

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.

Section 1: Capital builds recently completed by YHC or partners

- 60 units completed between 21/22 and 22/23 by YHC

Date	Capital Build
January 2024	3-unit mobile home delivered and prepared for occupancy for RRDC staff to help improve social conditions in the community.
August 2023	2 accessible, affordable duplexes in Mayo and Carmacks, YHC
July 2023	12-bed men's shelter, Jëje Zho, in Dawson City, Tr'ondëk Hwëch'in.
May 2023	9-unit Elders' complex, Vuntut Gwitchin First Nations
January 2023	87-unit rental development in Whitehorse by Boreal Commons .
January 2023	47-unit build for in Whitehorse YHC.
December 2022	84-unit Seniors' Supportive Housing Facility, Normandy Living.
July 2022	53-unit multi-use building, Cornerstone: Opportunities Yukon
June 2022	triplex in Whitehorse, YHC.
Summer 2022	20-unit, Whistle Bend: Champagne and Aishihik First Nations.
March 2022	triplexes in Mayo and Watson Lake, YHC.

Section 2: Underway or Upcoming housing capital projects for YHC and partners

Section 2.1 YHC- Underway (24 units)

- 10 units in Old Crow (with HPW)
- 10-unit Watson Lake Housing First building
- 2-unit affordable duplex in Dawson
- 2-unit accessible duplex in Faro

Section 2.2. YHC – Upcoming (118+ units)

Community housing:

- 34-unit building with 8 accessible units in Dawson

Housing Accomplishments

Yukon Housing Corporation

- 45+ unit building with 9 accessible units on 6th Avenue in Whitehorse (formerly Ryder Apartments)
- 10 units in Mayo
- 6-plex in Teslin
- 6-plex in Carcross
- 6-plex Haines Junction
- Accessible triplex in Whitehorse
- Accessible duplex in Ross River

Staff housing:

- Accessible duplex in Destruction Bay
- Accessible duplex in Pelly Crossing
- Duplex in Burwash Landing

Section 3: 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. As of February 29, 162 clients are receiving monthly support.

Section 4: Support for homeowners

- March 6 CYHB Homeowners Stream announcement for homeowners in severe core housing need¹.
 - A one time payment of \$1000.00 for Whitehorse homeowners and \$1500.00 for homeowners living outside of Whitehorse.
 - Yukon homeowners with incomes less than \$100,000 are eligible to receive this benefit.
- June 2023 the Yukon government launched an \$8.25M flood recovery program for residents and businesses affected by flooding in the Klondike Valley. (Tab #19)

¹ Severe core housing need is spending 50% or more of a household's income on shelter costs.

Housing Accomplishments

Yukon Housing Corporation

- April 2023, YHC launched the expanded Yukon Home Ownership Program which provides mortgages for qualified households to build and buy their homes across the territory, including Whitehorse.
 - The program is currently under review and scheduled for revision in the coming year.
- In 2020, YHC launched the revised Home Repair Program to support low to moderate-income Yukon homeowners to remain in their homes and age in place by providing funding to address mobility requirements, repairs, or core housing needs.

Section 5: 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.
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. An amended loan agreement was signed August 2023 with Chu Níkwän for the same development.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Section 1: [Yukon Population](#)

- Estimated population on June 30, 2023, was 45,169, an increase of 1,205, or 2.7% from the year before.
- Yukon's population is forecasted to increase to 51,520 by 2030.
 - While the population of most age groups is expected to increase over this period, the number of seniors and people between the ages of 55 and 64 is expected to grow the fastest.

Section 2: Housing statistics

Table 1: Average House Prices (YBS)

Type	Whitehorse Average House Prices		
	2022 Q3	2023 Q3	% Change
Single-detached house	\$701,200	\$664,600	-5.2%
Condominium	\$459,400	\$426,600	-7.1%

Table 2: Rental and vacancy rate, Yukon (YBS)

	April 2022	October 2022	April 2023	October 2023
Median rent (all types)	\$1,300	\$1,301	\$1,325	\$1,368
Vacancy rate (all types)	1.6%	1.7%	2.2%	1.9%

Table 3: New Residential Permits Issued, Yukon (YBS)

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

Table 4: Residential Building Construction, Yukon (YBS)

	January-October 2022	January-October 2023
# of new residential permits	377	419 (11.1% increase)
\$ value of new residential construction	\$189.5M	210.6M (11.1% increase)

Table 5: 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
2023	133	118	126	448

Section 3: Tenants in Yukon Housing RGI units as of April 25, 2024

Table 6: YHC Programs

YHC Program	Quantity
Rent-Geared-to-Income (RGI) – occupied	666
RGI units – vacant, under repair	44
RGI units vacant, under allocation	17
Employee Housing Occupied	152
Rent Supplement (DDDC & YHC)	78
Seniors assisted living (Normandy) – occupied	23
Seniors assisted living – under allocation	3*
TOTAL	983

*1 lease signing; 1 unit offered pending, 1 for scheduled viewing

Table 7: Length of RGI Tenancy as of April 25, 2024

Length of RGI Tenancy	Seniors	Non-Seniors	Total*
<1 Year	50	99	149
1-2 Years	41	73	114
2-3 Years	30	29	59
3-4 Years	13	25	38
4+ Years	193	113	306
Total:	327	339	666

Section 4: Wait list (TAB #12)

Table 8: YHC waitlists for seniors, non-seniors, and staff by community

Community	Waitlist as of April 25, 2024				
	Senior	Non-Senior	Total RGI Clients	YG employee	Total
Beaver Creek	N/A	N/A	N/A	0	0
Carcross	0	2	2	0	2
Carmacks	0	1	1	0	1
Dawson City	8	14	22	0	22
Destruction Bay	N/A	N/A	N/A	0	0
Faro	0	0	0	0	0
Haines Junction	3	6	9	1	10
Mayo	0	2	2	1	3
Old Crow	N/A	N/A	N/A	0	0
Pelly	N/A	N/A	N/A	0	0
Ross River	0	2	2	0	2
Teslin	1	0	2	1	2
Watson Lake	4	12	16	2	18
Whitehorse	118	138	256	N/A	256
Total:	134	178	312	5	316
Percentage of total	42.3%	56.2%	98.4%	1.5%	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.

Table 9: Waitlist based on Priority Status

Priorities	Seniors	Non-Seniors	TOTAL
Priority - VoV	3	35	38
Priority – Medical	16	11	27
Priority - Mobility	30	6	36
Affordability	84	115	199
By -Name List	1	10	11*
Total:	131	168	318

*Note this is not reflective of the number of individuals and/or households on the Community By-Name List. Individuals who are homeless may be included in the affordable category until information is shared from the Coordinated Housing Access Team.

Section 5: Canada Yukon Housing Benefit (TAB #21)

- 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.

Table 10: Canada-Yukon Housing Benefit - Rental Stream breakdown by benefit level as of April 25, 2024.

Benefit Level	# of Clients	Monthly Budget
\$200	49	\$9,800.00
\$400	33	\$13,200.00
\$600	51	\$30,600.00
\$800	44	\$35,200.00
Total:	177	\$88,800.00

Table 11: Approved Applicants Canada-Yukon Housing Benefit - Rental Stream

As of April 25, 2024	Senior	Non-Senior	Waitlist	Total	% of total
Rural communities	5	2	0	7	4.0%
Whitehorse	46	124	0	170	96.0%
Total	51	126	0	177	100.0%
Percentage of total	28.8%	71.2%	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. (TAB #32)
- 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.

Table 12: Developer Build Loan

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. **Home Ownership Loan (Rural until 2023-24)** – provides loans for eligible people living in the territory to buy or build their principal residence.

Table 13: Home Ownership Loan Program

	Rural Home Ownership Program			Home Ownership (including Whitehorse)		
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.

Table 14: MMRCP

Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	13	12	17	12	54	62.1
Declined	2	1	3	4	10	11.5
Cancelled	1	0	12	10	23	28.7
Total	16	13	32	19	87	100.0

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

Note: Three intakes have been completed for the fiscal year 2023-2024.

Table 15: Grants stream

Applications	2020-21	2021-22	2022-23	2023- Feb 24	Total
Approved/Pre-Approved	40	46	34	15	133
Declined	0	2	3	0	5
Cancelled	6	14	9	5	34
Total	46	62	46	20	174

Table 16: Loans stream

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	0	6	8	6	20
Declined	0	5	10	10	25
Cancelled	0	25	32	25	82
Total	0	36	50	41	127

Table 17: Accessibility stream

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	10	8	14	5	37
Declined	0	1	2	1	4
Cancelled	1	3	8	14	26
Total	11	12	24	20	67

Table 18: Emergency Grants stream

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	10	6	6	5	27
Declined	0	2	6	8	14
Cancelled	1	1	4	35	41
Total	11	9	16	48	82

Table 19: Wildfire Grants stream

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	n/a	n/a	n/a	8	8
Declined	n/a	n/a	n/a	0	0
Cancelled	n/a	n/a	n/a	4	4
Total	n/a	n/a	n/a	12	12

5. 2023 Flood Recovery Program – Application deadline was October 4, 2023 (Tab #19)

Table 20: Flood Recovery Program

As of: January 30, 2024	Estimated Payout	% of Total
Site Cleanup	\$23,385	4.1%
Emergency Measures	\$3,588	0.6%
Essential Access	\$19,081	3.3%
Site Services	\$23,212	4.1%
Dwelling	\$393,702	68.9%
Chattels	\$108,729	19.0%
Total	\$571,697	100.0%

6. **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. (TAB #36)

Session Briefing Note

TAB #01
Spring 2024

YHC Master Sheet

Yukon Housing Corporation

Table 21: Housing Initiative Fund

UNITS									
	UNITS APPROVED			UNITS APPROVED BUT NOT COMPLETED			UNITS COMPLETED		
	Total	Affordable	Market	Total	Affordable	Market	Total	Affordable	Market
HIF 1	154	146	8	0	0	0	154	146	8
HIF 2	58	58	0	3	3	0	55	55	0
HIF 3	145	79	66	21	21	0	124	58	66
HIF 4	160	160	0	119	119	0	41	41	0
HIF 5	167	165	2	159	157	2	8	8	0
HIF 6	159	159	0	159	159	0	0	0	0
HIF 7	82	78	4	82	78	4	0	0	0
TOTAL	925	845	80	543	537	6	382	308	74

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

YHC Development Pipeline

Yukon Housing Corporation

Recommended response:

- Projects in Yukon Housing Corporation's 'development pipeline' are helping to meet the demand for affordable housing in communities across the Yukon.
- YHC-led projects underway include:
 - 10 Housing First units in Watson Lake,
 - anticipated construction contract awards for a 34 unit build in Dawson and 45 unit build in Whitehorse at the location of the old Ryder building.
- These projects are examples of how the corporation will deliver on key priorities from its bold new five-year strategic plan, Creating Home.

Additional response:

- The corporation's capital projects are budgeted through the Government of Yukon's Five-Year Capital Plan, which seeks to grow the Corporation's stock to serve the needs 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.

Context:

- The 2022 OAG report on Yukon housing found limited evidence of linkage between community housing needs analyses and the capital asset management plan.

Background:

The development pipeline includes YHC in-house residential housing projects that are in the planning, design, or implementation phases.

