of June 9, 2023. Examples for changes made during the audit include:

- Edits to note disclosures, specifically note 3 related to ARO, were requested July 10, August 3, August 18, September 8 and 13.
 - October 19: the OAG requested a change to the financial instruments note disclosure, which was completed the same day.
- The process to implement Public Sector Accounting Board Standard (PSAS) 3280 – ARO involved identifying YHC owned assets that may contain hazardous building materials and estimating the cost to remove/remediate.
- YHC completed and submitted the ARO model to the OAG early in the audit process; however, refinements were requested.
- In late August, the OAG informed the corporation an independent consultant would be hired at the start of September to review the ARO model, which concluded the third week of September.
- The OAG conducted a sampling of demolition costs, used in the ARO of previous YHC buildings, in July; additional samples were requested on September 25.
 - This request was fulfilled for 5 of 6 samples provided by September 28.
 - The 6th sample was not provided as it was more than six years old and no longer available.
- Support for the audit samples include blueprints, as-built drawings, etc. to verify the ARO model.
 - YHC relied on internal records for the area data used in the ARO model.
 - Difficulty was encountered in providing support for a few selected samples as they were not included when older buildings were transferred from Canada Mortgage and Housing Corporation at devolution.
 - This required additional time to find alternative support, such as property tax assessment data.
- Although property tax assessment records resolved most sample issues, two properties – one in Ross River built on land set aside and one in Pelly Crossing built on settlement land had no support.

- On October 6, Management provided proxies for these two properties.
- Additional testing of the ARO model was conducted between October 6 and 13.

Repairs and Maintenance Expenses

- A plausible explanation was provided for the \$5M increase in repairs and maintenance from 2021-22 to 2022-23 (i.e. backlog of repairs deferred during the pandemic); however, the OAG requested additional samples on October 12.
 - This request was fulfilled within two days and did not impact the financial statements.

Conclusion of the Audited Financial Statements

- YHC provided the final version of the audited financial statements, with respect to numbers, to the OAG on October 14 and the final version, with respect to note disclosure was provided to the OAG on October 19.
- October 26, 2023: the Yukon Housing Corporation Board of Directors approved the audited financial statements for the year ending March 31, 2023 and the Office of the Auditor General of Canada issued the Auditor's Report.
- This is in comparison to the 2021-22 audited financial statements for the corporation, which were signed by the YHC Board of Directors (and auditor's report issued) on October 11, 2022 and the 2020-21 audited financial statements for the corporation, which were signed by the YHC Board of Directors and auditor's report issued on October 25, 2021.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

October 30, 2023

Date approved

Recommended response:

- The 2015-2025 Housing Action Plan for Yukon provides a 10-year framework to ensure housing efforts are coordinated and meet the range of housing needs for all Yukoners.
- The Plan has provided a central mechanism to coordinate actions and share information among housing stakeholders to address needs across the housing continuum.
- With less than two years left before the Housing Action Plan concludes, and in light of the 2022 Auditor General's findings, our territory has an opportunity to develop new approaches that will best serve the housing needs of Yukoners moving beyond 2025.

Additional response:

- The Housing Action Plan Implementation Committee (HAP-IC) was developed to oversee the implementation of the plan until 2025.
- The Committee is made up of over 20 organizations that work within the housing sector.
 - The Corporation is both chair and secretariat to the Committee.

Context:

- YHC is entering the final two years of the 10-year Housing Action Plan.
-

Background:

- The HAP-IC meets bi-monthly to share information, align activities and projects, discuss housing priorities and examine emerging trends in the housing sector.
- Four Housing Action Plan progress reports have been released by the HAP-IC.
- The reports provide a high-level analysis of the Yukon's housing landscape and celebrate the progress made in advancing the three pillars of the 10-year Housing Action Plan for Yukon:

Session Briefing Note

TAB #48
Fall 2023

Housing Action Plan (HAP)

Yukon Housing Corporation

- 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 for tenants and landlords.
 - Home Ownership – Increase and diversify home ownership options.
- The Committee is made up of the following representatives:
 - the Corporation and other Yukon government departments;
 - First Nations;
 - the City of Whitehorse;
 - NGO's such as Safe at Home and the Yukon Anti-Poverty Coalition;
 - the Yukon Council on Aging;
 - the Association of Yukon Communities;
 - Yukon Residential Landlords Association;
 - Yukon University;
 - Canada Mortgage Housing Corporation;
 - local chambers of commerce; and
 - local banks.
- The progress report for April 2022- March 2023 is currently underway.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

September 6, 2023

Date approved

Housing MOU with Ontario

Executive Council Office

Recommended response

- The Memorandum of Understanding with Ontario supports sharing best practices, exploring ways to increase investment, promoting trade and commerce between our jurisdictions, and exchanging expertise in rural, remote, and cold climate housing.
- Attracting development capital from outside the territory is one tool among many that can help meet growing demands on the Yukon's housing market.
- Addressing the territory's housing needs requires action across the housing spectrum, including affordable housing and market housing, and nurturing partnerships within the Yukon and beyond.

Additional response:

- Ontario has dedicated significant resources to determine how best to support housing development.
- We look forward to continuing our work with the Government of Ontario to learn from each other and explore opportunities to bring investment into the territory.

Context — this may be an issue because:

- The signing of the MOU in May 2023 generated media interest.
- Ontario has well-documented challenges with housing affordability, particularly in the province's large urban housing markets. It may not be clear how collaboration with Ontario can support meeting the Yukon's housing needs.

Housing MOU with Ontario

Executive Council Office

Background:

- A Memorandum of Understanding focused on housing collaboration between the Government of Yukon and the Government of Ontario was signed by Premier Pillai and Premier Ford on May 2, 2023.
- The intent of the MOU is four-fold:
 - Increase the sharing of best practices related to creating a strong, investment-ready housing ecosystem.
 - Explore opportunities to increase the flow of investment in housing development in each jurisdiction and the companies operating within them.
 - Promote trade and commerce in the housing sector between jurisdictions.
 - Share and enhance expertise related to rural, remote and cold climate housing development.
- Officials, represented in the territory by the Executive Council Office, Yukon Housing Corporation, and the Department of Economic Development, commenced discussions on the implementation of the MOU. Key outcomes to the end of 2023-24 will include sharing policy tools and advancing planning for investor engagement to promote opportunities in the Yukon housing market.

Approved by:

A/Deputy Minister
Executive Council Office

September 8, 2023

Date approved

Session Briefing Note**Housing and Homelessness**Health and Social
Services

Government priority:

- The Government of Yukon remains committed to ending and preventing homelessness in the Yukon and working closely with partners.

Key messages:

- We continue to work in partnership with Yukon First Nations, other governments and the non-government sector to address homelessness in the territory and help people access the services they need.
- Our government is committed to ending and preventing homelessness through community collaboration initiatives such as the Housing Action Plan for Yukon, Safe at Home: A Community-Based Action Plan to End and Prevent Homelessness, and the federal Yukon Reaching Home program.
- Our government is an active participant in multiple initiatives aimed at ending and preventing homelessness, including the Housing Action Plan Implementation Committee, the Housing and Homelessness Taskforce, and the Reaching Home Community Advisory Board.
- We are working to increase access to housing and support services to Yukoners.
- I would like to thank our many community partners for their commitment and efforts to ending and preventing homelessness in the territory.

Session Briefing Note**Housing and Homelessness**Health and Social
Services

Key facts:

- As of July 21, 2023, there were 269 people on the By Name List experiencing homelessness in Whitehorse, 34 of whom were children.
- The majority of those experiencing homelessness are in temporary shelter such as couch surfing, shelters, hotels/motels, public institutions like corrections and treatment centers or are in transitional housing.
- 80% of those on the By Name List are experiencing chronic homelessness.
 - This means approximately 188 individuals have been homeless for at least six months or have been homeless 18 out of the previous 36 months.
- From January to March 2023, there was an average of 66.6 shelter guests per night across the Yukon according to the department's Quarterly Housing Report.
 - In 2021-22, there was an average of 58.5 shelter stays per night across the Yukon.
 - In 2022-23, there was an average of 72.1 shelter stays per night across the Yukon.
- Between January and June 2023, Community Outreach Services provided intensive case management focused on meeting basic needs, including housing, to an average of 49 households per month.
- Safe at Home conducted the fourth Point-in-Time Count in Whitehorse on April 18, 2023, which was conducted over a 24-hour period. This is a coordinated research effort to develop a one-day snapshot of homelessness in Whitehorse to help understand the challenges facing homeless individuals and families.

Session Briefing Note**Housing and Homelessness**Health and Social
Services

- In 2023, there were 197 individuals experiencing homelessness in Whitehorse.
- In 2021, there were 151 individuals.
- In 2018, there were 195 individuals.
- In 2016, there were 219 individuals.

Emergency Shelters:

- We provide funding to support shelters in Whitehorse, including 405 Alexander, Kaushee's Place and Skookum Jim Friendship Centre's Youth Emergency Shelter in Whitehorse.
- We also provide funding to support shelters in Yukon communities, including Help and Hope for Families in Watson Lake, Tr'ondëk Hwëch'in Jëje Zho in Dawson City and the Dawson Women's Shelter.
- Our government continues to support the development of an Indigenous women's shelter in the Yukon led by the Council of Yukon First Nations.

Hotels:

- We are aware that some Yukoners rely on or choose to live or stay in hotels.
- Between April and August 2023, an average of 2.4% of social assistance clients had a hotel stay each month.
 - In 2022-23, an average of 3.7% of cases had a hotel stay each month.
 - In 2021-22, an average of 8.1% of cases had a hotel stay each month.
 - In 2020-21, an average of 8.5% of cases had a hotel stay each month.

Session Briefing Note

Housing and Homelessness

Health and Social
Services

- Seasonal fluctuations with the Yukon's hotel availability and affordability commonly occur due to increased tourism in the summer.
- Safe at Home Society has created a task force to provide opportunities for community dialogue regarding housing and homelessness, including the role that hotels/motels play in our housing continuum.
 - Health and Social Services is a participant in these discussions.