Table 1: YHC Projects Completed 2022-2023

Project	Construction Start Date	Construction Completion Date	Number of units
401-Jeckell – 47 units	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 – RHI affordable Triplex	June 2021	March 2022	3
Mayo - Accessible duplex	July 2022	June 2023	2
Carmacks - Accessible duplex	August 2022	July 2023	2
Total number of units:			60
YHC Projects <i>Underway</i>			
Project	Anticipated Start Date	Anticipated Completion Date	Number of units
Dawson - Affordable Duplex	August 2022	Winter 2024	2
Faro - Accessible Duplex	Summer 2023	Winter 2024	2
Watson Lake Housing First (TAB #27)	Summer 2023	Fall 2024	10
Total number of units:			14

Table 2: YHC Partnership Projects

Project	Anticipated Start Date	Anticipated Completion Date	Number of units
Old Crow 10 Plex* (TAB #53) This asset is owned by YG-HPW and managed by YHC.	March 2021	Completed spring, 2024	10
"The Hearth", Safe at Home Society's permanent supportive housing project	March 2024	Spring 2026	67
Northern Community Land Trust Society's "Project 1096"	June 2024	December 2025	32
HIF 7 funding recipients	Spring/summer 2024	Fall 2026	78

Session Briefing Note

TAB #02
Spring 2024

YHC Development Pipeline

Yukon Housing Corporation

Table 3: YHC Projects Planned

Project	Anticipated /Start Date	Anticipated Date of Completion	Number of units
Dawson – 34-unit housing project – Korbo lot (TAB #26)	Design - 2023 Construction Spring 2024	Design - Winter 2024 Construction Fall 2025	34
Teslin – 6-plex with Village of Teslin and Teslin Tlingit Council	Design – 2024	2025/26	6
Carcross 6-plex	Lot selected, YESAB approval in progress	2025/2026	6
Mayo – 10-Unit Community Housing Project	Design – 2024 Lot selected	2026/27	10
Whitehorse – Ryder Demolition and planning - 45+ Unit (TAB #25)	Design – Spring 2024 Construction – Summer 2024	2026/2027	45+
Destruction Bay and Pelly – accessible staff duplexes	2024/25	2025/2026	4
Burwash Landing duplex	2024	2025/2026	2
Ross River duplex	2025/2026	2026/2027	2
Haines Junction 6-plex – construction	2025/2026	2026/2027	6
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:			118

Approved by:

President, Yukon Housing Corporation

April 29, 2024

Date approved

Session Briefing Note**Spring 2024****Greenhouse Gas Emissions**Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's approach to building stock and business practices reflects the goals of Our Clean Future, supporting Yukon to meet our climate objectives and support the long-term health of our communities.
- Between 2019 and 2023 under the Low Carbon Economy Fund (LCEF) YHC has completed full exterior retrofits on 43 units in 25 buildings in various communities resulting in an overall GHG reduction of 96.3 tonnes per year.

Additional response:

- All new Yukon Housing Corporation projects are designed to be 35%-40% more energy efficient than the minimum standard set by the National Energy Board of Canada (NEBC)
- The newly constructed 47 unit building at 401 Jeckell St. has infrastructure to support future solar panel installation.
 - Similar features are included in the design for the new 45-unit Ryder project.
- All newer Yukon Housing Corporation buildings are heated by electric heat where allowed.
 - Communities operating diesel power do not allow electric heat as a primary source.
- Since 2011 the corporation has completed the construction of 247 units with electric heat.

Context:

- Opposition has indicated they will be asking about greenhouse gas emissions for each department and how the government tracks greenhouse gas emissions.
-

Background:

Session Briefing Note**Spring 2024****Greenhouse Gas Emissions**

Yukon Housing Corporation

- YHC has completed several electric conversions from oil or gas fired appliances to electric heat.
 - 11 townhome units at 2004 Centennial in Whitehorse
 - 14 units (7 duplexes) at 2 Thompson in Whitehorse
 - 25 units in various communities
- New projects in planning or progress with electric heat:
 - Dawson Community Housing – 34 units
 - Ryder Replacement – 45 units
 - Dawson Duplex – 2 units

Low Carbon Economy Fund (LCEF) Exterior Retrofits

- From 2019 to 2023 YHC completed full exterior retrofits on 43 units in 25 buildings in various communities.
- The combined retrofits resulted in an overall GHG reduction of 96.3 tonnes / year.
- This is an average 40% reduction in GHG emissions for the retrofit units.

Greenhouse Gas Emissions

- Based on energy audits completed in 180 YHC units we estimate the GHG emissions to be approx. 921 tonnes/year.
- For the 478 similar buildings (with 8 units or less), YHC estimates total emissions of 2446 tonnes/ year or 5.1 tonnes / unit for approx. 51% of our units.
- YHC does not currently have accurate Greenhouse Gas emissions data for our larger buildings with 9 or more units

Other

- YHC is planning for heat pump installations in 50 units over the next 3 years utilizing Federal funding. The electric heat pump installations will result in overall GHG reductions in units with oil burning furnaces.
- YHC is including EV charging stations at some of our newer projects
 - 2 EV chargers installed at 401 Jeckell
 - 2 EV chargers planned for Ryder project
- YHC multi-unit buildings have been designed with tenant bike storage to promote bicycle use.

Session Briefing Note

Spring 2024

Greenhouse Gas Emissions

Yukon Housing Corporation

- YHC is working with Yukon Energy to install electronic monitoring devices on domestic hot water appliances in YHC buildings to reduce peak demand usage. This will result in less demand for diesel generators during peak demand times.
- Ongoing furnace replacements reduce GHG emissions as newer replacement furnaces are much more energy efficient.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

April 17, 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) released the first progress update on the joint work plan on December 28, 2023.
- YHC is leading 12 of the 34 work plan actions:
 - 2 actions are completed:
 - Develop the next five-year strategic plan that is informed by the recommendations and findings of the 2022 OAG report; and
 - Amend the prioritization system and eligibility requirements as part of Community Housing Operational policies.
 - 9 actions are underway; and
 - 1 action has not started.
- YHC led actions that are currently underway or not started are estimated to be completed by fall 2024.

Additional response:

- Progress on the work plan will be updated annually every December on Yukon.ca.
- The work plan document continues to evolve throughout implementation.

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.
-

Office of the Auditor General- Yukon Housing Audit

Yukon Housing Corporation

Background:

- YHC and HSS released the 36-action work plan in December 2022 to address the OAG recommendations.
- Since the launch of the work plan in 2022:
 - Action 31.3 was removed because 5-year evaluations of the social housing program are no longer required by Canada Mortgage and Housing Corporation.
 - Actions 90.1 and 90.2 were combined to create a new action. This new action focuses on measuring and evaluating program performance, including social housing.
- 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.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

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 includes:
 - 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:

- 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.
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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.

Public Accounts Committee Recommendations

Yukon Housing Corporation

Recommendation	Status Update
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 work plan action # 40.4)	<ul style="list-style-type: none">• YHC conducted a waitlist survey with Yukon Bureau of Statistics between October 3 and 30, 2023. The response rate was above average at 63 per cent. Telephone follow ups with non-responses occurred throughout November 2023.• The survey results are currently being analyzed, with key findings and recommendations to be put forward to YHC senior leadership by March 2024. This will inform any future changes to YHC's waitlist management.
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 work plan action # 87.3)	<ul style="list-style-type: none">• YHC and HSS are working with the Safe at Home Society to implement coordinated access--an approach to addressing homelessness in the Yukon and rapidly house people who identify as homeless or precariously housed. This work depends on appropriately and safely managing people's personal information as required by privacy of information laws in the Yukon. Protecting the privacy of individuals participating in coordinated access e.g., the By Name List, is paramount in implementing a coordinated access program in the territory. YHC and HSS continue to work through this issue in pursuit of an effective operational approach to this recommendation.• 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 work plan action # 31.2, 31.2, 40.4)	<ul style="list-style-type: none">• Baseline data will be collected in 2024 to inform a policy review of the tenant allocation model, scheduled for late 2024, early 2025. Stakeholder groups will be engaged during the policy review.

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 work plan action # 31.2, 31.2, 40.4)	<ul style="list-style-type: none">• In December 2022, YHC implemented a revised asset cap policy to address the findings of the 2022 OAG report. These changes limit the eligibility of Rent-Geared-to-Income applicants who possess assets over \$100,000.• These changes will not be applied retroactively to seniors already housed in Yukon housing units or those who were on the waitlist when the changes were implemented.• Further review of the asset cap policy is underway
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 work plan action # 87.2)	<ul style="list-style-type: none">• YHC met with the Association of Yukon Communities in fall 2023 to discuss rural community housing needs and the corporation's approach to regular housing needs assessments.• A comprehensive standard approach to assess housing needs is currently being developed by YHC.<ul style="list-style-type: none">◦ Specifically, the intent is for YHC to replicate this approach with communities identified as part of a 3-to 5-year cycle.
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 work plan action # 40.1, 40.5)	<ul style="list-style-type: none">• This new approach will support YHC, communities and partners to:<ul style="list-style-type: none">◦ better understand housing needs and gaps across the territory; and◦ inform capital and policy decision-making.• YHC and related departments will continue to work with other stakeholders, including Canada Mortgage and Housing Corporation, Association of Yukon Communities and First Nations governments, on a coordinated, Yukon wide approach that will inform common housing priorities.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Rapid Response to Homelessness

Yukon Housing Corporation

Recommended response:

- Our government is committed to developing a rapid response to homelessness strategy as a coordinating mechanism to stabilize housing for Yukoners and help prevent homelessness.
- The intent in the beginning is to leverage the expertise of system partners and learnings from the Safe at Home Plan to End and Prevent Homelessness.
- The strategy will be critical to supporting an effective, streamlined, and coordinated service structure for quick and easy access to programs and services for vulnerable Yukoners.

Additional response:

- The corporation is leading the development of this strategy; however, the product will be meaningful for all housing partners.
- The housing summit, which took place on February 29, was a first step in engaging partners on the strategy to address this issue.

Context:

- The public and media may be curious as to the progress of the rapid response to homelessness noted in the Premier's mandate letter.
-

Background:

- This work directly responds to the findings and the recommendations of the May 2022 Office of the Auditor General Report on Housing.
- At least 197 people were experiencing homelessness in the 2023 Whitehorse Point-in-Time Count
 - 58% men; 38 % female; 4% other

Report/ plans	Recommendation
Downtown Whitehorse Safety Response Action Plan December 2023	Identifies YHC as the lead organization to develop a Rapid Response to Homelessness by: <ul style="list-style-type: none">• engaging with partners to develop a multi-pronged strategy based on collective understanding of needs.• continuing to implement integrated housing with supports in partnership with HSS.• securing options for additional supportive and emergency housing.
Office of the Auditor General report on Yukon Housing May 2022	<ul style="list-style-type: none">• Improve access to housing services for vulnerable Yukoners.• Address the housing waitlist.• Coordinate system services with HSS to remove barriers to access and ensure timely delivery of services.
Putting People First 2020	A 2020 comprehensive review on health and social services in the Yukon identified the following housing recommendations: <ul style="list-style-type: none">• 5.15 Better coordinate housing programs and services, including not-for-profit housing related contracts.• 5.16 Implement a By-Name List to improve coordination among service providers and reduce homelessness in the territory.
Safe at Home Plan to End and Prevent Homelessness September 2017	<ul style="list-style-type: none">• 50 key actions were identified to respond to homelessness.• Increase community coordination to provide better care for vulnerable people.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

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 Hearth, formally known as the Coast High Country Inn.
 - The 67 units of permanent, supportive housing will be set at income support rents, making it deeply affordable.
 - Occupancy is anticipated for early 2026.
- Safe at Home Society has successfully secured more than \$42 million in funding to support those in need.
- Yukon Housing Corporation will provide approximately \$12.9 million in funding, including \$7.9 million for the construction and renovation for this project.

Additional response:

- Our government is pleased to provide the requested funding gap to Safe at Home to ensure this needed project moves forward.
- We recognize that caring for Yukoners requires collective efforts, which is why our government values our partnership with Safe at Home to support Yukoners who are unhoused.