Housing First:

- Housing First is a modern approach to addressing poverty proven to be cost-effective. Its focus is to provide unhoused people immediate access to permanent homes without pre-conditions such as sobriety.
- The Cornerstone Development opened summer 2022 in Whitehorse and provides supportive living and accessible housing.
- Yukon Housing Corporation is undertaking a Housing First project in Watson Lake and will be supported by the Department of Health and Social Services.
 - The 10-unit Housing First Complex addresses a supportive housing gap identified in a 2020 Housing Needs Assessment of Watson Lake and meets a recommendation made in the Auditor General of Canada's performance audit on the state of housing for vulnerable Yukoners.
 - The project will provide housing for up to 10 individuals experiencing homelessness who face barriers in finding stable housing.
 - The complex will have 8 studio apartments, 2 one-bedroom apartments, have common areas and space for staff offices.

Session Briefing Note

Housing and Homelessness

Health and Social
Services

- The complex was designed with input from the Liard First Nation Chief and Council, the Town of Watson Lake Mayor and Council, and local community members.
- Construction began in 2023 and the anticipated completion date is fall 2024.

Housing with Services Stock:

- Housing with services stock includes beds and units funded by the Department of Health and Social Services and does not include Yukon Housing Corporation, Grey Mountain affordable housing stocks or long-term care beds.
- There are **101 shelter beds** available in the territory.
 - There are 54 beds at 405 Alexander, 15 beds at Kaushee's Place, and 11 beds at Skookum Jim Friendship Centre's Youth Emergency Shelter in Whitehorse.
 - There are 11 beds at the Help and Hope for Families in Watson Lake, 5 beds at Tr'ondëk Hwëch'in Jëje Zho, and 5 beds at the Dawson Women's Shelter in Dawson City.
- There are **19 units for second stage housing for women and their children** fleeing violence in the territory.
- There are **57 supportive housing units** available in Whitehorse operating under Housing First principles.
 - Supportive housing units are subsidized non-market housing options that provide residents with various supports and services, depending on the needs of the individual and structure of the program.

Session Briefing Note

Housing and Homelessness

Health and Social
Services

- Supportive housing is an important part of our housing continuum, as it delivers person-centered services in the most cost-effective manner.
- This includes 20 units at 405 Alexander, 16 units at the Wood Street Housing First location, and 21 beds at Cornerstone.
- There are **31 approved caregiver homes** for adults with disabilities.
- There are **41 supportive housing beds** available in Whitehorse for those with disabilities.
 - This includes 3 beds at Max' Place, 4 beds at Granger Haven, 14 beds through Options for Independence, 3 beds at Aurora House, 5 beds at Aspen group home, 10 beds at Saint Elias group home, and 2 residences for Yukon Review Board clients.

OAG Report:

- On May 25, 2022, the Office of the Auditor General of Canada released a report on housing in the Yukon.
- The department accepts all recommendations and is working with Yukon Housing Corporation and housing partners to address them.
- The department is actively in conversation with the Yukon Housing Corporation regarding enhanced collaboration and coordination of housing and services, including consideration for enhanced government alignment.
- In May 2022, the department and the Yukon Housing Corporation signed a Memorandum of Understanding to serve as a framework for cooperation on affordable housing and housing with services in the Yukon for the purpose of providing vulnerable Yukoners with adequate, suitable and affordable housing.

Session Briefing Note**Housing and Homelessness**Health and Social
Services

- On August 22, 2022, we released a draft Action Plan with the Yukon Housing Corporation.
- This was followed by a Work Plan produced jointly by the department and the Corporation. It is the result of more than three months of engagement with housing partners. It was shared with the Office of the Auditor General in late November 2022 and released publicly.
 - This plan outlines how our government will address the recommendations from the OAG report, timelines, and status.
 - Health and Social Services is committed to addressing the recommendations in this report. This includes:
 - # 62. The Department of Health and Social Services should, in consultation with housing partners, undertake regular and comprehensive needs analysis, including a review of the use of hotels as temporary accommodation, and take appropriate action to meet client needs.
 - #64. The Department of Health and Social Services should ensure that agreements with third-party providers are comprehensive and are monitored for key deliverables.
 - #79. The Yukon Housing Corporation and the Department of Health and Social Services should ensure that there is governance and oversight in place by effectively working together and with other housing partners to demonstrate meaningful progress, resolve problems, and achieve results.
 - #87. The Yukon Housing Corporation and the Department of Health and Social Services should work together and with housing partners to identify gaps and improve

Session Briefing Note**Housing and Homelessness**Health and Social
Services

information systems to provide relevant, accurate and timely information to support decision making and to report on the planning, delivery, and results related to housing in Yukon.

- #91. The Department of Health and Social Services should establish appropriate performance indicators as well as conduct regular program and housing provider evaluations to assess and report on the achievement of desired results.
- In alignment with commitments made to respond to the OAG report, we are working with Yukon Housing Corporation to develop models and standards around needs assessments for a consistent approach to housing vulnerable people.

Safe at Home Society's Conversion of the High Country Inn:

- Our government appreciates the ongoing work of the Safe at Home Society to alleviate the pressures of homelessness experienced by Yukoners on the By Name List.
 - As of July 21, 2023, there were 269 people on the By Name List experiencing homelessness in Whitehorse.
- In February 2023, the Safe at Home Society began providing short-term supportive housing at the former Coast High Country Inn.
- Our government entered into an agreement with the organization to provide funding and an expectation to fill 20 units (bachelor suites).
- As work continues on this important initiative, we have worked closely with the Safe at Home Society to plan for the winter months.

Session Briefing Note**Housing and Homelessness**Health and Social
Services

- Individuals currently accessing housing through this initiative will be supported to maintain their tenancy through the winter months. We are also pleased to note that the number of available units has increased to a total of 26 units.
- The Safe at Home Society offers tenants with access to a variety of 24/7 on-site supports, including support with locating permanent housing.
- We will continue to work with the Safe at Home Society as we plan for the future. The current agreement will run until March 31, 2024.

Approved by:

Deputy Minister, Health and Social Services

November 1, 2023

[Date approved]

Session Briefing Note**Income Supports
(Social Assistance)**Health and Social
Services

Government priority:

- The Government of Yukon is committed to working to alleviate poverty and reduce cost-of-living impacts on low-income Yukoners.

Key messages:

- We recognize that some Yukoners face financial challenges in meeting core needs such as food and shelter.
- Our government, along with community partners, have programs and services available to help alleviate poverty.
- We continue to explore ways to support Yukoners most affected by rising inflation.
- In response to the 2023 Confidence and Supply Agreement, engagement on the Yukon's Social Assistance rates started in late summer 2023 with clients on Social Assistance.
- Reviewing Social Assistance rates is part of our work to address recommendations in the *Putting People First* report related to closing the gaps for lower-income Yukoners.
- As part of the *Aging in Place Action Plan* for Yukon, the department is preparing a more in-depth review of income supports for seniors to ensure they have funding and services that helps meet their needs.
- I would like to thank our many community partners for their commitment to helping to alleviate poverty for Yukoners.

Key facts:

- In 2023-24, we budgeted **\$22.8M** (\$22,762,000) for legislated grants related to social assistance in the territory.
- In 2023-24, we budgeted **\$4.7M** (\$4,717,000) in total for the Yukon **Seniors Income Supplement** and **Pioneer Utility Grant**.

Session Briefing Note

Income Supports (Social Assistance)

Health and Social
Services

-
- In 2023, there was an increase in the Consumer Price Index of 6.4% in Whitehorse. As of November 1, 2023, there will be a 6.4% increase to basic assistance rates.
 - In 2022-23, there was an average of 911 social assistance cases (households) monthly, comprising an average of 1,278 recipients (individuals).
 - An average of 52.7% of social assistance cases (481 households) were in receipt of the **Yukon Supplementary Allowance**.
 - In August 2023, there was an average of 881 social assistance cases (households), comprising an average of 1,219 recipients (individuals).
 - An average of 54.1% of social assistance cases (477 households) were in receipt of the **Yukon Supplementary Allowance**.
 - In 2021-22, there were 1,350 **Yukon Seniors Income Supplement** recipients and 2,146 **Pioneer Utility Grant** recipients.
 - Between January and June 2023, there was a monthly average of 1,225 **Yukon Seniors Income Supplement** recipients.
 - As of January 17, 2023, there were 2,260 **Pioneer Utility Grant** payments issued for 2022.
 - In 2017-18, the total average number of clients receiving social assistance was 928, including 817 in Whitehorse and 111 in communities.
 - In 2022-23, the total average number of clients receiving social assistance was 911, including 780 in Whitehorse and 131 in communities.
 - So far in 2023-24, the total average number of clients receiving social assistance is 902, including 770 in Whitehorse and 133 in communities.

Session Briefing Note**Income Supports
(Social Assistance)**Health and Social
Services

Guaranteed Annual Income:

- *Putting People First* recommendation 5.7 recommends the government design and implement a guaranteed annual income pilot in collaboration with the Yukon Anti-Poverty Coalition, and potential other partners such as the federal government, health and social research programs, and others.
- The Department of Health and Social Services is conducting preliminary research regarding a guaranteed annual income program.
 - As part of this work, we have reviewed British Columbia's Final Report on Basic Income, which suggested that emphasis should be placed on improving existing social programs.
- Our current priority is preparing for a review of our income support programs to ensure services effectively meet the needs of clients.

Inflation:

- The Yukon's Social Assistance rates are among the highest in the country. According to a March 2023 study on Canadian income assistance programs, our earned income exemptions, which support people re-entering the workforce, are also greater than many other jurisdictions.
- Social Assistance rates for shelter, food, fuel and utilities, and clothing are indexed to inflation using the Consumer Price Index for Whitehorse, annually.
- The increase takes effect in November each year. In 2023, the Consumer Price Index was 6.4%.
 - The Yukon Seniors Income Supplement is also increased by 6.4%, effective as of October 2023

Session Briefing Note

Income Supports (Social Assistance)

Health and Social
Services

- The Yukon's Social Assistance rate increases over recent years include: a 1.9% increase in November 2019, a 1.6% increase in November 2020, a 1.9% increase in November 2021, and a 5.7% increase in November 2022.
- Financial assistance through Yukon's Social Assistance program vary by family size and residence location.
 - As of November 1, 2023, the amount of assistance provided to a single person living in Whitehorse, for food, clothing, and incidentals will be \$484 per month.
- The maximum rate for shelter varies by family size.
 - For a single person, the maximum monthly amount, based on 2023 shelter rates, is \$676.
- The maximum rate for fuel and utilities varies by season, family size, and location.
 - For a single person living in Whitehorse, the maximum monthly rate in the winter is \$604.
- Our government provided Social Assistance and Seniors Income Supplement clients with a one-time \$150 top-up payment to address inflation and the rising cost of living in November 2022.
- This top-up was issued with November 2022 benefit payments.
 - To further address the impacts of inflation on Yukoners, we provided Pioneer Utility Grant recipients for the 2022 calendar year with a one-time 10% top-up payment, which was distributed in February 2023.
- The provision of **Discretionary Aid** within the Yukon's Social Assistance program is an available option for those currently in receipt of Social Assistance and may be used to address situations of transient need.

Session Briefing Note**Income Supports
(Social Assistance)**Health and Social
Services

- People who are ineligible for assistance through the Social Assistance Regulation may be eligible for **Emergency Aid** to alleviate an immediate health or safety risk.
- As part of inflationary relief measures, the 2023 Confidence and Supply Agreement includes implementing a \$100 per month increase for Social Assistance recipients until more comprehensive rate enhancements are in place.

Pioneer Utility Grant (PUG):

- The Pioneer Utility Grant assists Yukon seniors with the cost of heating their home – whether owned or rented.
- Yukon seniors who are age 65 or older in the year of the grant can apply and may apply every year thereafter.
 - Applications are accepted between July 1 and December 31.
 - Eligible applicants receive one payment, typically within a few weeks of application.
 - Eligibility for the grant is based on income, marital status and residential address.
 - If you receive another housing subsidy or subsidized housing, you are ineligible for Pioneer Utility Grant.
 - The difference paid to couples and singles is because couples may have more expenses than singles.
- The Pioneer Utility Grant increases annually based on the Consumer Price Index, calculated in January each year.
- To address the high rate of inflation in 2022, we provided Pioneer Utility Grant recipients with a one-time top-up of 10% in February 2023.
- The maximum amount available for the Pioneer Utility Grant in 2023 is \$1,253.56 in Whitehorse and \$1,337.48 outside Whitehorse.

Session Briefing Note

Income Supports (Social Assistance)

Health and Social
Services

- The grant amounts are based on income which cannot exceed \$130,923 for a single person and \$184,635 for married or common law couples.

Yukon Seniors' Income Supplement:

- All Canadians aged 65 years and older are eligible to receive Old Age Security.
- In addition to Old Age Security, eligible seniors will receive Guaranteed Income Support.
 - This income support provides a monthly non-taxable top-up to the Old Age Security. Guaranteed Income Support is income-tested and intended for people in the lowest income bracket.
 - The Yukon Seniors' Income Supplement is scaled based on the applicant's Guaranteed Income Supplement rate.
- An additional \$808,000 has been budgeted in the 2023-24 Main Estimates to reduce inflation and interest-related financial pressures for Yukon Seniors' Income Supplement recipients.
- Monthly inflation relief payments are targeted to Yukon Seniors' Income Supplement recipients. These additional payments will be about 39% of the Income Supplement.
 - The maximum monthly inflation relief payment is \$119 per month.
 - The additional relief payments are being applied from April 2023 to March 2024.
- Following the October 2023 Consumer Price Index adjustment of 6.4%, the maximum monthly payment for Yukon Seniors' Income Supplement recipients will be \$307.08.
 - The maximum monthly payment, including the additional inflation relief payment will be \$426.08.

Session Briefing Note**Income Supports
(Social Assistance)**Health and Social
Services

- The inflationary relief payment targeted to recipients of the Yukon Seniors' Income Supplement of 38.75% is comparable to the average increase of 37.13% of costs for fuel (61.1%) and energy (18.9%) between October 2021 and October 2022.
- Approximately 1,100 Yukoners are receiving Yukon Seniors' Income Supplement payments.
- For the month of October 2023, adjustments and regular supplement amounts will be provided in two distinct payments.
- We recognize that receiving these payments in two installments may be a concern for recipients, and we are working to ensure Yukon Seniors' Income Supplement recipients are notified quickly.
- Delivering these payments in two installments will ensure recipients receive the full amount from all adjustments during the month of October while ensuring our systems are aligned to support this payment moving forward.
- Going forward, Yukon Seniors' Income Supplement payments will be issued as a single payment each month.

Rising Rental Costs:

- Our government recognizes the importance of affordable, suitable and stable housing for Yukoners and is committed to the implementation of Coordinated Access to housing for homeless and precariously housed Yukoners.
- The shelter allowance for clients in receipt of Social Assistance is provided by regulation and varies by household size and location and is indexed to inflation.

Session Briefing Note**Income Supports
(Social Assistance)**Health and Social
Services

- Recipients may also qualify for additional assistance for fuel and utilities (for a single person living in Whitehorse \$453 to \$604 per month, as of November 1, 2023, depending upon the season).
- According to the Yukon Bureau of Statistics' April 2022 Yukon Rent Survey, the Yukon's median rent was \$1,300 for all building types.
- We are aware that there are Yukoners, including those in receipt of Social Assistance, who may be living in hotels for extended periods due to lack of alternatives.
- Living in a hotel is considered 'provisionally accommodated' as it is temporary and lacks security of tenure.
- The department is a participant of the Housing and Homelessness Taskforce, chaired by Safe at Home Society, to consider opportunities to better meet the needs of provisionally accommodated and homeless Yukoners.

Social Assistance Rate Review:

- The Department of Health and Social Services began engaging with social assistance clients in August 2023.
 - The focus of this initial engagement is on Schedule A and B rates which prescribe (or authorize) the amount of assistance eligible Yukoners may receive. This includes assistance rates for shelter, utilities, clothing, food and other needs.
 - The review includes examination of the Yukon Supplementary Allowance rate, for those excluded from the workforce due to disability or age.
- The Yukon's Social Assistance rates are among the highest in Canada and are indexed to inflation; however, we continually monitor the program and rates.

Session Briefing Note**Income Supports
(Social Assistance)**Health and Social
Services

- We are finalizing a plan to respond to the *Putting People First* recommendations related to income supports.
- This includes action towards recommendation 5.11 to increase the Yukon Supplementary Allowance for those excluded from the workforce due to disability or age to reflect inflation and continue to index Yukon Supplementary Allowance to inflation going forward.

Approved by:

Deputy Minister, Health and Social Services

October 19, 2023

[Date approved]

Session Briefing Note**Fall 2023****Mobile Home Parks**Community Services

Recommended response:

- Mobile home parks are an important housing option for many Yukoners. The *Residential Landlord and Tenant Act* applies when a mobile homeowner rents a pad. When conflicts arise, the Residential Tenancies Office is available to help resolve the dispute. The Office is a helpful resource for all tenants and landlords.
- Although mobile home pad tenancies are in many ways treated the same as renting an apartment or a house, there are important differences. The Residential Tenancies Office provides resources that are specific to mobile homes so that landlords and tenants are aware of their rights and responsibilities under the law.
- We have committed to a review of the *Residential Landlord and Tenant Act*. We hope that mobile home pad renters and landlords will contribute their perspectives when we begin broad engagement this winter. We want to ensure that the Act reflects the needs of all Yukoners and that the unique circumstances of mobile homes are addressed.

Context:

- Concerns related to the risk of mobile homeownership in context of landlord and tenant relationships is often highlighted.

Background:

- Under the *Residential Landlord and Tenant Act*, a landlord may end a tenancy with cause, for non-payment of rent, if the landlord or their immediate family member will occupy the site, or if the landlord is changing the use from a mobile home site. This applies to rental units such as apartments, secondary suites, and houses as well as mobile home sites.

Session Briefing Note**Fall 2023****Mobile Home Parks**

Community Services

- Mobile homeowners who are tenants of a mobile home site should contact the Residential Tenancies Office if they have concerns about the actions of their landlord. There are several protections in place, including but not limited to, prohibitions against landlords unreasonably interfering with the sale of a mobile home that occupies one of their sites.
- If a mobile home park landlord wishes to rely on the “no cause” sections of the Act to end a tenancy because they, or an immediate family member, will occupy the mobile home site, they must provide at least 12 months’ notice, and cannot have the tenancy end in December, January or February.
- If a landlord wishes to change the use of the mobile home park (i.e., for a condo development or a non-residential use), the landlord must give the tenant at least 18 clear months’ notice.
- If a landlord wishes to end a tenancy with cause, the normal rules apply. The landlord must use the approved form, serve it in one of the prescribed ways, and give the tenant at least 14 days’ notice.
- The Residential Tenancies Office has internal processes to encourage mediation and settlement and to render fair decisions that follow the law in cases where settlement cannot be reached. Their processes are confidential and include statutory mechanisms for review if a party takes issue with their decision. Due to the confidential nature of these proceedings, it is not appropriate to publicly comment on any particular case.

Approved by:September 6th, 2023_____
Deputy Minister, Community Services_____
Date approved

Session Briefing Note**Whitehorse Land
Development**Community Services

Recommended response:

- Whitehorse is a vibrant and growing community and we expect long-term demand for housing. We work on behalf of our partners at the City of Whitehorse to meet this demand and help Whitehorse grow to its potential.
 - We also collaborate with Kwanlin Dun First Nation and Ta'an Kwäch'än Council to support their land development objectives in the City. We are expanding our partnerships with Ta'an Kwäch'än Council and Kwanlin Dun First Nation to support their efforts to develop their own lands and advance joint projects like Range Point Road and site suitability work in the City's future growth areas.
 - When land development is complete in four to six years, Whistle Bend will provide for a full-service, sustainable neighborhood of over 2,000 lots (about 10,000 people) to accommodate our growing population.
-

Context:

- Increasing lot availability and addressing housing pressures in Whitehorse is of high interest to the public.
-

Background:

- Community Service's Land Development Branch (LDB) prepares lots and then Energy, Mines and Resources' Land Management Branch (LMB) takes them to market for sale.
 - LDB has a range of land development work underway in Whitehorse, including continued Whistle Bend development and we have started the feasibility,
-

Session Briefing Note**Whitehorse Land
Development**Community Services

planning, and design work for development on numerous Whitehorse sites identified in the City's new Official Community Plan. For more info see (TAB EMR #71 / CS LD 03) and a summary below:

- Whistle Bend:
 - Phases 6 and 8 (lots were sold in Spring 2023) work was completed this year.
 - Phases 7 and 9A are targeted for completion this fall and mid-summer 2024, respectively.
 - Phases 9B and lift stations are currently out for tender or were awarded this summer, with all work targeted for completion next year. Phase 12 and 13 along with a small lift station will be tendered in 2024 for targeted completion in mid-summer 2025.
 - Detailed design for Phases 10 and 11 will advance this winter with a tender target for later in 2024.
- Range Point Road: Council approved joint YG-KDFN master plan in September 2023. YESAA underway. Next steps: zoning/subdivision, detailed design, tender in 2024.
- South Access Highway Industrial Subdivision: City-led planning for joint KDFN-YG unserviced subdivision (by weigh station) early 2024. Tender target late 2024.
- Copper Ridge parcel for private sector developers: City-led master plan for late 2023. EMR release of lot parcel in 2024.
- Valleyview South Master Plan (including Tank Farm): City-led multi-owner master plan completion Fall 2023. City to complete infrastructure cost-sharing, zoning and granular use guidelines to provide critical foundation for private sector land development.
- Whistle Bend South Bench: advancing feasibility, then planning to allow for granular use for 2025+ area projects and future subdivision phases.