Context:

- YHC's new five-year strategic plan Creating Home includes commitments to measurably reduce the number of people experiencing homelessness.
-

Background:

- December 2021, Safe at Home Society purchased the property from Northern Vision Development (NVD) for \$10.66 million through vendor financing.
 - A thorough code review, appraisal and building inspection were not conducted at the time of acquisition.
- Northern Front Studios and Ketza Construction completed a conceptual design and priced the renovation at \$6.4 million.
 - In spring 2022, an inspection and code review revealed substantial issues needed to be addressed prior to renovation. Kobayashi + Zedda Architects

Safe at Home Society – Permanent Supportive Housing Yukon Housing Corporation

and Wildstone Construction Ltd., the new Design-Build team, has refined the renovation design and cost estimates.

- December 2023, Wildstone Construction provided final renovation pricing at \$27.6 million following cost saving attempts via a value-engineering approach.
 - The total project cost is now \$42.1 million. The renovation cost increase, from \$6.4 million to \$27.6 million, was a result of building code issues and other market factors.
- The 67 units will provide residents access to crisis intervention and counselling, among other services.
- Operating costs are projected at \$2.5M annually, which is half of what it costs a shelter.
- The building will have commercial space, including kitchen, restaurant, and office space. Rental from these will help offset operating costs.

Table 1: Capital Funding Structure

Funding Source	Loan/Grant	Confirmed/Notional	Amount
Canadian Mortgage and Housing Corporation			
Seed Funding	Grant	Confirmed	\$150,000
Co-Investment Fund	Grant	Confirmed	\$10,000,000
Innovation Fund	Grant	Notional	\$5,000,000
Canadian Greener Affordable Housing	50% Loan, 50% Grant	Notional	\$11,390,000
CMHC sub-total			\$26,540,000 (63%)
Crown Indigenous and Northern Affairs Canada			
Climate Change Preparedness in the North Program	Grant	Confirmed	\$801,000
Northern REACHE Program	Grant	Confirmed	\$1,679,000
CIRNAC sub-total			\$2,480,000 (6%)
City of Whitehorse			
Development Incentives	Grant	Notional	\$160,000
CoW sub-total			\$160,000 (0%)
Yukon Housing Corporation			
Housing Initiatives Fund – Concept	Grant	Confirmed	\$20,000
Housing Initiatives Fund – Shovel Ready	Grant	Confirmed	\$1,000,000

Safe at Home Society – Permanent Supportive Housing Yukon Housing Corporation

Rapid Housing Initiative Fund	Grant	Confirmed	\$5,000,000
YG funding request	Grant	Notional	\$6,878,887
YHC sub-total			\$12,898,887 (31%)
Confirmed funding sub-total			\$18,650,000
Notional funding sub-total			\$23,428,887
Total Funding Identified			\$42,078,887

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Bed Bugs

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation treats all cases of pest infestations seriously—we understand the disruption and stress this can cause to our tenants.
- The corporation provides tenants with information on bed bug prevention and treatment upon move in, through tenant meetings, newsletters and as needed.
- Prevention of bed bugs is key – which is why the corporation includes bed bug resistant building features in all new builds and renovations and provides proactive monthly inspections and quarterly treatment of all common areas in multi-unit buildings in Whitehorse.

Additional response:

- In response to reported issues, the corporation works hard to have inspections completed within two business days, and if treatments are required to have them done immediately, subject to contractor availability.
- If treatment is required, the corporation engages a certified pest control contractor who conducts the necessary treatment and then follows up with two additional inspections.
 - The corporation covers all treatment costs, including heat treatment to both the unit and furniture as required.
 - Treatment of furniture is recommended over disposal and replacement.
 - Upon request, tenants can contact the corporation and can be provided early detection or preventative tools such as bed bug traps or mattress covers at no cost.

Context: The issue of bed bugs in Yukon Housing Corporation units has garnered media and opposition attention.

Bed Bugs

Yukon Housing Corporation

Background:

- Yukon Housing Corporation (YHC) has a Bed Bug Policy that ensures attending to bed bug issues is done 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 tenants do not have the capacity, YHC or its contractors can assist in bagging belongings and furniture for treatments.
 - Relocating tenants temporarily during treatments, if required.
- Bed bugs are not known to spread disease and bed bug bites do not generally require medical attention.
- Flooring replacements in common areas were completed at 600 College Drive in October 2023.
 - The work included bed bug prevention measures (sealing of floor and wall joints).
- 48 units were treated between January 1, 2023 – December 31, 2023.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

YHC Client Communication Response Time

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation has looked at its auto-attendant call routing and call data and has made adjustments to how calls and voicemails are handled.
- Since the changes were made, we are seeing a noticeable decrease in response times.
- We continue to monitor and adjust so we can provide reliable call response times to our clients.

Additional response:

- YHC is committed to establishing client-oriented communication and service level standards.
- These service level standards are intended to set clear response time expectations for both staff and clients.
- Other improvements include:
 - Increasing follow-up responsiveness by adding additional staff to voicemail monitoring.
 - Reducing amount of time calls ring before going to voicemail to reduce abandoned calls.

Context:

- YHC has received considerable feedback stating that all calls are going to voicemail and call response times are unacceptable.
-

Background:

- VoIP (Voice Over Internet Protocol) is a technology that enables users to make and receive phone calls over the Internet instead of using the traditional landline or cellular connections.
 - The Implementation of VoIP was a YG initiative overseen by HPW.
-

Session Briefing Note

TAB #08
Spring 2024

YHC Client Communication Response Time

Yukon Housing Corporation

- YHC rolled out VoIP phone calls in November 2021.
- In October 2022, the auto-attendant feature was added.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Fire & Death at 1190 Front Street

Yukon Housing Corporation

Recommended response:

- I would like to extend our sincere condolences to the family and the tenants of 1190 Front Street affected by the loss of Jacques Joseph Allen.
- While the fire was contained to one unit, we understand all tenants at 1190 were affected.
- The corporation is profoundly grateful for the rapid response and support provided by the Whitehorse Fire Department and for the care provided by Emergency Medical Services.
 - YHC will also continue to cooperate with the coroner's ongoing investigation.

Additional response:

- All established emergency protocols – including the sprinkler system – worked efficiently and building damage contained and harm to other tenants minimized.
- I acknowledge that this experience is difficult for tenants and we would like to encourage people to use the available supports and resources:
 - Mental Wellness Rapid Access Counselling at 456-3838;
 - Hospice Yukon at 667-7429.

Context:

- The maintenance and safety standards are frequent questions raised by the public and are of frequent political interest.
-

Background:

- On January 29, 2024, a tenant residing at 1190 Front Street, a Yukon Housing Corporation building, succumbed to injuries at the Whitehorse General Hospital following a fire in the tenant's unit.
 - The City of Whitehorse Fire Department responded to a 23:48 notification from the building fire alarm system and was on scene by 23:52.
 - Yukon Housing Corporation's maintenance team received notification at 23:50 from Advance Security and was on scene by 00:10.
-

Fire & Death at 1190 Front Street

Yukon Housing Corporation

- The building sprinkler system was activated at the fire location, predominately to one unit on the second floor. The fire damage was contained to one unit with water damage to some of the common hallways on the second floor.
- YHC building maintenance and the Fire Department collaborated to support tenant control and accessed the first floor Common Room for a tenant gathering spot as a building evacuation was deemed necessary.
- The Fire Department turned off the sprinkler system for drainage, as per multi-unit building system protocol, and a fire watch was activated with the security contractor.
- YHC building maintenance staff remained on site until after 04:00.
- The unit remains closed as the RCMP and Fire Marshall are investigating.
- This week Whitehorse Technical Officers are assessing damage to all units and communal areas, including water damage from the sprinkler system.
- The Tenancy Supports Branch from YHC provided notice of the fire to all tenants with contact information for supports following the incident.
- Yukon Housing Corporation is grateful to the Whitehorse Fire Department for remaining on site, providing supports to tenants, and helping with cleanup.
- YHC buildings with fire alarm systems are tested monthly by certified contractors and verified by certified contractors annually with follow up reports which are kept in a designated fire panel in each building. Fire alarm monitoring systems are checked and re-certified annually.
- All YHC buildings have smoke/CO (carbon monoxide) alarms in all units and communal areas - 1190 Front Street has both smoke/CO and heat detectors and is fully sprinklered, the sprinkler activated as designed at the fire location.
- Yukon Housing Corporation does not conduct fire alarm drills in multi-unit buildings and fire evacuation floor plans are posted in all multi-unit buildings.
- Tenancy Support provides information on what to do in the event of a fire to all our tenants when they move-in.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Community Housing - RGI

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's Community Housing approach focuses on better client wellness outcomes and fiscal responsibility.
 - This means socially-mixed buildings and neighbourhoods – with supports for those who need them – to enable stable tenancies.
- Through Community Housing, the corporation is seeking to increase partnerships that diversify housing options and support the broader housing sector.
- This 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 Corporation.

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 regular 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.

Community Housing - RGI

Yukon Housing Corporation

- Tenants of a Yukon Housing Corporation unit receive support from social housing coordinators employed by the Tenancy Supports branch.
 - TSB manages over 900 social and staff units territory-wide.
- Yukon Housing is also diversifying the housing portfolio to utilize housing options provided through partners.
- Examples of key partnerships include Da Daghay Development Corporation, the Safe at Home Society and Normandy Living.
 - It recognizes that 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 YHC Board in 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:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Repealing CHABs

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's repeal of the Community Housing Advisory Boards (CHABs) regulations, as set out in the *Housing Corporation Act*, aligns with the findings of the Auditor General of Canada and legal advice.
- Prior to this repeal, the CHABS duties included:
 - allocate units;
 - hear appeals and disputes; and
 - assist in the review and approval of staff housing applications.
- The corporation has since assumed these roles through the modernization of governance and financial practices, resulting in no longer requiring the use of Community Housing Advisory Boards.

Additional response:

- We understand that this may raise questions as to how the corporation will solicit community input.
- As part of Creating Home, the corporation's new strategic plan, the corporation is committed to understanding housing needs. Examples include:
 - March 7: partners engagement session on Creating Home was held.
 - Continued application of community housing needs assessments.
- The corporation will continue to engage Yukoners through various avenues including the Housing Action Plan Implementation Committee, the Community Advisory Board for Reaching Home and the Yukon Housing Corporation's Board of Directors quarterly community meetings.

Context:

- On March 7, Cabinet approved the repeal of 10 advisory board regulations.

Repealing CHABs

Yukon Housing Corporation

Background:

- The 10 CHABs regulations were largely established in the late 1970's, with two created after 2006.
- CHABs were established under the *Housing Corporation Act* 45 (1) and (2). Section 45 (1) states that:
 - "The Commissioner in Executive Council **may** by order establish housing advisory boards consisting of any number of persons as the Commissioner in Executive Council determines and prescribe their functions and duties."
- The CHABs' regulations indicated that appointed members would serve a three-year term and could be re-appointed for additional terms.
 - Members of the CHABs were remunerated for their services as a "Category B" Board under the Boards and Committees, Policy, GAM 1.8. Each Board can operate with up to seven (7) Board members. A majority of the board represents a quorum.
- The purpose of the CHABs was to allocate units, hear appeals and disputes and assist in the review and approval of staff housing applications.
- Since the CHABs were established, YHC has modernized its operations to:
 - align with modern privacy and tenancy legislation;
 - carry out evaluations to understand and improve housing programs; and
 - implement client management software.
- In 2019 through to 2022 the Office of the Auditor General of Canada (OAG) identified that the corporation was partially compliant, and subsequently not compliant, with the ten (10) CHABs regulations under section 45(1) of the *Housing Corporation Act*.
- In 2021, the YHC Board approved short- and long-term recommendations to address the continued non-compliance.
- This decision to repeal the CHABs regulations aligns with legal advice from the Department of Justice.

Approved by:

President, Yukon Housing Corporation

March 11, 2024
Date approved

Tenant Allocation Model

Yukon Housing Corporation

Recommended response:

- The Community Housing Tenant Allocation model diversifies buildings by intentionally mixing the tenant income demographics and composition and now includes seniors, families and single people.
- This diversity encourages positive interactions between tenants and an increased sense of community, leading to better client outcomes.
- Aligning our allocation model supports nationally-accepted practices, and recognizes the importance of putting people's wellness outcomes at the centre of housing success.

Additional responses:

- Whitehorse is the first community where the new tenant allocation model is being implemented; a similar approach will be explored with other communities.
- Units are allocated as follows:
 - 20% prioritized to people experiencing homelessness, on the By-Name List;
 - 20% prioritized for individuals who have experienced intimate family violence or need medical accommodation.
 - Support plans are required prior to tenanting to ensure appropriate supports are accessible to maintain housing.
 - 60% of units allocated to people with financial need.

Context:

- YHC implemented the new allocation model at 401 Jeckell Steet in January 2023.
 - Questions were raised by the Opposition to understand YHC's tenant allocation model.
-

Tenant Allocation Model

Yukon Housing Corporation

Background:

- Yukon Housing Corporation's historic tenant allocation model applied a points system based on severity of vulnerabilities.
- The unintended consequences of this outdated model included:
 - prioritization of individuals with the lowest income and the highest need together based on the ability to live independently.
 - higher eviction rates – likely due to a lack of necessary supports.
 - clients who only had affordability issues were rarely housed.
- 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 following consultation with NGOs, the Department of Health and Social Services and the Housing Action Plan – Implementation Committee.
- The corporation developed three (3) new Rent Geared to Income (RGI) policies to operationalize this direction:
 - tenant allocation policy (and support plan);
 - priority policy; and
 - asset cap policy.
- Buildings not included: purpose-built and seniors' facilities.
- Policy adjustments were made based on community feedback:
 - Unit Allocation: the Housing Income Limits (HILS), a lower income limit to what was to have been applied, the Affordable Housing Income Limits (AHILS), will be used in response to Yukon's current economic climate.
 - Support Plan: format was modified based on NGO feedback.
- An evaluation of the Community Housing framework is expected to be initiated in fall 2024/winter 2025.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Waitlist

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation maintains a waitlist for the Rent-Geared-to-Income housing program.
- As of April 25, 2024, there were:
 - 311 eligible applicants on the waitlist for the Rent-Geared-to-Income program, with
 - 256 on the Whitehorse waitlist; and
 - 55 in rural communities.
- Applicants are required to re-certify annually to remain eligible by providing their household's annual income and information about other relevant household changes.

Additional response:

- The corporation has partnered with the Safe at Home Society, as the stewards of the By-Name List, to prioritize housing for individuals experiencing homelessness or those who are precariously housed.
- In Whitehorse, Rent-Geared-to-Income units are allocated as follows:
 - 20% to individuals on the By-Name List;
 - 20% to individuals based on their experience of intimate family violence or medical need, including mobility issues; and
 - 60% to individuals who indicate having only affordability needs.

Context:

- The waitlist for the Rent-Geared-to-Income program has increased by 5% overall since fall 2023.
-

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. (TAB #4)
 - Key to this growth was that during the COVID pandemic, YHC did not require applicants on the waitlist to submit a Notice of Assessment (NOA) to confirm their eligibility.
-

Waitlist

Yukon Housing Corporation

- Waitlist numbers declined when the requirement to submit an annual NOA was reinstated.

Priority Groups:

- As of April 25, 2024, of the 311 waitlisted applicants, there were:
 - 199 who identify housing needs based on affordability including those experiencing homelessness;
 - 38 identify an experience of intimate family violence; and
 - 63 identify a medical and mobility need.
- Statistics on the number of waitlisted people from the By-Name List are not available as this is managed by the Safe at Home Society.
 - People on the By-Name List will likely have applied through the Rent-Geared-to-Income affordability stream.
 - If a unit is available during weekly allocations, the corporation will advise the Coordinated Housing Access Team (CHAT) to identify a suitable household.

Waitlist based on Priority Status

Priorities	Seniors	Non-Seniors	TOTAL
Priority - VoV	3	35	37
Priority – Medical	16	11	27
Priority - Mobility	30	6	36
Affordability	84	115	199
By-Name List	1	10	11*
Total:	134	177	311

- *Note this is not reflective of the number of individuals and/or households on the Community By-Name List. Individuals who are homeless may be included in the affordable category until information is shared from the Coordinated Housing Access Team.

Waitlist Survey

- In fall of 2023, the corporation, in collaboration with the Yukon Bureau of Statistics, administered a client survey to better understand waitlisted clients.
- All 298 waitlist applicants were invited to participate and 186 completed the questionnaire (62% response rate).

Preliminary findings include:

Waitlist

Yukon Housing Corporation

- Homelessness: 17% of respondents self-reported experiencing homelessness, and an additional 16% reported being at risk of homelessness.
- Among respondents who were housed and not living in temporary accommodation:
 - 23% reported living in unsuitable housing (housing lacks enough bedrooms to reasonably accommodate everyone in their household).
 - 16% reported living in inadequate housing (requires major repairs such as plumbing, electrical or structural issues).
 - 57% of respondents reported “More affordable housing” as their primary motivation for applying to the Rent-Geared-to-Income program.
- General Demographics:
 - 55% of respondents were seniors.
 - Most frequently reported primary sources of income:
 - Government pensions (48%)
 - Employment income (30%)
 - 34% identified as Indigenous.
 - 33% reported having a physical disability.
 - 21% reported dealing with mental health or addiction issues.
 - 15% identified as survivors of domestic violence.
 - 10% reported having a mental disability.

Waitlist reduction efforts:

1. Expanding YHC’s Housing portfolio

- Completion of duplexes in Dawson City and Faro planned in 2024.
- 47 units at 401 Jeckell Street added in January 2023.
- Completion of duplexes in Carmacks and Mayo in 2023.
- Completion of triplexes in Watson Lake, Mayo and Whitehorse in 2022.

2. Partnerships with third-party housing providers to house waitlisted clients

- Da Daghay Development Corporation currently has 50 units allocated to YHC clients and is working with YHC to complete their due diligence on their next development - Winter Crossing. (TAB #32)
- 26 seniors’ supportive housing units at Normandy Living. (TAB #38)
- Working with Vimy Heritage Housing Society on feasibility of future seniors’ supportive housing units. (See TAB #14)

Waitlist

Yukon Housing Corporation

- Exploring collaborative opportunities with the Northern Community Land Trust Society on a different model of affordable housing. (TAB #33)

3. Private rental market subsidies

- On April 25, 2024, 177 households were receiving monthly Canada-Yukon Housing Benefit (CYHB) to help those unable to afford private market rents. (TAB #21)
- YHC is working with the Canada Mortgage and Housing Corporation to develop a second stream to the CYHB for people fleeing gender-based violence.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Recommended response:

- Our government recognizes the importance of ensuring program eligibility is transparent and equitable for all tenants.
- The 2022 Auditor General of Canada's Report to the Yukon Legislative Assembly on Yukon Housing Corporation identified the corporation was applying different asset cap criteria for seniors and non-seniors in the Rent-Geared-to-Income program.
- We are committed to improving access to housing for Yukoners who are most in need, which is why the corporation implemented a revised asset cap where new applicants – including seniors - must all have less than \$100,000 in assets.

Additional response:

- A standard asset cap helps target the limited public housing resources to where they are most needed and will have the biggest impact.
- At the time of the December 2022 implementation,
 - 37 clients on the waitlist had assets over the cap;
 - Nine have been housed,
 - 10 found alternative housing, and
 - 18 remain waitlisted based on fitting the eligibility criteria at the time of their application.
- A review of the eligible assets is underway.

Context:

- YHC's new Asset Cap applied equally to all applicants was implemented December 6, 2022 and received significant media attention.
-

Background:

- 2022: OAG report on Yukon Housing found program variations created an ongoing barrier to affordability.
- The asset cap applies to all new applicants, including seniors.
 - It does not apply retroactively to seniors already housed in Yukon housing units or those on the waitlist list when the changes were implemented.
- 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.
- 2019: YHC Board of Directors directed staff to apply the same asset cap equally to all Rent-Geared-to-Income applicants, regardless of age.
- 2012: a review of the policy found the elimination of the asset cap significantly increased the number of eligible seniors on the waitlist.
 - YHC Board of Directors requested a comprehensive analysis and accompanying recommendations to inform next steps.
 - The Department of Justice 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*.
- 2011: Yukon Housing Corporation's Board of Directors passed a motion to eliminate the asset cap of \$100,000 for seniors.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Seniors' Supportive Housing

Yukon Housing Corporation

Recommended response:

- The corporation and the Department of Health and Social Services continue to collaborate to provide supportive housing for seniors.
- Our intent is to offer choices for seniors which allow them to age in place and prevent premature entry into long-term care.
- This includes 26 affordable housing units at Normandy Living for low-income seniors who require support to live independently.

Additional response:

- Our government is committed to implementing the Aging in Place Action plan and offering seniors' services that may improve their quality of life.
- We are committed to optimizing the use of public funding and services by focusing on seniors' needs rather than utilizing more intensive care, such as long-term care, when that level of care is not needed.

Context:

- The number of Yukon's seniors aged 75+ is anticipated to triple in the next 40 years, (while the rest of Canada's will double), which is anticipated to increase territorial health and housing pressures.
 - As of April 24, 2024, there were 134 seniors on the Rent-Geared-to-Income waitlist.
-

Background:

- All provinces and territories provide a range of housing options for seniors based on the level of service and care required.
- In addition to improving seniors' housing options, Yukon government provides benefits and tax credits to improve home accessibility:
 - Home Repair Program – three (3) grant streams and one (1) loan stream through Yukon Housing Corporation for low to moderate income Yukoners.
 - Seniors' Home and Yard Maintenance program – through Yukon Council on Aging to administer program as funded by Yukon Housing Corporation.
 - Pioneer Utility Grant – supports seniors' home heating costs for their primary residence through Health and Social Services.

Seniors' Supportive Housing

Yukon Housing Corporation

- Not providing alternative housing options for seniors increases the cost to Yukoners through the increased use of long-term care or in-patient hospital care.
- On December 1, 2022, Yukon government advanced seniors supportive housing choices by enacting the Seniors' Supportive Housing Program Regulation, which permitted the corporation to provide services such as food services at Normandy Living.
- Normandy Living is the first facility to support seniors outside of the established government-run homecare program. (TAB #38)
- 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:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Recommended response:

- Yukon's senior population is growing significantly requiring an increase in the stock and variety of housing options.
- We are continuing to invest in measures that will allow Yukon seniors to age in place, in their community of choice.
- That is why we are pleased to support Vimy with a recent contribution to allow them to progress in their feasibility work and funding application with Canada Mortgage and Housing Corporation.

Additional response:

- We continue to support this important partnership through a commitment of land and approximately \$700,000 in capital funding to date.

Context:

- The need for quality housing for seniors has generated media interest especially since the demolition of Macaulay Lodge.
 - The Opposition has raised questions regarding funding and timeline of the project.
-

Background:

- **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.
 - **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.
 - The Department of Energy, Mines and Resources committed to providing land: Lot 511 was subsequently identified at the intersection of Leota Street and Casca Boulevard, in Whistle Bend Subdivision and assessed at a market value of approximately \$1.35M.
-

Vimy Heritage Housing Society

Yukon Housing Corporation

- **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.