Session Briefing Note**Whitehorse Land
Development**Community Services

- North/South Future Growth Areas – YG coordination lead. Joint-KDFN-TKC-City-YG MOU and work plan and next stage of feasibility underway to enable a planning start in 2025.
- Other Industrial Areas – preparing vacant industrial infill lots and advancing feasibility for two other parcels to enable City planning to start in 2024.
- Hemlock Street extension: additional feasibility, then planning underway, YESAA, detailed design work, tender in 2024.
- Despite high prices and re-tenders of projects, the 2023 land development season has been productive. Sector issues such as, supply chain challenges, high demand for materials, labour shortages and limited pool of contractors, continue but are shifting. See CS SN ID-3 on supply chain issues and project delays for more details.

Approved by:

September 6th, 2023_____
Deputy Minister, Community Services_____
Date approved

Session Briefing Note**Rural Land Development
Projects**Community Services
Energy, Mines and Resources

Recommended response:

- Communities across the Yukon have identified a need for new lots to support increased housing demand. We are committed to collaborating with municipalities and Yukon First Nations to help meet this need.
- Community Services is advancing land development projects in every municipality in the Yukon, leading the process from feasibility to planning to construction.
- Construction projects we advanced or completed this year are Carmacks Prospector extension, Faro infill lots, Watson Lake Francis Avenue extension, and the Teslin area Lone Tree subdivision.
- Some planning and design projects underway include Willow Acres serviced expansion and Area 3 country residential subdivisions in Haines Junction, Lower Dome Road and Dredge Pond II in Dawson, Mayo's 7th Avenue North and the joint Yukon government-Teslin Tlingit Council-Village of Teslin Green subdivision in Teslin.

Additional response:

- In 2023-24 we have feasibility and/or planning work underway on about 25 parcels in rural communities and have or will advance about 12 of these projects to design or construction.

Session Briefing Note**Rural Land Development
Projects**Community Services
Energy, Mines and Resources

- We are preparing more than 60 lots, some in every municipality, [to be ready for release in early 2024](#). In 2022, we released 5 rural lots and in 2023 we released 17 lots.
 - We strive to partner with Yukon First Nations wherever possible. We are currently working with five First Nations on joint land development planning processes and are in preliminary discussions with two other First Nations.
-

Context—this may be an issue because:

- Many municipalities, communities, and First Nations have identified the need for affordable lots in the short term. The public wants increased lot availability.
-

Community Summaries**Carmacks:**

- Three (3) country residential lots were released in Spring 2023 and 6 urban lots ready for release in Spring 2024.
- Feasibility and pre-planning for multiple sites are completed and we are now working with Village of Carmacks and Little Salmon Carmacks First Nation to start master planning for one or two sites.
- Construction of Prospector subdivision extension was completed in September 2023.

Dawson

- Four (4) infill lots were released in Spring 2023 and pending heritage and servicing work, we are targeting completion of three or four more infill lots in 2024.
 - Master plans of Lower Dome and Dredge Pond Road subdivisions are complete and near-completion, respectively. We are advancing through Yukon
-

Session Briefing Note**Rural Land Development
Projects****Community Services
Energy, Mines and Resources**

Environmental and Socio-economic Act (YESAA) and design to target project tenders in 2024.

- We are in the early stages of joint Tr'ondëk Hwëch'in – Yukon government urban commercial-residential master planning and we are working through next steps on Bear Creek and industrial planning sites.

Faro

- We are working with Town of Faro to service 7 infill lots for targeted completion in Spring 2024 and to prioritize phases of infill lot development for the short/medium term.
- We have completed feasibility and will work with Town of Faro and Ross River Dena Council to plan industrial, country residential areas in the short to medium term.

Haines Junction

- Seven (7) urban lots were released in Spring 2023 and we're working on more vacant lots.
- Design and tender of the first phase of the serviced Willow Acres Expansion area (71 lots) is advancing for construction [starting](#) in 2024.
- The master plans for the long-term supply of both serviced and country residential lots will wrap up this fall and winter. Industrial planning will start next year if supported by the Village of Haines Junction.
- Champagne Aishihik, Investing in Canada Infrastructure Program (ICIP)- Marshall Creek serviced subdivision expansion wrapped up this year providing 43 serviced lots for citizens.

Mayo

- Two (2) infill lots were released in spring 2023 and five low-cost infill lots are targeted for completion in Spring 2024.

Session Briefing Note**Rural Land Development
Projects****Community Services
Energy, Mines and Resources**

- We are completing f the 7th Ave North urban expansion master plan this year, followed by design, which could provide up to 50 lots. The first phase tender is targeted for 2024.
- We're exploring ways to work with First Nation of Nacho Nyak Dun and the Village of Mayo partners to advance planning on the Upper Bench near Mayo.

Teslin

- We are advancing subdivision approval of 23 Lone Tree and 2 large Airport industrial lots in preparation for release in Spring 2024. We will complete fire smarting and a walking trail in the Lone Tree area this winter.
- We are working with Teslin Tlingit Council and the Village of Teslin towards completion of a joint Green Subdivision Master Plan in Teslin and surrounding area by Spring 2024 for medium to long term supply of residential lots.

Watson Lake

- Five vacant infill lots were released in spring 2023 and a few more infill lots are being prepared for release in spring 2024.
- We started construction of the Francis Avenue 43 lot extension and lift station late this summer, which is targeted for completion in Fall 2024. This was the first project as part of a Yukon government-Liard First Nation non-UFA based Agreement.

Feasibility and planning have been advanced for numerous country residential, urban residential and industrial sites in the Watson Lake area. Projects may advance under future Yukon government - Liard First Nation Agreements

Background – Land Development Process

- Community Services' Land Development Branch program aims to:
 - create and maintain lot inventories in Whitehorse and the communities;
 - support opportunities for private sector land development projects; and,
 - support First Nations in developing their land.

Session Briefing Note**Rural Land Development
Projects****Community Services
Energy, Mines and Resources**

- Municipal and First Nation roles can vary by community. In general, Land Development Branch supports municipalities and First Nations governments during Official Community Planning or integrated planning processes to confirm areas of interest for development through feasibility studies.
- Where possible, joint processes with Yukon First Nations and municipal governments are undertaken to advance master plans and preliminary designs for approval by the municipal council.
- A key principle under the First Nation Land Development program, which also helps to promote the highest and best use of land, requires landowners to pay for development of their land and target all or partial cost recovery through lot sales/leases. Land Development Branch provides a range of supports and the Yukon Housing Corporation manages a loan program for viable First Nation (and private sector) land development projects.
- With increasing development costs, cost recovery in low-market rural communities is becoming even more challenging.
- Community Service's Land Development Branch (LDB) prepares lots and then Energy, Mines and Resources' Land Management Branch (LMB) takes them to market for sale.
- The land development process takes time. For example, additional engagement to work through conflicting land-use interests/visions and complex feasibility work often adds process time. The legal survey and lottery preparation require three months or more for Land Management Branch to complete.
- It can take three or more years to take raw land through feasibility, planning and design, construction and lot preparation for final lot sales.

Session Briefing Note

**Rural Land Development
Projects**

Community Services
Energy, Mines and Resources

Approved by:

October 5, 2023

Deputy Minister
Department of Community Services

Date approved

October 5, 2023

Deputy Minister
Department of Energy, Mines and Resources

Date approved

Session Briefing Note Lot Completion Targets and Lot Releases

Tab #54a
Fall 2023

Community Services
Energy, Mines and Resources

Recommended response:

- We are aware of the current housing pressures faced by Yukoners and are committed to making land available for housing as one strategy to reduce this pressure.
- We continue to work in partnership with municipalities and First Nations on land development projects to meet lot supply needs.
- In Spring 2023, we released 117 new Whistle Bend lots and 17 new rural/community lots.
- In the 2023/2024 season, we are preparing up to 140 new Whitehorse area lots and up to 75 rural lots for completion and release in 2024.

Additional response:

- In addition, hundreds of future lots in rural and Whitehorse subdivisions are in the planning, design or construction stage to provide for short term supply.
- The 2023/24 Whitehorse and rural/community lotteries will be planned once the construction season wraps up in October.
- Once lot development has concluded, the lots are prepared for sale through completion of legal requirements and the development of lottery and tender information.
- Lots that are returned or that are not sold during a lottery are available over the counter. For those interested in available lots, please check

Session Briefing Note Lot Completion Targets and Lot Releases

**Tab #54a
Fall 2023**

Community Services
Energy, Mines and Resources

online through our website at yukon.ca

Context — this may be an issue because:

- The demand for lots varies by community; most municipalities are asking for lots and may have concerns about the timing of lot deliveries.

Background:

Land Development Branch – Community Services

- Community Services' Land Development Branch (LDB) program aims to:
 - create and maintain lot inventories in Whitehorse and the communities;
 - support opportunities for private sector land development projects in addition to its ongoing role as primary land developer; and
 - support First Nations governments in developing their land for citizen housing and economic development opportunities.
- The land development process requires multiple steps. Depending on the development, [it can take several years to complete lots](#). Different phases of development, from feasibility, planning, and preliminary design and construction work, are underway in and around all municipalities.
- A summary of LDB's current projects is available in the Session Notes: Whitehorse Land Development Projects ([TAB EMR #73 / CS LD-01](#)) and Rural Land Development Projects. ([TAB EMR #72 / LD-02](#)).

Land Management Branch – Energy, Mines and Resources

- The sale of developed lots occurs once the development is complete. Before lots can be sold, legal requirements such as registering the legal survey and titling the lot must be met. The legal survey fabric must be in the Yukon government's corporate spatial warehouse to ensure accurate mapping and database updates.

Session Briefing Note Lot Completion Targets and Lot Releases

Tab #54a
Fall 2023

Community Services
Energy, Mines and Resources

- The departments of Community Services and Energy, Mines and Resources work together to identify vacant lots in Yukon communities and re-develop and release them when possible.

New Lot Release Summary*

Location	2018 to 2021	1000 Lot Delivery Mandate Tracking						Approx. Housing Units (1000 lot mandate)
		2021-22 Actuals	2022-23 Actuals	2023-24 Forecast	2024-25 Forecast	2025-26 Forecast	Total Lots	
Whistle Bend	467	97	117	133	109	150	606	1100
Other Whitehorse	5	4	0	5	75	100	184	375
Rural	48	5	17	75	125	75	297	325
Totals	520	106	134	213	309	325	1087	1800

*First Nation leased lots and private sector parcel releases and lot contributions are not included.

Rural / Community Lots - Past and future lot development

	Location/Development	Lots Released	NEW Lots Completed / Fiscal
2016-17	Dutch Harbour Recreation	11	13
	Faro	1	
	Carmacks	1	
2017-18	Dawson misc.	10	10
2018-19	Grizzly Valley	20	43
	Mayo Country Residential	19	
	Dawson	4	
2021-22	Dawson	2	5
	Mayo	3	

Session Briefing Note Lot Completion Targets and Lot Releases

**Tab #54a
Fall 2023**

Community Services
Energy, Mines and Resources

2022-23	Carmacks – 3 Dawson – 4 (two re-sale) Haines Junction – 7 Mayo – 4 (two re-sale) Watson Lake – 5 (re-sale) Faro – 1 (re-sale) Destruction Bay – 1 (re-sale) Industrial: Dawson – 1 Ross River – 2	28	17
2023-24 Targets	Carmacks – 7 Dawson City – 0 to 4 Grizzly Valley – 12 to 15 Haines Junction – 5 to 7 Mayo – 5 Faro – 7 Teslin area – 21 to 23 Watson Lake – 2 to 4 Unincorporated – 1 to 4 Whitehorse Periphery – 1 to 3	61 to 78	TBD
2024-25 Targets	Carmacks – 0 to 2 Dawson City – 17 to 25 Haines Junction – 12 to 35 Mayo – 2 to 16 Faro – 2 to 10 Teslin area – 0 to 5 Watson Lake – 23 Unincorporated – 2 to 4 Whitehorse Periphery – 3 to 5	61 to 125	TBD

Whitehorse and Whistle Bend – Past and future lot releases

Year	Location/Development	Lots Released	Total Lots /Fiscal
2017-18	Whistle Bend Ph 3A	29	29
2018-19	Whistle Bend Ph 3C	76	76
2019-20	Whistle Bend Ph 3D1, 4A, 4B	129	129

Prepared for Ministers Mostyn and Streicker
Departments of Community Services and Energy,
Mines and Resources

Date prepared: September 8, 2023
Last Updated: November 6, 2023
Page 4 of 6

Session Briefing Note **Lot Completion Targets** **and Lot Releases**

Tab #54a
Fall 2023

Community Services
Energy, Mines and Resources

2020-21	Whistle Bend Ph 3D2, 3E1, 4C, 5	262	267
	Whitehorse Country Residential	5	
2021-22	Whistle Bend Ph 6A	70	101
	Whistle Bend 3E2	27	
	Whitehorse Logan subdivision lots	4	
2022-23	Whistle Bend 6B	102	117 1 parcel
	Whistle Bend 8	15	
	5 th & Rogers Parcel Release	1 parcel	
		Total Lots Released	720

Whitehorse and Whistle Bend Lot Completion Targets

Year	Location/Development	Lot Targets	Lottery Dates	Total Lots
2023-24	Whistle Bend Ph 7 Miscellaneous Infill	131-133 3-5	TBD	134-138
2024-25	Whistle Bend Ph 9A & 9B Whistle Bend Ph 12-13 Hemlock Road Hwy Industrial Subdivision (Other infill Copper Ridge (EMR)	99 10 large Potential up to 25-40 Potentially up to 30 1-5 1 parcel	TBD	110 - 184 1 parcel

**Session Briefing Note
Lot Completion Targets
and Lot Releases**

**Tab #54a
Fall 2023**

Community Services
Energy, Mines and Resources

Approved by:

November 10, 2023

Deputy Minister
Department of Community Services

Date approved

November 14, 2023

Deputy Minister
Department of Energy, Mines and Resources

Date approved

Session Briefing Note**No Cause Evictions**Community Services

Recommended response:

- We launched a review of the *Residential Landlord and Tenant Act* in June 2023, and it is underway.
- Stakeholder and First Nation government engagement will continue throughout the fall and public engagement will begin early in the new year. Our aim is to be in position to table updated residential tenancy legislation in Spring 2025.
- Independent contractors are working with our team to design and lead the engagement process. One-on-one interviews and a group session representing voices of landlords and tenants has already taken place. A solutions lab is underway with representation from landlords and tenant groups, and we look forward to hearing the recommendations that come from this process. All of this work will help to inform policy considerations and design for the public engagement.
- The goal is to ensure that the rights of tenants and landlords are balanced and that Yukon benefits from a healthy rental market.
- In the meantime, the Residential Tenancies Office will continue to provide information on the current Act and timely and fair dispute resolution. The office has enhanced public outreach materials as well as its technological interface to better serve Yukoners.

Context:

- Under the 2023 Confidence and Supply Agreement, the Yukon government committed to initiating a review of the *Residential Landlord and Tenant Act* in June of 2023.

Session Briefing Note

No Cause Evictions

Community Services

Background:

- Early themes that have arisen through interviews include a range, from looking at accommodation types that should be considered rentals; compliance and enforcement; education on rights and responsibilities; housing inventory and supply; data; maintenance and upkeep requirements; multi-residential considerations; how to end a tenancy; rental controls and affordability; and the dispute resolution process.
- Yukon's *Residential Landlord and Tenant Act*, which was passed in 2012, was drafted with the focus of housing as a business. For example, the Act does not speak to rental controls, it imposes strict deadlines for tenants to dispute evictions that are not mirrored for landlords and has allowed landlords to end tenancies without cause.
- The 2023 CASA limits the sections of the *Residential Landlord and Tenant Act* that allow a landlord to end a tenancy "without cause". The intent of this change is to promote stability by requiring landlords to have a reason for ending a tenancy.

Approved by:

September 6th, 2023

Deputy Minister, Community Services

Date approved

Session Briefing Note

Old Crow Health and Wellness Centre and 10-Plex

Highways and
Public Works

Recommended response:

- The Yukon government is making investments across the territory to build healthy and vibrant communities.
- We are excited to be working with Vuntut Gwitchin Government on a new health and wellness centre and 10-plex housing unit in Old Crow.
- This project replaces the aging health centre in Old Crow, increases the number of affordable housing units and creates jobs for the community.

Additional response: Construction work

- The buildings are currently under construction and significant progress has been made onsite. The department expects to reach substantial completion of the 10-plex in November 2023, and the health and wellness centre later this winter.
- Through this project, the Vuntut Gwitchin First Nation community has realized roughly \$10.7 million in benefits through employment, training and business opportunities from March 2021 to September 2023.
- To assist with this project and other projects in the community, a winter road was constructed during the last two winters between Eagle Plains and Old Crow to ship materials.

Context—this may be an issue because:

- The health and wellness centre and 10-plex housing unit is an important project for the community of Old Crow.
-

Session Briefing Note**Old Crow Health and Wellness
Centre and 10-Plex**Highways and
Public Works

Background:

- Highways and Public Works is responsible for the procurement and management of the Health and Wellness Centre and the 10-plex housing unit.
- A combined procurement was used for the two facilities to simplify construction resource demands and decrease the cost of both projects by realizing the benefits of economies of scale and shared resources.
- Stantec Architecture and Engineering completed the conceptual design and will stay engaged during the final design and construction of both facilities.
- The design-build contract for the project was awarded to Ketza TSL Construction in March 2021, for \$44.8 million.
- The design-build procurement was value-driven. Value-driven procurements look beyond the price to make sure the project brings as much value as possible to the community and to the territory. In this case, the winning proponent received points for the schedule, training plans, subcontracting plans, northern experience, and First Nations participation.
- A 60-year land lease was signed in spring 2021 with the Vuntut Gwitchin Government.

Shipping

- In 2022, a total of 67 truckloads transported material to and from Old Crow.
- In 2023, a total of 54 truckloads were shipped to Old Crow on the winter road, including:
 - 41 for Vuntut Gwitchin Government; and
 - 13 for the Yukon government and other parties.
- The first loads arrived in the community on February 22, 2023, and the last convoy left Old Crow on March 13, 2023.
- The winter road was used to haul 13 loads out of the community on behalf of Yukon government and other parties.

Session Briefing Note**Old Crow Health and Wellness
Centre and 10-Plex**Highways and
Public Works

- These loads included construction equipment, old and outdated machinery, vehicles and equipment no longer needed in the community, waste oil and batteries and other miscellaneous materials.
- There is no plan for a 2023-24 winter road.
- Air North Partnership has been hired to transport materials by air for the Old Crow Health and Wellness Center and 10-Plex project. Air North is a Yukon company, partly owned by the Vuntut Development Corporation, and is helping to keep the benefits of this project flowing within the Yukon.