Table 1: Funding Allotted between 2013 - 2024

Date	Amount	Source
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.
2024	\$455,000	Community Development Fund to support phase 1 pre-development activities and completion of Class B estimate
Total	\$701,475	

Approved by:

President, Yukon Housing Corporation

February 1, 2024
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.
 - exploring solutions that address the challenges associated with current market conditions to effectively support home ownership.
- 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:

- 1 in 10 people in the Yukon live in core housing need.¹
- Housing affordability is also a concern for new homebuyers facing high prices and rising mortgage rates.
 - We want to support Yukoners in accessing home ownership but remain cautious to avoid setting people up for default by encouraging them to take on more debt than they can afford.
- The corporation's approach to affordable housing options include:
 - Providing housing where the rent is geared to tenant incomes (i.e., social housing).
 - Exploring new programs: median market rent, down payment assistance and rent-to-own.

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.
-

¹ [Northern Housing Report January, 2024](#)

Background:

- **Affordable housing:** The Canadian Mortgage and Housing Corporation defines affordable housing as housing that costs its residents less than 30 per cent of their pre-tax household income, which includes rents or the ongoing costs of ownership (monthly mortgage payments, utilities, etc.).
- **Core housing need (CHN):** A household is in CHN if its housing does not meet 1 or more of 3 standards (adequacy, suitability or affordability) or it would have to spend 30% or more of its before-tax income to access local housing that meets all 3 standards.
- Vulnerable populations continue to experience higher rates of CHN:
 - 14.4% of individuals who identify as Indigenous in Whitehorse experienced CHN.
 - This is higher than the 6.2% of non-Indigenous people in Whitehorse who experienced core housing need.
 - It's also higher than the 13.2% of Indigenous individuals who experience core housing need nationally.
 - 10.6% of individuals aged 65 and over in Whitehorse experienced CHN, compared to 6.4% for the population aged 18 to 64.
- Yukon Bureau of Statistics real estate reports show that average house prices for single detached and condos have fallen for three consecutive quarters; however, house prices remain high and Yukoners face affordability challenges due to rising mortgage rates.
- As of October 2023, the median rent in Whitehorse for units in buildings with 3 or more rental units was \$1,250. This is 1.3% higher than it was in April 2023. For rental units in all types of buildings, the median rent was \$1,368, and the vacancy rate was 1.9%.²
- Within the renter population in Whitehorse:
 - 22.7% live in unaffordable housing
 - 17.9% live in unsuitable housing
 - 10.5% live in inadequate housing
- Vacancy rates remain low in the private rental market as demand continues to outpace supply.

² [Yukon Rent Survey, October 2023](#)

Housing Affordability

Yukon Housing Corporation

- As of Q3-2023, prices for both single-detached homes and condominiums had decreased from the same quarter the year before³:
 - The average price of a single-detached home was \$664,600, down 5.2% from Q3-2022.
 - The average price of a condominium was \$426,600, down 7.1% from Q3-2022.
 - The average price of a mobile home was \$409,400, down 9.2% from Q3-2022.
- Interest rate increases throughout 2022 and 2023 have driven up borrowing costs. Higher borrowing costs further constrain consumer budgets, making homeownership less affordable. Record-high prices were no longer sustainable at current income levels given current mortgage rates.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

³ [Yukon Real Estate Report, Q3 2023](#), [Yukon Real Estate Report, Q3-2022](#)

Whitehorse Housing Co-operative

Yukon Housing Corporation

Recommended response:

- The Whitehorse Housing Co-operative owns, maintains, and manages twelve single-family units in Granger, six of which are designated for Yukon Housing Corporation's (YHC's) Rent-Geared-to-Income clients.
- YHC continues to work with the Whitehorse Housing Co-operative to provide affordable housing solutions for Yukoners, including assessing available solutions to address their most recent financial challenges.

Additional response:

- The corporation continues to support diverse housing options for Yukoners along the housing continuum.
- The Housing Co-operative contributes to the housing sector by providing inclusive, affordable, and sustainable solutions for individuals and families.

Context:

- In January 2024, the Whitehorse Housing Co-operative was notified of an intent to foreclose by one of their lenders due to non-payment of the mortgage.
-

Background:

- The Whitehorse Housing Co-operative was incorporated in 1987. The Co-operative has its own bylaws and is operated by its Board of Directors.
- Yukon Housing Corporation entered into an operating agreement with the Co-operative in 1990 for the provision of 6 rent supplement units.
- Local media covered the Whitehorse Housing Co-operative in 2008, when it entered receivership following management and accounting problems.
- YHC pays the Whitehorse Housing Co-operative rent for the six units designated for Rent-Geared-to-Income clients
- In Canada, over 2,200 non-profit housing co-operatives are home to roughly 250,000 people in over 90,000 households.

Whitehorse Housing Co-operative

Yukon Housing Corporation

- There are housing co-operatives in every province and territory such as:
 - Borealis Housing Co-operative in Yellowknife, Northwest Territories
 - Hillside Housing Co-operative in Iqaluit, Nunavut
- Nationally, most housing co-operatives are rental co-operatives developed during the 1970s and 1980s under government social housing programs targeting low to moderate income households.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Home Ownership Loan Program

Yukon Housing Corporation

Recommended response:

- The Home Ownership Loan Program is a mortgage lending program that helps eligible Yukoners purchase or build a home.
- In 2023, the corporation expanded the program to include Whitehorse.
 - 39 applications were received, most were unsuccessful.
- We recognize that the decline rate is reflective of the current housing affordability challenges in the Yukon and across Canada.

Additional response:

- The program is currently under review as the corporation continues to adapt its loans and grant programs to meet the changing housing needs of Yukoners.
- Our government is committed to reassessing the program to ensure Yukoners are not at increased risk of mortgage default by receiving loans they cannot afford.

Context:

- The limited number of approved home ownership loan applications was highly criticized during the fall sitting of the Legislative Assembly.
-

Background:

- Three intakes occur annually to accommodate the timelines of home builders who need financing to coincide with construction seasons.
 - In 2023, the first two intakes were held April 17 to May 19, 2023, and July 4 to September 5, 2023.
 - Home buyers should have an offer of purchase before applying.
 - Eligible applicants have up to two years to complete the construction of their home.
- **Home Ownership Loan (Rural until 2023-24)** – provides loans for eligible people living in the territory to buy or build their principal residence.

Home Ownership Loan Program

Yukon Housing Corporation

	Rural Home Ownership Program			Home Ownership (including Whitehorse)		
Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	11	4	3	1	19	15.6
Declined	11	10	16	25	62	50.8
Cancelled	10	14	3	13	41	33.6
Total	32	28	22	39 ²	122	100.0

¹ One client was approved but subsequently cancelled their project.

² Revised from 40 due to a data error.

- The previous Rural Home Ownership Loan program supported 22 clients in seven rural communities for \$8.6M over 3 years, including 12 construction projects.
- The program criteria remained the same, including:
 - being a Yukon resident for at least 90 days;
 - applicants demonstrate their ineligibility for traditional lender financing;
 - support eligible Yukoners to build or purchase a primary residence based on:
 - loans at 1% below the average posted five-year rate of major banks;
 - a down payment rate of 2.5% and closing costs;
 - fall within the corporation’s debt-to-loan ratios; and
 - be building or buying a new home on titled lots or First Nations land.
- The corporation has long used debt-to-service ratios for its lending programs to ensure households can afford a mortgage with YHC.
- The Rural Home Ownership Program was implemented from a 2018 review.
 - A key change was to expand the debt-service ratio from 40% to 42%, to improve program accessibility.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
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.
- The existing program was modernized to compensate eligible households for their uninsured losses up to a maximum of \$250,000.
- With more than \$500,000 already paid out, 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.
- 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 the national average.
 - Criticism of the initial response phase may be raised, but residents have generally been satisfied with the 2023 program terms, conditions and high funding limits.
-

Background:

- This new funding approach uses the popular and faster "compensation for losses" model which pays households 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.
- The Klondike Valley had three floods from an ice jam on the Klondike River; compounding factors of ice jams, high risk of freshet and high ground water tables created dangerous and extraordinary flood conditions.

Flood Relief Program (2023)

Yukon Housing Corporation

- The Yukon is one of the only jurisdictions without a standing Disaster Financial Assistance Program (DFAP).
 - Each year, purpose-built programs are developed and launched by YG to respond to impacted communities.
- An interim Yukon DFAP is expected to be implemented again for the spring of 2024, with Community Services working towards a more complete program design for 2025.
- 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 has been approved for a government buy out owing to the ongoing vulnerability and exposure of the property to future flooding.
- 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.
 - 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.

Flood Relief Program (2023)

Yukon Housing Corporation

- 2023 Flood Recovery Program – Application deadline was October 4, 2023. A total of 25 households applied for funding, 24 were approved

As of: January 30, 2024	Payout	# of unique Clients helped
Site Cleanup	\$23,385	19
Emergency measures	\$3,588	1
Essential Access	\$19,081	13
Site Services	\$23,212	17
Dwelling	\$393,702	19
Chattels	\$108,729	19
Total	\$571,697	23

Approved by:

President, Yukon Housing Corporation

February 1, 2024
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 and ensure clients are supported; evictions are always a last resort.
- An agreement with Safe at Home Society supports the corporation's provision of a housing stability service for tenants with tenancy struggles or who have been housed from the By-Name List.
 - Housing Stability services include: eviction prevention, outreach, goal setting and case planning, referral to support service, guest management and neighbourhood relationship support.

Additional response:

- The decision to change the corporation's tenant allocation policy was informed by data that indicated that tenants with the greatest vulnerabilities were experiencing the most evictions – especially those experiencing homelessness.
 - the new Tenant Allocation policy ensures 40% of tenants start their tenancy with a support plan to ensure needed supports are available.
- Consistent with the recommendations made by the Auditor General, staff continue to improve information systems to better understand:
 - when evictions are used;
 - what supports are working and what is missing; and
 - patterns of housing stability and movement along the continuum.

Context:

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

Session Briefing Note

TAB #20
Spring 2024

Evictions

Yukon Housing Corporation

Background:

- A report from 2019 showed that between 2012 to 2017, 89% of all YHC tenant evictions were for people previously experiencing homelessness and victims of violence (59% and 30%, respectively).
- The corporation will evict tenants only when they are in violation of their tenancy agreement.
- The most common reasons for evictions are:
 - ongoing noise and disturbance,
 - damage to the property,
 - smoking inside their unit; and
 - non-payment of rent.
- 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:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Recommended response:

- The Canada-Yukon Housing Benefit is a portable rental subsidy program run by Yukon Housing Corporation that provides direct financial support to help Yukoners meet their housing needs.
- Since the program's launch in November 2020, over 300 households have been supported.
 - As of April 25, 2024, 177 households were receiving the benefit.
 - A new homeowners stream of the Canada Yukon Housing Benefit was announced March 6 to support homeowners in severe core housing need.
 - Yukon homeowners with incomes less than \$100,000 were eligible to receive a one-time benefit of \$1,000 in Whitehorse and \$1,500 in rural communities.

Additional response:

- Applicants can receive \$200, \$400, \$600, or \$800 per month in a portable rent subsidy depending on their household income.
- The corporation is looking forward to finalizing our work with Canada Mortgage and Housing Corporation to bring online a third stream that will support individuals experiencing gender-based violence.

Context:

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

Background:

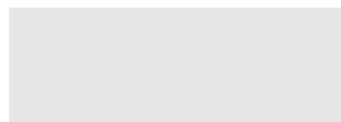
- Canada Yukon Housing Benefit builds on the Canada – Yukon Bilateral Agreement, under the National Housing Strategy. (TAB #40)
- The program includes \$9.1M of federal funding over eight years, combined with a mix of territorial cost matching, for a total of \$18.2M to support affordable housing subsidies for Yukoners.
- Additional program funding was announced in the 2021 federal budget.

- Eligibility criteria for the Housing Benefit include:
 - Clients must rent in the Yukon and not be receiving other housing benefits or subsidies;
 - 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 an annual 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.
- The corporation launched a fall 2023 campaign to promote the CYHB rental subsidy.

Table 1: CYHB Funding

Fiscal Year	Contribution from CMHC
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:



President, Yukon Housing Corporation

April 29, 2024

Date approved

Recommended response:

- On February 7, the Government of Canada announced to provinces and territories additional funding for the Canada Housing Benefit.
 - Yukon was allocated \$1.087 M to top up the existing Canada Yukon Housing Benefit
- In recognition of ongoing cost-of-living challenges affecting all Yukoners, low to moderate income homeowners in severe core housing need are eligible to receive between \$1,000 and \$1,500 as a one-time payment.

Additional response:

- This program complements the current Canada Yukon Housing Benefit Rental Stream which supports low to moderate income Yukoners.
- The application deadline for eligible homeowners to apply in person or online was extended to March 31st 2024 to allow more Yukoners to access the funding.
- When the program closed 360 applications had been received and they are still being assessed for eligibility.

Context:

- On February 7, 2024, the Canada Mortgage and Housing Corporation announced additional funding to provinces and territories for the Canada Housing Benefit program.
-

Background:

- The Government of Canada's unexpected federal support comes at a time when many Canadian homeowners are struggling with high cost of living.
- Rising interest rates and the high cost of living are contributing to affordability issues leading to "severe housing need", which refers to households that spend 50% of their gross before-tax income on shelter costs.

CYHB Homeowner Benefit

Yukon Housing Corporation

- Approximately 13% of Yukon households were in core housing need¹ in 2021, meaning housing that's either unaffordable, inadequate or unsuitable.
 - Of these households, 48% are homeowners.²
- Yukon Housing and CMHC have worked together to develop this temporary measure to help make housing more affordable for low-to-moderate income homeowners.
- Applicants must demonstrate a gross household income of \$100,000 or less in 2022 or 2023 to receive the direct benefit.
- Eligibility requirements include:
 - The applicant must be the owner registered on the title of the property for which the housing benefit is being applied to.
 - Must be a Canadian citizen or permanent resident of Canada or have permanent resident/refugee status.
 - Must have been a resident of the Yukon for 184 consecutive days in 2023;
 - Gross household income must be \$100,000 or less in 2022 or 2023.
 - Gross household income is the income of the applicant and a married or common-law spouse or other registered owner who uses the home as their principal residence PLUS any income generated from the collection of rent for any part of the principal residence or property.
 - Must be the registered owner of a home that is eligible for a Yukon Homeowners Grant that the applicant uses as their principal residence.
 - Must spend more than 50% of gross annual income on housing costs.
 - A standard sum of \$25,000 for all shelter costs (heating, electricity, property tax, home insurance, and home repairs) is added to mortgage payments to determine severe housing need.
- At a February 15 P/T meeting, four jurisdictions indicated an inability to exploit this funding.

Approved by:

President, Yukon Housing Corporation

April 29, 2024
Date approved

¹ Core housing need is when a household spends 30% or more of their gross household income on shelter costs or has housing that is inadequate or unsuitable.

² Housing Assessment Resource Tool, UBC 2021.

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 facilitate staff recruitment and retention.
- The Yukon Housing Corporation (YHC) currently manages 75 direct leases with employees.
 - Employees typically stay in staff housing for an average of three years.
- As of the end of March 2024, seven employees have been on the waitlist for six less, distributed across various communities:

Waitlist by Community	
Community	Employee
Carmacks	0
Dawson City	1
Faro	1
Haines Junction	1
Mayo	1
Ross River	0
Teslin	1
Watson Lake	2
Total:	7

Additional response:

- The Public Service Commission revised the employee housing policy (GAM 3.30) in 2019 to:
 - Prioritize housing for essential positions, such as health professionals and teachers;
 - Limit tenancies to three (3) years to encourage alternative housing options and support private-market housing development; and
 - Align rental rates to be closer with the private market.
- A review of the policy's effectiveness is currently underway.

Staff Housing/ Housing for Employees

Yukon Housing Corporation
Public Service Commission

Context:

- The availability of housing for Yukon government employees is crucial for staff recruitment and retention in communities, making it a high-profile issue.

Background:

- In addition to the 79 direct leases, the corporation also leases 73 units under agreements for special use with departments.
 - Education: 3 units
 - Health and Social Services: 46
 - Yukon Hospital Corporation: 23
 - Highways and Public Works: 1
- While tenancies are now limited to three (3) years, the policy allows for extensions in some situations, for example, where alternative housing options do not exist in an employee's community.
 - In 2023, 23 employees whose leases were set to expire were granted a one-year extension upon request.
- Rural private developers and landlords note that the Corporation's rents for employee housing have historically been below market rates, discouraging private housing investment.
 - Rental rates for employees renting before May 2019 are being increased per collective agreements and are limited by the current rent cap.
- Starting January 2021, YHC and the Public Service Commission began reporting taxable housing benefits for employees paying below market rents, aligning with Canada Revenue Agency requirements.
- YHC will be reviewing its policies, including the pet policy, to ensure they meet the needs of Yukoners.

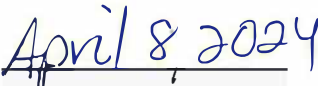
Approved by:

President, Yukon Housing Corporation


Public Service Commissioner

April 6, 2024

Date Approved


Date Approved

Recommended response:

- Yukon Housing Corporation is committed to creating a safe and secure environment in all buildings.
- To enhance safety for our Whitehorse tenants, the corporation provides:
 - After hours and weekend security service in multi-unit buildings;
 - Security camera monitoring in place in 16 multi-unit buildings;
 - Four rotational on-call employees who respond to emergency maintenance calls after hours and on weekends; and
- The corporation is actively engaged in the Downtown Whitehorse safety response which aims to enhance the safety, health and overall wellbeing of downtown Whitehorse through short, medium and long-term solutions.
 - The corporation has engaged with people with lived experience of poverty and homelessness on how to improve safety and security in our Rent-Geared-to-Income buildings.
 - A new housing approach for 408 Alexander Street Rent-Geared-to-Income building is being explored.

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 on YHC properties.
- A Privacy Impact Assessment and a Yukon Housing Corporation Video Surveillance policy were approved prior to security camera activation.
 - Areas recorded: common areas including hallways, entrances, laundry rooms, and building parking lots.

Safety for Tenants

Yukon Housing Corporation

Context:

- Downtown Whitehorse and other areas have experienced several break-ins and other criminal activity, which has resulted in safety concerns for clients and the neighbouring community.
-

Background:

- YHC has two security contracts to ensure tenant safety:
 - Sirius Security: to provide security patrol services to Multi-unit Residential Buildings located in Whitehorse, until March 31, 2024 at which time the corporation will enter into a new 3-year contract; and
 - Sirius Security: for fire watch and other security services when needed, such as support when an elevator is down in a seniors' building.
- Tenants were provided notice of the security cameras becoming operational, and were given contact information to discuss any concerns.
- Signage indicating the presence of security cameras, contact information and the authority under which we collect the information, are installed in all 16 buildings.
- Tenants can call the corporation's front desk telephone for assistance.
 - The corporation uses an after-hours and weekend answering service for tenant calls.
 - If the call is an emergency, the Whitehorse answering service 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:

President, Yukon Housing Corporation

February 1, 2024
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.
- From January 1, 2023 to December 31, 2023 the corporation completed:
 - 3,090 minor repairs and emergency work orders in Whitehorse;
 - 1,194 minor repairs and emergency work orders in the communities.
- The corporation has also completed 85 major repairs from April 1, 2023 to December 31, 2023.

Additional response:

- Work orders, vacancy repairs, general maintenance, emergency and after-hours work is provided through:
 - 4 Building Maintenance Workers;
 - 2 Whitehorse maintenance contractors; and
 - Community contractors.
- Internal system improvements to accurately track work order status continues to be a key priority for the corporation.

Context:

- The corporation has been criticized for the length of time units are under repair.
-

Background:

- There are a variety of reasons for delays in the reallocation of units under repair, including internal capacity and contractor availability, material deliveries and the requirement to properly manage hazardous material in older units.
- Major repairs are typically identified and assessed by Yukon Housing Corporation (YHC) Technical Officers during annual or move out inspections.

YHC Repairs and Maintenance

Yukon Housing Corporation

- Major repairs like roof re-shingling, full interior or exterior renovations, water and sewer upgrades and furnace replacements may take extra time due to tendering and project management requirements.
- YHC building maintenance workers or service contracts address minor repairs, emergency repairs (i.e. appliance repairs, broken windows, plumbing leaks and malfunctioning smoke detectors) - and tenant or inspection-initiated work orders.
- In 2022/23, YHC partnered with Da Daghay Development Corporation (DDDC), a local First Nation Development Corporation, to support addressing maintenance backlogs resulting from COVID-19.

Energy Efficiency of YHC units

- YHC is working with Canda Mortgage Housing Corporation (CMHC) on a 75/25 funding allocation from Indigenous Government Offer Round 2.
 - This includes all governments of the north, to support improved energy efficiency of YHC units.
- The intent is to install 50 energy pumps over three years for a total CMHC contribution of \$750,000, which will result in limited disruption to tenants.

401 Flooring Repairs

- 401 Jeckel experienced significant issues with flooring installation, for which with corporation has been working with the contractor to resolve since 2022.
- All issues have been settled and the corporation is in the process of signing off on final deficiencies.
- The contractor, Wildstone Construction, completed the flooring deficiencies and provided the extra flooring at their cost under the original contract.
- To date, flooring in the common areas, and vacant units have been replaced. Flooring in other units will be replaced as they become vacant.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Ryder Apartments Replacement

Yukon Housing Corporation

Recommended response:

- In January 2024 Yukon Housing Corporation (YHC) awarded a \$675,915 design contract to Kobayashi and Zedda Architects for a new 45-unit building at the site of the former Ryder Apartment building in Whitehorse following its demolition in December 2023.
- The new building will be designed and built according to updated energy efficiency standards 40% above the minimum standard of the National Energy Board of Canada (NEBC) and will help meet the Yukon Government commitments under Our Clean Future.
- The replacement of aging units is one example of how the corporation is working to meet the recommendations of the OAG and YG commitments to increase the supply of affordable housing in the Yukon.

Additional response:

- A successful public engagement was held at Yukonstruct April 22, 2024 where over 40 Yukoners provided comments and suggestions on the final design build.
- All tenants previously living in the Ryder apartment building were relocated to existing YHC units with most going our new building at 401 Jeckell St.

Context:

- There could be neighbourhood concerns with increased numbers of social housing units, and disruptions from the multi-year project.
-

Background:

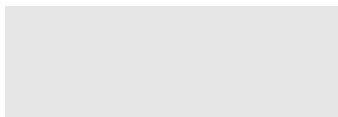
- The project will contain a mixture of units similar to those within the 401 Jeckell project, with 20% of units being accessible. The same Community Housing allocation model will be used to tenant the building.
-

Ryder Apartments Replacement

Yukon Housing Corporation

- Demolition of the building was delayed by several months to allow tenants time to relocate.
- The new building will maximize the unit count for the lot size and will comply with the City of Whitehorse development and zoning regulations.
- The project is part of YHC's 5-year Capital Plan and is partially funded by the Federal Government under the Northern Carve Out of the National Co-Investment Fund.