Approved by:

September 29, 2023

Deputy Minister, Highways and Public Works

Date Approved

Session Briefing Note

Territorial Agents and Staffing

Highways and
Public Works

Recommended response:

- The Yukon Housing Corporation operates offices in certain communities that are staffed with territorial agents. These agents can offer motor vehicle related services such as driver's licence renewals.
- There have been temporary office closures this summer and fall due to staffing shortages, which has impacted access to motor vehicle related services in Carcross, Teslin and Carmacks.
- Teslin and Carcross offices reopened earlier this summer. The Carcross office was closed again from October 4 to October 30, and reopened on October 31.
- The Yukon Housing Corporation is actively recruiting territorial agents and aims to address staffing shortages as quickly as possible.
- When there are temporary closures, Yukoners will need to visit an office in another community to access in-person services such as getting a new driver's licence.
- All prebooked driver's road tests in communities will proceed as planned unless clients are otherwise notified. Driver examiners do travel to the communities for client road tests.

Context—this may be an issue because:

- The Yukon Housing Corporation had to temporarily close multiple offices this summer, which impacted motor vehicle related services.

Background:

- The Yukon Housing Corporation's territorial agents offer motor vehicle related services on behalf of the Department of Highways and Public Works in the following communities:

Session Briefing Note

Territorial Agents and Staffing

Highways and
Public Works

- Carmacks
- Carcross
- Teslin
- Ross River
- Yukon Liquor Corporation offers motor vehicle related services on our behalf in the following communities:
 - Dawson City
 - Faro
 - Haines Junction
 - Mayo
 - Watson Lake
- Vuntut Gwitchin First Nation Government acts as a representative to assist with motor vehicle services for the citizens of Old Crow.

Approved by:

November 14, 2023

Deputy Minister, Highways and Public Works

Date Approved

Housing Issues

Yukon Housing Corporation

Recommended response:

- There are challenges the Yukon's housing continuum, including:
 - a lack of affordable rental supply;
 - high house prices and mortgage rates; and
 - homelessness and a lack of access to housing with services.
- Exceptionally high building costs and rising interest rates are creating significant challenges for new housing projects, for both Yukon Housing Corporation and its partners.
- We continue working hard to move projects forward - through collaboration and strong partnerships - to provide relevant solutions to Yukoners' housing needs.

Additional response:

- Our government is seeking to increase housing options across the continuum and to make housing more affordable for Yukoners. (See [Tab #0](#))
- We continue to work to increase housing and land supply and to provide rental subsidies and support programs for homeowners to offer more affordable options for Yukoners.
- Following the 2022 Office of the Auditor General's (OAG) report, the Corporation and Department of Health and Social Services continue to progress implementing the OAG's recommendations. ([Tab #09](#))

Context:

- On a square footage basis, contractors' bids for YHC projects have more than doubled in the last two years alone.
- The rental vacancy rate in the Yukon for all building types is currently 2.2 per cent (YBS Spring Rental Survey).
- The Banks 5-year average mortgage interest rate increased from 4.75 per cent in February 2022 to 6.24 per cent in May 2023 (Weekly Updates).

Housing Issues

Yukon Housing Corporation

Background:

- In 2022-23, the Yukon Housing Corporation lapsed 34 per cent of its revised capital budget.
 - This was largely due to cancellation and scaling back of projects being supported through the corporation's loans and grants programs.
- New housing projects led by YHC's partners – including the Safe at Home Society and the Vimy Heritage Housing Society – continue to face delays.
- The 5th and Rogers RFP received only a single application. It is currently under review.

Approved by:

Colin McDowell
A/ President, Yukon Housing Corporation

September 8, 2023

Date approved

Session Briefing Note

Our Clean Future Implementation

Fall 2023

Environment and Energy,
Mines and Resources

Recommended response:

- Our Clean Future is the Government of Yukon's path to address the climate emergency.
- The strategy is continually being strengthened year after year as we assess our progress, review new research, consider the input of others and identify new and innovative solutions.
- We have committed to an ambitious target of reducing our emissions by 45 per cent below 2010 levels by 2030.
- We have also committed to ensuring the Yukon is highly resilient to the impacts of climate change by 2030, because we know the North will face climate impacts.

Additional response:

- It is important to look back on our progress to date and remain diligent in implementation when it comes to addressing climate change.
- We have legislated greenhouse gas emissions targets and associated reporting through the Clean Energy Act. (See EMR BN #31 / ENV #23)
- We launched the five-year Sustainable Canadian Agricultural Partnership this year which will enhance the agriculture sector's resiliency and adaptation to climate change. (See EMR BN # 20)
- In collaboration with Yukon's public utilities, we exceeded our target to install seven megawatts of renewable electricity capacity through the Micro-Generation program by 2030. (See EMR BN #37)
- We launched the Better Buildings program to offer affordable financing for energy retrofits on Yukoners' homes and buildings.

Session Briefing Note

Our Clean Future Implementation

Fall 2023

Environment and Energy,
Mines and Resources

- We established a geohazard mapping program to understand risks from climate change to the Yukon's transportation corridors.
- We advanced emergency preparedness by progressing on Community Wildfire Protection Plans for Dawson City, Mayo, Watson Lake, Beaver Creek, the Town of Faro and the Kluane Lake Region.
- We have begun work on developing flood maps for all flood-prone Yukon communities. Flood maps for the Southern Lakes, Carmacks, and Teslin [are anticipated to be released in 2024](#). The next communities for flood hazard mapping will be Old Crow, Ross River and Dawson/Klondike, with work occurring in 2024-25.
- We completed the installation of a biomass heating system at Elijah Smith Elementary School in May 2023.

Third response:

- Although we have made progress on many of our commitments, there is still significant work required to meet our 45 per cent greenhouse gas emissions target reduction by 2030.
- We are working with industry to establish a mining emissions intensity target for quartz and placer mining operations.
- We will continue to build on Our Clean Future as we learn more and implement new actions. This will be reflected in future annual reports.
- [Our 2022 Annual Report will be released in late 2023. We look forward to highlighting the good work that has been done in 2022.](#)
- [As this is an adaptative management strategy which involves 14 departments and agencies, it has taken some time to ensure that the report is strategically focused on helping us reach our targets.](#)

Session Briefing Note

Our Clean Future Implementation

Fall 2023

Environment and Energy,
Mines and Resources

- As a government, we continue to collaborate on implementation of actions.
- We will continue to work with experts, stakeholders and partner governments across the territory and beyond, to identify opportunities to accelerate and intensify our efforts to reach our ambitious targets.
- We established the Yukon Climate Leadership Council to provide advice and perspectives to support us in meeting our greenhouse gas emissions targets. We are working to integrate the work of the Council directly into Our Clean Future and continue to implement existing actions that align with their recommendations.
- With the end of the second Yukon Youth Panel on Climate Change in 2022, we are exploring how to continue mentorship opportunities on climate change for the important voice of youth.

Context — this may be an issue because:

- Climate change is of high interest to Yukoners; they will want to know the government's progress in delivering on Our Clean Future commitments.

Background:

- Our Clean Future was released on September 14, 2020.
- Our Clean Future contains 136 actions to reduce greenhouse gas emissions and support the Yukon to be highly resilient to the impacts of climate change by 2030.
- The Our Clean Future 2020 Annual Report was publicly released on August 12, 2021. The 2021 Annual Report was publicly released on September 12, 2022.

TAB #59

Session Briefing Note
Our Clean Future
Implementation

Fall 2023

Environment and Energy,
Mines and Resources

Approved by:

2023-11-14

Deputy Minister
Department of Environment

Date approved

November 14, 2023

Deputy Minister
Department of Energy, Mines and Resources

Date approved

**Truth and Reconciliation Commission
– Update on Calls to Action**

Executive Council
Office

Recommended response:

- Reconciliation is an ongoing process and a shared responsibility of all governments and individuals in our society.
- Our government is deeply committed to advancing reconciliation through collaboration and partnership with Indigenous governments.
- While there is still more work to do, our efforts are resulting in meaningful change and creating better programs and services for all Yukoners.
- In honour of the National Day for Truth and Reconciliation this year, we shared our progress toward addressing the Truth and Reconciliation Commission's Calls to Action through the release of the Pathways magazine and an accompanying report.
- The magazine and report provide an update on our actions being taken across the Yukon government and in close collaboration with First Nations governments and organizations in areas including child welfare, health, education and justice.

Additional response:

- The Government of Yukon and Yukon First Nations governments are leaders in demonstrating a collaborative approach to reconciliation.
- We will continue our collaborative work to implement and report on the Calls to Action, including through work on Yukon Forum joint priorities and by implementing the *Putting People First* recommendations.

Context—this may be an issue because:

- The 2023 mandate letters include a commitment to fulfill the Truth and Reconciliation Commission's (TRC) Calls to Action.
- CASA 2023 contains a commitment to work with First Nations to continue to implement the TRC recommendations through targeted investment.

Truth and Reconciliation Commission – Update on Calls to Action

Executive Council
Office

- It is expected that the media and opposition will be interested in the fall 2023 public update, which will be the first comprehensive public update since 2016.

Background:

- The TRC report, *Honouring the Truth, Reconciling for the Future*, was released in June 2015. It contains 94 Calls to Action focused on redressing the harms resulting from Residential Schools and creating better relations between the federal, provincial and territorial governments and Indigenous Peoples. Thirty-two of the Calls to Action relate directly to YG.
- YG and Yukon First Nations (YFNs) have collaborated on addressing the Calls to Action under the 2017 Yukon Forum Joint Priority Action Plan and through other reconciliation initiatives, such as supporting the important work of the YFN-led Yukon Residential Schools and Missing Children Project.
- YG has taken additional steps to address the Calls to Action, including:
 - establishing the position of Assistant Deputy Minister of First Nations Initiatives at the Department of Education, signing an agreement to establish a YFN School Board, and entering into education agreements with all YFNs (speaks to Calls 7 and 10 directed to the federal government);
 - supporting Indigenous athletes and the North American Indigenous Games (Call 88);
 - implementing the YFN Procurement Policy (relates to Call 92) and the Representative Public Service Plan: *Breaking Trail Together* (relates to Call 7);
 - working with YFNs and Yukon Indigenous women's groups to implement the Yukon's *Missing and Murdered Indigenous Women, Girls and 2-Spirit+ People Strategy* (MMIWG2S+ Strategy) (relates to Call 41);
 - participating at the Trilateral Table on the Wellbeing of YFN Children and Families to address gaps for culturally appropriate parenting programs (Call 5); and

**Truth and Reconciliation Commission
– Update on Calls to Action**

Executive Council
Office

- o receiving input from YFNs on Health and Social Services programming through the Mental Health Advisory Committee (relates to Call 19).

Approved by:

Deputy Minister, Executive Council Office

October 10, 2023
Date

Session Briefing Note (Corporate)**2023-24 Supplementary Estimates #1****Key Information**

Recommended response:

- The 2023-24 Supplementary Estimates No. 1 forecasts an overall gross increase of \$132.7 million in O&M spending, with an offsetting increase of \$26.8 million in recoveries. The net increase in new O&M spending is forecast at \$105.9 million.
- Revenues are expected to increase by \$18.7 million, mainly to reflect an increase of \$2 million to the Canada Health Transfer and \$15 million for federal funding for Affordable Housing in the North.
- A large portion of the increase in O&M is for the new collective agreement between the Government of Yukon and Yukon Employee's Union. This new collective agreement was ratified in June and accounts for a \$36.9 million increase in O&M.
- The Supplementary Estimates also respond to several new or unanticipated challenges requiring funding. Some of these items include:
 - \$25.0 million for environmental care and maintenance work at the Minto Mine following the cessation of operations at the site in May, which will ensure that our environment remains protected;
 - \$19.6 million for wildland firefighting costs in response to the significant fire season experienced in the territory and which helped ensure the safety of Yukoners;
 - \$14.9 million in response to operational funding pressures at the Yukon Hospital Corporation to ensure that Yukoners have access to the health care services and supports they need;

Session Briefing Note (Corporate)**2023-24 Supplementary Estimates #1****Key Information**

- \$9.8 million in response to cost pressures for Insured Health to support the wellbeing of Yukoners; and
- \$1.9 million to support the Substance Use Health Emergency Strategy, and \$1.4 million for initiatives to support reconciliation with Yukon First Nations governments.
- The Supplementary Estimates also include a \$21.4 million capital allocation to support the development of a marine services platform in Skagway, which will create positive opportunities for Yukon's mining industry and its broader economy. We have identified offsetting adjustments based on timelines, loan program uptake, and the progress of various capital projects to accommodate this new project without any gross changes to capital spending.
- The Yukon government has maintained its surplus by making use of its contingency fund, included as part of Budget 2023-24. This \$50 million contingency fund helped shelter the government's fiscal position and allowed us to respond to emerging challenges throughout the year. The use of the contingency fund has allowed the government to present a revised surplus of \$3.6 million as part of these Supplementary Estimates.

Additional response:

- Changes in the Supplementary Estimates result in a revised year-end net debt of \$423.8 million.

Session Briefing Note (Corporate)

2023-24 Supplementary Estimates #1

Key Information

- The use of the contingency fund will cover the following emergency cost pressures:
 - \$25 million for unplanned maintenance costs at the Minto mine;
 - \$19.6 million for increased wildland firefighting activity.
 - \$2.3 million for other emergency response measures, like the Village of Mayo evacuation in response to the Talbot Creek fire;
 - and \$1.9 million for Substance Use Emergency response.
-

Context—this may be an issue because:

- The 2023-24 Second Appropriation Act is tabled in the fall session and will be the subject of debate.
-

Background:

- Supplementary Estimates are used annually by a government to account for spending that is unforeseen at the time of tabling the annual Budget. It is common to have one or two spending updates throughout the fiscal year.
- They are tabled during the fall and spring sessions, debated and voted on in the legislature and provide departments with increased spending authority for O&M and Capital for the current fiscal year.

Approved by:

Deputy Minister, Finance

September 29, 2023

[Date approved]

Session Briefing Note

Inflation and Affordability

(Corporate Note)

Recommended:

- All Yukon households continue to see their budgets stretched by higher prices, with lower-income households often feeling the worst effects.
- At the same time, our government continues to track inflation and its impact on Yukoners, so that we can take steps to ease the burden, as we have been doing for the last year.
- The Government of Yukon continues to work hard to make life more affordable for Yukoners and has announced an extension of the temporary \$150 Inflation Relief Rebate to reduce the impacts that inflation continues to have on Yukoners.
- All non-government residential and commercial electricity customers will see a \$50 credit on their bills starting in November 2023 and running through December 2023 and January 2024.
- Several other measures included in the 2023-24 Budget are helping to make life more affordable for Yukoners.
 - funding for food in Yukon schools;
 - the timber harvesting incentive and a support program for commercial fuelwood harvesters and retailers to boost the fuelwood supply;
 - a quarterly top-up of \$150 to eligible recipients of the Yukon Senior Income Supplement;

Session Briefing Note

Inflation and Affordability

(Corporate Note)

- o a \$100 monthly increase to eligible Social Assistance recipients;
 - o increasing the Yukon Child Benefit to \$867 per child and tying the benefit amount in future years to the rate of inflation; and
 - o a 10 per cent increase to monthly payments to caregivers with children in out of home care.
- The Government of Yukon has also made significant and ongoing financial investments in Early Learning and Child Care. The new Universal Child Care Program has reduced fees to less than \$10 per day on average.

Additional response:

- This government first established a strong record of making life more affordable for Yukoners with almost \$10 million-worth of inflation relief made available in last year's budget.
- This included more funding for Food Network Yukon, a 10 per cent top up to the Pioneer Utility Grant and rebates on the purchase of firewood.
- Yukoners are also receiving inflation relief from the federal government. This includes the accelerated Canada Workers' Benefit, the elimination of interest on student loans, a doubling of the GST tax credit, dental care and the Canada Housing Benefit for renters.

Session Briefing Note

Inflation and Affordability (Corporate Note)

Context—this may be an issue because:

- Inflation has fallen from many decade highs but remains elevated in Canada and in the Yukon.
- Energy prices remain elevated, and higher costs for food and shelter have become prominent drivers of overall inflation in recent months. These are all areas where higher prices are more obvious to consumers.
- Housing affordability has been a concern in the Yukon for several years.
- While remaining above historic norms, inflation of 3.8 per cent in September matched the national figure and was the lowest year-over-year increase in the Whitehorse Consumer Price Index (CPI) since January 2022 (3.7 per cent).

Background:

Key government initiatives addressing inflation in the Yukon

- Our 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.
- A significant portion of the Government of Yukon's Five-Year Capital Plan is allocated to housing and land development in order to continue to help address the supply side of the housing equation.
- Yukon Housing Corporation is investing across all parts of the housing continuum, including increase to supportive housing, subsidized Community Housing, and rental subsidy programs.
- This builds on previous programs to improve affordability for Yukoners under previous budgets.
- Last year, the Government of Yukon announced almost \$10 million in new inflation relief measures targeted at vulnerable groups.

Session Briefing Note

Inflation and Affordability (Corporate Note)

- The inflation relief rebate covered seven months at a total cost to Government of \$7.6 million. The inflation relief rebate automatically applied a \$50 credit to all residential and commercial ATCO Electric Yukon and Yukon Energy electricity bills.
- Yukoners on social assistance received a one-time payment of \$150.
- Seniors were supported by a 10 per cent top up in the Pioneer Utility grant and a one-time payment of \$150 to recipients of the Yukon Seniors Income Supplement.
- Yukoners who heat their homes with wood are eligible for a \$50 rebate per cord of fuel wood purchased from April 1, 2022 to March 31, 2023. Yukon also introduced the Timber Harvesting Incentive that gives commercial timber harvesters \$10 per cubic metre.
- The pilot program that gave an extra \$500 per month to Extended Family Caregiver agreement caregivers and foster caregivers was extended by 6 months to March 31, 2023.
- In June 2022, the Yukon government extended the Tourism Accommodation Sector Supplement and Tourism Non-Accommodation Sector Supplement programs, administered through Economic Development.

Yukoners are also supported by Federal Government affordability programs:

- Accelerated Canada Workers Benefit payments and new minimum entitlement started in July 2023 (\$4 billion over six years, starting in 2022-23).
- All Canada Student Loans and Canada Apprentice Loans became permanently interest-free starting in April 2023 (\$2.7 billion over five years and \$556.3 million ongoing).
- GST Tax Credit: The GST tax credit has doubled for six months in the current benefit year. Additional payment will be provided in one lump sum, before the end of the benefit year. Targeted to individuals and families with low incomes

Session Briefing Note

Inflation and Affordability (Corporate Note)

(below \$39,826, and gradually phased out above that level). Single Canadians without children will receive up to an extra \$234, and couples with two children will receive up to an extra \$467 this year. Seniors will receive an extra \$225 on average.

Government initiatives which are indexed to inflation:

- Higher inflation impacts various government of Yukon programs through indexation, (indexation is updated each April unless otherwise noted), including:
 - o Tobacco Tax is updated each January
 - o Comprehensive Municipal Grant Regulation (with a one-year lag).
 - o The minimum wage.
 - o Subsidies for medical travel.
 - o Pioneer Utility grant.
 - o Residential rent caps.
 - o Seniors benefits (updated each October)
 - o Social Assistance Payments (updated each November)
 - o Student Financial Assistance (updated each school year)

Inflation outlook

- Following record annual inflation for Whitehorse of 6.8 per cent in 2022, the same increase seen nationally, monthly inflation has remained elevated in 2023. [September's inflation of 3.8 per cent was the lowest since January 2022 and matched the national increase. Prior to September, Whitehorse inflation had exceeded the Canadian figure for fourteen consecutive months.](#)

Session Briefing Note

Inflation and Affordability (Corporate Note)

- Early in the recovery from the COVID-19 pandemic, some price pressures were slower to materialize in the Yukon than in other parts of the country, as inflation for Whitehorse was amongst the lowest in Canada in the first half of 2022.
- Robust price growth in the CPI components of food, shelter and recreation, education and reading material have been key drivers of overall inflation in 2023. Stronger growth in these three components in the Whitehorse CPI, account for much of the difference between the overall levels of inflation for Whitehorse and Canada in recent months.
- The Bank of Canada continues to be aggressive in trying to get inflation under control. With a 0.25 percentage point increase in July, the Bank has raised the target for its overnight rate 4.75 percentage points since January 2022. At 5.0 per cent, the overnight rate is at its highest level since early 2001.
- Most forecasters still expect inflation in Canada will move towards historic norms over the next couple of years as the effect of higher interest rates move through the economy. Canadian inflation is expected to decline from near 7 per cent in 2022, to 3.5-4.0 per cent in 2023. Inflation in 2024 is expected to return to within the Bank of Canada's target range of 1-3 per cent.
- While inflation in Whitehorse has been stronger in recent months, it generally follows the national trend. Current expectations are for inflation to come in at 5.5 per cent in 2023, before falling to 2.5 per cent in 2024.