Approved by:



President, Yukon Housing Corporation

February 1, 2024

Date approved

Korbo Multi Unit Community Housing in Dawson

Yukon Housing Corporation

Recommended response:

- In August 2023, Yukon Housing Corporation (YHC) awarded a \$719,398 design contract to Kobayashi Zedda Architects for a 34-unit Community Housing project on the former Korbo Lot at 964-6th Ave in Dawson City.
- The contract includes all design, engineering and contract administration for the project and has an expected completion date of February 2024.
- On April 26, 2024, the corporation published the construction tender for the Korbo Multi Unit Community Housing building with a closing date of May 30, 2024

-

Additional response:

- Yukon Housing Corporation 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.
- The project is partially funded through the Northern Carve Out fund.

Context:

- The project was delayed due to the lack of electrical distribution 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.
- The vacant lot has since been fully remediated and backfilled.
- Groundwater monitoring wells will form part of the new 34-unit design and be built to comply with YG environmental regulations.

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Korbo Multi Unit Community Housing in Dawson

Yukon Housing Corporation

- Consultations with community partners informed the design to include smaller units for single and senior residents, common spaces and bike and scooter storage.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Watson Lake Housing First

Yukon Housing Corporation

Recommended response:

- In July 2023, Yukon Housing Corporation (YHC) awarded a \$11,461,617 construction contract to Atkinson Construction Ltd. for the new 10-unit Watson Lake Housing First project.
 - This important project is expected to be completed by 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:

- 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, like 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, YHC 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 building condition assessment determined it was not feasible to repair the building due to repair due to structural, mechanical, fire, building code and health/safety issues.
- YHC oversaw the demolition of the building including hazardous building material removal and site remediation.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Home Repair Program

Yukon Housing Corporation

Recommended response:

- The purpose of the Home Repair Program is to improve suitability, safety and accessibility of homes for Yukoners who own and are living in their principal residence.
- From inception, three grant streams have been available for:
 - Repairs,
 - Accessibility, and
 - Emergency Repairs.
- A fourth stream, the Wildfire Grant, was introduced in 2023 and offers up to \$1,500 for Yukoners who require air purification equipment or supplies to improve the air quality in their principal residence.

Additional response:

- Our government is committed to supporting low to moderate income Yukoners to remain housed as they age or to make repairs to address core housing needs.
 - 39 applications have been approved since April 2023 with a budget of \$2.39 million.
 - The 3rd program intake is open until the first week of March 2024.

Context:

- There is considerable public and political interest to know what programs are in place to help Yukoners to maintain housing and age in place.
-

Home Repair Program

Yukon Housing Corporation

Background:

Grants stream:

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	40	46	34	15	135
Declined	0	2	3	0	5
Cancelled	6	14	9	5	34
Total	46	62	46	20	174

Loans stream:

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	0	6	8	6	20
Declined	0	5	10	10	25
Cancelled	0	25	32	25	82
Total	0	36	50	41	127

Accessibility stream:

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	10	8	14	5	37
Declined	0	1	2	1	4
Cancelled	1	3	8	14	26
Total	11	12	24	20	67

Emergency Grants stream:

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	10	6	6	5	27
Declined	0	2	6	8	16
Cancelled	1	1	4	35	41
Total	11	9	16	48	84

Home Repair Program

Yukon Housing Corporation

Wildfire Grants stream:

Applications	2020-21	2021-22	2022-23	2023-Feb 24	Total
Approved/Pre-Approved	n/a	n/a	n/a	8	8
Declined	n/a	n/a	n/a	0	0
Cancelled	n/a	n/a	n/a	4	4
Total	n/a	n/a	n/a	12	12

- Based upon historic uptake in funding under the HRP, the Board approved several changes to the Regular, Forgivable and Subsidized Home Repair loans programs in fall 2018.
- These approved changes were designed to create immediate positive impact on the program and included;
 - Allowing Home Repair Loans to take 3rd position against the property, at the discretion of the Director responsible for the program.
 - Eliminating the requirement that home repair loans not exceed 100% of the loan to value ratio for the dwelling under repair.
 - Eliminating the requirement for clients to obtain quotes from contractors.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Municipal Matching Rental Construction Program (MMRCP)

Yukon Housing Corporation

Recommended response:

- The Municipal Matching Rental Construction program provides a one-time capital grant for housing projects to increase the supply of rental housing in municipalities.
- Eligible Yukon homeowners or developers can receive funding under a municipal tax incentive program to develop stand-alone private rentals or garden/living suites and multi-unit rentals.
- Examples of key projects in 2023/24 include:
 - \$500K awarded to Council of Yukon First Nations for the Family Preservation Wellness Centre.
 - This project will yield 15 new supportive housing units with 32 beds in the Whistle Bend subdivision.
 - 11 applicants approved for garden/living suite construction.

Additional response:

- We continue to realize the benefits this program has brought through such housing initiatives as:
 - 53-unit Challenge Community Building (Opportunities Yukon);
 - 84-unit Normandy Living (KBC Development Inc.)
 - 70-unit River Bend Phases 1 and 2 (Da Daghay Development Corporation); and
 - 87-unit Boreal Commons (536754 Yukon Inc.).

Context:

- Yukon municipalities are interested in ensuring that there are housing programs and supports available for communities.
-

Municipal Matching Rental Construction Program (MMRCP)

Yukon Housing Corporation

Background:

MMRCP:

Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	13	12	17	12	54	62.1
Declined	2	1	3	4	10	11.5
Cancelled	1	0	12	10	23	26.4
Total	16	13	32	26	87	100.0

- The Municipal Matching Rental Construction program provides funding for eligible recipients up to \$10,000.00 for a garden suite or rental unit in their primary residence.
- For larger projects, the program can provide up to \$500,000.00 to support rental housing development.
- The program which is fully funded by the Yukon government has been providing financial support since 2019/2020.
- \$3.1M in funding has been allocated to date.
- Seven Yukon communities have development incentives in place, including Whitehorse, Haines Junction, Carmacks, Dawson City, Faro, Teslin and Watson Lake.
- High interest rates and construction costs resulted in less program uptake than anticipated in the last fiscal year.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Recommended response:

- Our government is committed to creating opportunities for public private partnerships in housing and land development.
- The Developer Build Loan program is a short-term loan (bridge financing) program for the construction of multi-unit residential building(s) and residential land infrastructure projects.
- Since 2018 the program has supported three proponents:
 - Cornerstone: 53 housing units;
 - SPK Home Construction Ltd: 25 units;
 - Copper Ridge West: Phase 1: 24 residential lots.
 - When all phases are completed, over 150 residential lots will be available by Chu Niikwan Limited Partnership

Additional response:

- We continue to work with Private Developers and Yukon First Nations to increase the supply of residential land development, whether for rental or homeownership options.
- Expanding the Developer Build Loan program to include land provides an alternative financing option to encourage more affordable and market rate housing options for Yukoners.

Context:

- The media and Yukoners are keen to understand available housing options for Yukoners.
-

Background:

- The Copper Ridge West project marks the first large-scale housing development project on First Nations Settlement Land in the Yukon.
 - This historic achievement will help unlock the economic benefits of First Nations Final and Self-Government Agreements and provide an alternative housing options in Whitehorse.

Developer Build Loan Program

Yukon Housing Corporation

- The Developer Build Loan (DBL) program initially provided construction financing to developers who were project-ready but without appropriate financing to construct units.
- In 2022, a new regulation provided Yukon Housing Corporation with the authority to extend the DBL program to include financing for residential land and infrastructure development.
 - This permits the DBL program to be used to provide targeted financing for any phase in housing development, from land and infrastructure to construction of residential buildings.
 - Program eligibility is based on project plan, feasibility study, and other factors.
- The loan is expected to be re-paid within three months of project completion for builds and six months of project completion for infrastructure.
- The cyclical nature of the program uptake generates variations in program subscription.

Table 1: Developer Build Loan

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

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

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Spring 2024

Da Daghay Development Corporation (DDDC)

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation (YHC) is partnering with community organizations to increase supply and make affordable housing accessible to Yukoners.
- We are proud of our expanded partnership with the Da Daghay Development Corporation (DDDC), which continues to advocate for the interests of Yukoners in need of affordable housing.
- The 105-unit Winter Crossing project in Whistle Bend will be the largest affordable housing build in the history of the Yukon.

Additional response:

- This project represents an investment in affordable housing and supports a by-Indigenous housing provider that is committed to supporting Yukoners.
- We are committed to working with partners to improve supports for vulnerable Yukoners as recommended in the 2022 Office of the Auditor General of Canada Report on Yukon Housing.

Context:

- Some housing partners view DDDC's for-profit corporate structure as a potential threat to the maintenance of long-term affordability. There may be questions as to how and why YHC chose to invest in this project instead of alternatives.
-

Background:

- Discussions and negotiations with DDDC emerged from the 2021 Housing Summit following a request to our partners for help to increase the stock of affordable housing.

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Spring 2024

Da Daghay Development Corporation (DDDC)

Yukon Housing Corporation

- Yukon Housing Corporation currently has a lease agreement with Da Daghay for 50 rent-geared-to-income units at the River Bend property; these units are dedicated to clients from YHC's rent-geared-to-income program.
- The intent of the new construction project at Winter Crossing is to adopt the existing design of the River Bend building and benefit from the use of the same construction company.
- The Government of Yukon is finalizing the transfer of lot 120 to Da Daghay Development Corporation (a parcel of land adjacent to their River Bend buildings) for a discounted price.
- YHC intends to lease 75 units with a blend of rent-geared-to-income clients (32 units) and mixed-income higher earners (43 units at market rate).
- DDDC is obligated to maintain affordability for 20 years per their funding agreements with CMHC.
- YHC has committed \$10 million in capital funding to this project, with \$5 million from existing budgets and \$5 million from the Northern Carve Out managed by CMHC.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Recommended response:

- The Northern Community Land Trust Society (Society) is proposing to develop a 32-unit multi-unit building of affordable homeownership using a model that supports long-term, deep affordability.
- Our government supports this project and will be providing the Society with access to land in the Whistle Bend subdivision.
- We are taking steps to ensure this unique model can stand the test of time, and that legal mechanisms exist to preserve the long-term affordability of these homes.

Additional response:

- 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.
- Our support for this project demonstrates our commitment to backing innovative, made-in-Yukon solutions to meet our housing needs.

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 in the territory.
- Using a community land trust model protects 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. In the case of the NCLT, the society will operate as a

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Spring 2024

Northern Community Land Trust (NCLT)

Yukon Housing Corporation

condominium corporation whose legally binding bylaws will be bolstered by planned changes to the *Land Titles Act* to support ongoing affordability.