Carbon Taxes and Grocery Prices

- The effect of the carbon tax on CPI has contributed to inflation, but only modestly and mostly through the direct effect on fuel prices.
- According to the Bank of Canada, the direct effect of carbon tax is adding 0.15 percentage points to inflation this year.

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- An economist at the University of Calgary¹, estimates that accounting for indirect effects brings this impact to 0.2 percentage points.
- For food in particular, the entire \$65 per tonne carbon tax increases monthly spending on groceries by at most \$20 per month, and likely closer to \$5 per month after accounting for emissions allowances provided by the federal Output Based Allocation system.²
- Overall, food price increases appear to be predominantly driven by other factors as prices have increased across North America independent of the implementation of a carbon tax.
- In the US, with no carbon tax system in place, food prices have increased by 26 per cent since the carbon tax came into effect in Canada in January 2018. In Canada the increase has been a similar 28 per cent.
- Whitehorse recorded an 18 per cent increase in food prices since January 2018 while Urban Alaska reported a 28 per cent increase.

INFLATION RELIEF ACROSS GOVERNMENT

Programs currently in place:

Tourism and Culture:

Community Tourism Destination Development Fund

- In October 2022, the Department of Tourism and Culture announced the creation of the Community Tourism Destination Development Fund, which is slated to run for an initial 3-year term.
- The new annual funding program is available to local businesses, First Nations governments, First Nation Development entities, municipalities and not-for-profit

¹ Trevor Tombe

² Energy and Environmental Policy Trends: Indirect Carbon Tax Costs Reduced By Policy Design, Kent Fellows and Trevor Tombe, University of Calgary

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organizations for projects that will improve tourism-related services and infrastructure.

- Projects can focus on infrastructure like accommodations, attractions, activities and amenities, and special consideration will be given to umbrella projects, where multiple organizations are working together.

Creative and Cultural Industries

- In November 2021, the Department of Tourism and Culture released Creative Potential; Advancing the Yukon's Creative and Cultural Industries, a 10-year strategy to support the growth and development of the creative and cultural industries in the Yukon.
- The CCIS identified 4 strategic objectives and 22 key actions, which reflect input gathered through extensive public and sector engagement.
- We also identified 10 actions in support of pandemic recovery to be completed over 3 years as Phase 1 implementation, which includes:
 - Modernizing existing funding;
 - Offering new funding streams;
 - Industry branding and promotion;
 - Marketing and export strategies;
 - Workshops; and
 - Labour market supports.
- In 2023-24, 3 new funding programs will provide \$450,000 annually to the creative and cultural sectors, including:
 - Express Micro-grant;
 - Indigenous Artists and Cultural Carriers Micro-grant; and
 - Creative and Cultural Career Advancement Fund.

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Additional Funding Programs

- Tourism and Culture also provides annual supports to the tourism and culture sectors through Transfer Payment Agreements (TPAs) with many NGOs across the Yukon and through a number of regular funding programs, including:
 - Advanced Artist Award;
 - Arts Fund;
 - Arts Operating Funds;
 - Cultural Industries Training Funds;
 - Culture Quest;
 - New Canadian Events Fund;
 - Touring Artist Fund;
 - Historic Properties Assistance Program;
 - Historic Resources Fund;
 - Museums Contribution Program;
 - Special Projects Capital Assistance Program (SPCAP); and
 - Tourism Cooperative Marketing Fund;

Yukon Development Corporation:

Inflation Relief Rebate

- The Inflation Relief Rebate (IRR) provides \$50 per month to all non-government residential and commercial electricity customers to help ease the impacts of rising inflation.
- The IRR was subsequently extended for March, April, and May 2023. The budget in 2023-24 is comprised of:

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- \$2,056,000 for program costs in April and May 2023 (costs for March 2023 are included in the 2022-23 Supplementary Estimates #2).
- \$3,246,000 for a further 3 additional months. We will continue to monitor inflation and costs of living, and we anticipate this will show on electricity bills next winter when electricity bills are typically higher.

Economic Development:

Paid sick leave program

- On April 1, 2023, Economic Development launched the Paid Sick Leave Rebate. The program will run for two 12-month blocks:
 - April 1, 2023 to March 31, 2024; and
 - April 1, 2024 to March 31, 2025
- The Paid Sick Leave Rebate is a temporary program that offers up to 40 hours of paid sick leave to employees and self-employed Yukoners that earn less than the average private-sector wage of \$33.94/hour. The program is available to employees regardless of whether their employer offers paid sick leave.

Energy, Mines and Resources:

Energy retrofits and funding to improve efficiency and offset costs

- Our 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.
- Energy efficiency programs are available for the transportation sector, renewable heating sector, and the construction sector focusing on high efficiency buildings.
- For existing homes, the Energy Branch offers the Good Energy rebate program for high performance heating systems and upgrades to thermal enclosures including insulation and windows, and high performance new homes. Taking these measures will save homeowners money on their energy costs.

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- For commercial and institutional buildings, the Energy Branch offers rebates for greenhouse gas-reducing retrofits and renewable heating.
- Between January 1, 2018, and June 30, 2023, 176 high-performance retrofits to residential, commercial and institutional buildings have been completed across the territory.
- Innovative programs like the Better Buildings Program, combined with our Good Energy rebates, make energy retrofits more accessible and affordable for Yukoners.
- For First Nation and municipal buildings, the Energy Branch offers retrofit and funding support through its Community Institutional Energy Efficiency Program.
- To help increase the supply of firewood, we distributed \$315,000 to 33 Yukon businesses under the Timber Harvest Incentive program in 2022-23. We are offering this program for another year as it increased timber harvest volumes and prompted new harvesting businesses to emerge. No new applications have been received yet for this year, but we did not anticipate to see them until the fall when the businesses start operating again.
- The Government of Yukon and the Canadian Northern Economic Development Agency combined financial contributions to launch a new \$200,000 support program offering funding for commercial harvesters and retailers.
- The program will help forest sector businesses with the cost of purchases and repairs from local suppliers for harvest equipment, vehicles and trailers, personal protective equipment, and other equipment. For larger harvesting businesses, the funds can also be used for things like planning and administrative costs.
- Applicants have until March 31, 2024, to apply or until available funds are exhausted.

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Yukon Housing Corporation:

Projects under the Five-Year Capital Plan which support housing affordability and those in need include:

- The 47-unit housing complex at 401 Jeckell Street in Whitehorse opened in January 2023. The building provides new homes to Yukoners, including 5 three-bedroom, 12 two-bedroom, 16 one-bedroom and 14 bachelor units.
- A Yukon Housing Corporation Housing Initiatives Fund recipient, Right On Property Group, has completed Boreal Commons, a new 87-unit rental development in Whitehorse's Whistle Bend neighbourhood. This large-scale housing project will help address the need for more rental housing in the Yukon, including for more affordable and accessible units.
- Normandy Living, the Yukon's first private seniors' supportive living community, has officially opened its doors in Whitehorse with 84 modern suites, including housing units for First Nations Elders and affordable units for low-income seniors.
- Triplex housing units in Watson Lake, Mayo and Whitehorse were completed in spring 2022 and are providing affordable homes to families in each of these communities.
- A 10-Plex Mixed-Use Housing complex in Old Crow is under construction.
- Construction of a 10-Plex Housing First Project in Watson Lake started in the summer 2023 and is expected to be completed by fall 2024;
- Two accessible duplexes in Mayo and Carmacks were completed this summer and are now available for YHC clients.

Other highlights from the plan

- More homes will be created for Yukon families in rural communities through the construction of three duplexes in Dawson City and Faro. These homes are on track for completion in summer 2024.

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Health and Social Services:

- A 37.5 per cent top-up to eligible Yukon Senior Income Supplement recipients' monthly payment;
- a \$100 monthly increase to eligible Social Assistance recipients; and
- a 10 per cent increase to monthly payments to caregivers of children in out of home care.

Covid-19 and other temporary inflation relief measures no longer in place:

Tourism and Culture:

COVID-19 Business Relief Programs

- In response to the COVID-19 pandemic, the Government of Yukon acted quickly and decisively by implementing one of the most robust business relief programs in the country. This began with the Yukon Business Relief Program (YBRP) in 2020, which was open to any business from any sector that experienced at least a 30 per cent revenue loss due to the pandemic.
- In that same year, Tourism and Culture (T&C) also launched the Tourism Relief and Recovery Plan (TRRP), which was reviewed and endorsed by the Yukon Tourism Advisory Board (YTAB) and industry.
- The Tourism Relief and Recovery Plan committed \$15 million over 3 years to support the tourism sector and was focused on 4 key themes:
 - Providing tourism sector leadership;
 - Rebuilding confidence and capabilities for tourism;
 - Supporting the recovery of tourism industry operators; and
 - Refining the brand and inspiring travelers to visit.
- Through the TRRP, various financial support programs were rolled out during the course of the pandemic to sustain the tourism industry and prepare it for the eventual reopening of borders, including:

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- Tourism Accommodation Sector Supplement (TASS);
- Tourism Non-Accommodation Sector Supplement (TNASS);
- Culture and Tourism Non-profit Sector Supplement;
- Great Yukon Summer (GYS) program;
- Great Yukon Summer Freeze program;
- ELEVATE program; and
- A top-up to the Tourism Cooperative Marketing Fund (TCMF).

Health and Social Services:

- a one-time \$150 payment to social assistance recipients;
- a one-time payment of \$150 to Yukon Seniors Income Supplement recipients;
- a one-time 10 per cent additional payment to Pioneer Utility Grant recipients;
- a 6-month extension of \$500 per month to caregivers of children in out of home care; and
- a commitment of \$100,000 to Yukon Anti-Poverty Coalition to continue to support food security across the territory.

Approved by:

October 26, 2023

Deputy Minister, Finance

Approved