- Model success relies on an original grant of land and a non-profit approach to construction.
- The Society is providing an opportunity for households earning less than 80 per cent of the Yukon median income to achieve home ownership and, over time, 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.
- The Government of Yukon is working on planned amendments to the *Land Titles Act*, which are planned to be tabled in the fall 2024 sitting of the Yukon Legislative Assembly.
 - The Department of Justice is leading this work which, when complete, will enable the enforcement of statutory restrictive covenants.
- 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 \$1.2 million.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

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

Recommended response:

- The Yukon Housing Corporation (YHC), 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 City Men's Shelter and the Council of Yukon First Nations (CYFN) on the development of their Family Preservation Wellness Centre in Whitehorse.
 - The Dawson Men's Shelter serves unhoused or precariously housed men with on-site care including addictions and mental health support.
 - The Family Preservation Wellness Centre 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 increased the need for supportive housing for vulnerable Yukoners.
-

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

Background:

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

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

- The new Dawson Men's Shelter is an expansion of 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.
- YHC supported this project with \$900,000 through the Housing Initiatives Fund.
- 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) – Family Preservation Wellness Centre

- Yukon government's contribution for the 15 unit, 32 bed (five low barrier, 27 high barrier) facility:
 - Land for \$1.00 from Yukon government in Whistle Bend at the corners of Eldorado Drive and Casca Boulevard
 - \$1 million from YHC Housing Initiatives Fund; and
 - \$500,000 from YHC Municipal Matching Rental Construction Program
- A groundbreaking ceremony was held in May 2023.
- Construction is a joint venture between Ketzä Construction Corp. and Walker Home Construction, a company that primarily employs First Nations citizens.
- 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.
- CYFN and Ta'an Kwäch'än Council are project leads. YHC, Health and Social Services, Community Services, and Energy Mines and Resources are working together to support CYFN's project.
- Anticipated date of occupancy is fall 2024.

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Spring 2024

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

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Multi-Unit Residential Build with First Nations

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation continues to work with First Nations on a joint approach to develop a culturally appropriate shared housing design that can be constructed on settlement land.
- This project presents an opportunity to benefit all parties through economies of scale, resulting from a common design and lower construction costs.
- We are committed to working with interested First Nations to advance this initiative and to identify pathways to access federal funding.

Additional response:

- As a result of preliminary design work, the corporation has produced a conceptual design that First Nations can utilize for future projects.
- Over time, this initiative will create more accessible and affordable housing for Yukoners.

Context:

- A call-out was made at the October 2022 Housing Summit and Yukon Forum for YHC and First Nations governments to submit a joint funding housing proposal to the federal government to support vulnerable Yukoners.
-

Background:

- The Office of the Auditor General's (OAG) report on Yukon Housing was released in May of 2022.
- The report's recommendations included the need for Yukon Housing Corporation (YHC) and the Department of Health and Social Services (HSS) to collaborate more effectively to provide housing for those with the greatest needs.

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Spring 2024**

Multi-Unit Residential Build with First Nations

Yukon Housing Corporation

- 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:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Recommended response:

- The Housing Initiatives Fund supports the development of new affordable rental options across the territory.
- Since 2018, the program has:
 - committed more than \$30 million in project funding to help unlock more than \$350 million in proponent spending to support 843 new housing units, 767 of which will be affordable; and
 - the program has supported the successful completion of 382 housing units – of which 308 are affordable.
- The seventh, most recent intake for the Housing Initiatives Fund continues to experience high demand. The intake received 18 submissions and the successful proponents will be notified in April.

Additional response:

- The success of this funding program demonstrates the strength of our partnerships and the commitments of First Nations governments, developers, contractors, community organizations and the public to improve affordable housing options in the Yukon.
- Major HIF-funded projects include:
 - 84 units at Normandy Living,
 - 87 units at Boreal Commons and
 - 53 units at Opportunities Yukon - Cornerstone.
 - 67 units at Safe at Home Society's The Hearth (in progress)

Context:

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

Background:

- Of the 71 shovel-ready construction projects approved since 2018, 37 have been completed, and 34 are in progress.

Housing Initiatives Fund (HIF)

Yukon Housing Corporation

- The 6th intake (November 14, 2022 to February 3, 2023) was fully subscribed and resulted in support for 11 shovel-ready projects which are expected to create 159 new affordable units.
- The Housing Initiatives Fund requires that:
 - Units are energy efficient;
 - 20% of units in a multi-unit building are accessible; and
 - Units remain affordable for 20 years.
- Recent changes to Housing Initiatives Fund:
 - New project completion timeline requirements: proponents must ensure housing is ready for occupancy within two years of signing an agreement.
 - 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 construction.
 - In previous HIF intakes, projects were assessed and awarded funding based on top scores regardless of community; under HIF 6, projects were approved with consideration for a more equitable distribution across communities.
- As developers commence work, issues related to building sites, bylaws and design challenges may affect the total number of units that move forward for construction. Developers' plans may also be affected by market factors such as supply chain challenges, rising costs and interest rate variability.
- HIF is reviewed annually by the YHC Board to ensure it is targeting housing development needs as they evolve.
- This year's budget was reduced due to other capital project priorities.

UNITS									
	UNITS APPROVED			UNITS APPROVED BUT NOT COMPLETED			UNITS COMPLETED		
	Total	Affordable	Market	Total	Affordable	Market	Total	Affordable	Market
HIF 1	154	146	8	0	0	0	154	146	8
HIF 2	58	58	0	3	3	0	55	55	0
HIF 3	145	79	66	21	21	0	124	58	66
HIF 4	160	160	0	119	119	0	41	41	0
HIF 5	167	165	2	159	157	2	8	8	0
HIF 6	159	159	0	159	159	0	0	0	0
HIF 7	-	-	-	-	-	-	-	-	-
TOTAL	843	767	76	461	459	2	382	308	74

Approved by:

President, Yukon Housing Corporation

March 7, 2024
Date approved

First Nations Energy Efficiency Program (FNEEP)

Yukon Housing Corporation

Recommended response:

- Our government is committed to reducing greenhouse gas emissions by working with homeowners, governments, and other organizations to increase the energy efficiency of housing across the territory.
- The First Nation Energy Efficiency Program has now concluded, following expiration of the federal Low Carbon Economy Fund this past March.
- Over \$2.3 million in funding to seven (7) Yukon First Nations governments has been approved to complete energy retrofits and assessments within their housing stock.

Additional response:

- While the program ended in March 2024, the corporation is thankful to all Yukon First Nation governments who took part in this critical program.
- An informal assessment of the program is underway, and any lessons learned will be shared across government to help improve the program and outcomes in the future.

Context:

- The government was questioned on commitments listed under Our Clean Future.
-

Background:

- 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 through the Government of Canada Low Carbon Economy Fund, is designed to increase the adequacy and energy efficiency of First Nation government owned housing.
 - COVID-19 restrictions, staff changes in FNs and the lack of available professionals to perform pre-energy and post energy audits adversely impacted the uptake of this program and therefore the funding has been underutilized.
-

**First Nations Energy Efficiency
Program (FNEEP)**

Yukon Housing Corporation

- Table 1: Summary of Funding Commitments as of April 2024.

Clients	Total Amount Approved	Total Amount Paid
Champagne and Aishihik First Nations	\$344,250	\$ 546,022.17
Kluane First Nation	\$344,250	\$ 309,825.00
Selkirk First Nation	\$344,250	\$ 172,175.00
Kwanlin Dün First Nation	\$344,250	\$ 34,425.00
Vuntut Gwitchin First Nation	\$344,250	\$ 172,715.00
Tr'ondëk Hwëch'in	\$344,250	\$ 34,425.00
First Nation of Na-Cho Nyäk Dun	\$344,250	\$ 607,752.83
Total	\$2,409,750	\$ 1,877,340.00

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Normandy Living

Yukon Housing Corporation

Recommended response:

- Normandy Living is an 84-unit seniors' supportive housing facility with 26 subsidized units for Yukon Housing Corporation (YHC) tenants.
- This partnership between private-sector and the corporation 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 independently.

Additional response:

- Joint investments from the City of Whitehorse, Canada Mortgage and Housing Corporation, Yukon government and KBC Developments Inc. 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 for this program:
 - 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% of their annual gross income towards rent and 40% towards services.

Context:

- 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 was announced on March 2, 2021, and opened in December 2022.
- The facility is operated by KBC Developments, a partnership of local Yukon businesses: Ketzka Constructions, Borud Enterprises and Northern Vision Development.

Normandy Living

Yukon Housing Corporation

Costs for subsidized units at Normandy Living

- Rental cost for the first 10-units is pre-paid for 20 years. YHC pays \$1,482 for rent on each of the other 16 one-bedroom units with an inflationary adjustment over the life of the 20-year agreement.
- YHC pays \$2,990 per unit per month for service cost with an inflationary adjustment over the life of the agreement.
- On average the Yukon Housing Corporation recovers \$1,420 per month from each tenant residing at Normandy Living in one of the 26 designated units.
- The corporation's policies, such as an asset cap, are applied as part of eligibility. 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.

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 of the units (30%) 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.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Recommended response:

- Our government is committed to support Ross River Dena Council's request for help after they declared a State of Emergency.
- We worked with the Council to respond to an immediate need for emergency housing units for RRDC employees.
- The corporation purchased a trailer with three units which will be allocated to senior staff of the First Nation's administration.

Additional response:

- I am happy to report that the trailer is now occupied and will be home for the new Executive Director and Economic Development Officer.
- This effort is supporting Ross River Dena Council in building local administration capacity to develop and implement solutions to the complex socio-economic challenges in the community.

Context:

- May 12, 2023: Ross River Dena Council declared a state of emergency due to
 - Disappearance of a RRDC woman on April 21, 2023;
 - 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

- Spring 2023: Premier Pillai met with Chief Loblaw who indicated the need for short term housing, repairs to existing units and new units for nurses and mental health workers.
- 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.

Ross River Emergency Housing

Yukon Housing Corporation

- YHC officials met with RRDC, AR, EMR and CIRNAC, to discuss housing needs and better understand the request for three units for senior staff.
- Current: 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.
- YHC transported the trailer to RRDC, secured all necessary permits and the first RRDC staff member moved in January 25, 2024.

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 and the process can take a minimum of two years, involving CIRNAC and YG.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Recommended response:

- The 2017 National Housing Strategy (NHS) is a \$82 billion plus, 10-year plan giving more Canadians a place to call home.
- 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
- Our 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 this strategy, the Canada Yukon Bilateral Agreement provides increased funding and stock over 10 years.
 - It is intended to increase our community housing stock by 15 per cent and support the renovation of 20 per cent of existing community housing.
- The Canada Yukon Housing Benefit rental subsidy is another result of our successful partnership with the federal government. The program provides a subsidy to Yukon households struggling with affordability in the private market.

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).

Session Briefing Note

National Housing Strategy

TAB #40
Spring 2024
 Yukon Housing Corporation

- 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.

Table 1: Yukon's federal funding under the 10-year National Housing strategy

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

Note: all federal funding sources listed end in 2027-2028.

Session Briefing Note
National Housing Strategy

TAB #40
Spring 2024
Yukon Housing Corporation

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Northern Carve Out – National Co-Investment Fund

Yukon Housing Corporation

Recommended response:

- Federal funding partnerships are critical to addressing housing and affordability pressures across the territory.
- The Northern Carve Out under the National Housing Co-Investment Fund has been made available to off-set high construction costs and other northern building challenges.
 - 79 new, affordable units through community partnerships and Yukon Housing Corporation projects will be added to Yukon's housing stock by 2028.

Additional response:

- Our government appreciates the targeted financial consideration the Canadian Mortgage and Housing Association has given to our territory.
- The \$40 million fund will support projects like the 10-unit Watson Lake Housing First, currently underway, and the future 34-unit Korbo project in Dawson City.

Context:

- CMHC and YHC have a memorandum of understanding and an agreement for funding under the Northern Carve Out of the National Housing Co-Investment Fund.
-

Background:

- The federal recognition of the unique housing needs of northern communities resulted in a \$40 million Northern Carve Out under the National Housing Co-Investment Fund to the Yukon in March 2021.
- \$20 million was awarded to Yukon Housing Corporation's Community Housing projects.
- The other \$20 million is managed by CMHC to support Indigenous governments, organizations, community housing providers and/or private sector projects.

Session Briefing Note

TAB #41
Spring 2024

Northern Carve Out – National Co-Investment Fund

Yukon Housing Corporation

- YHC intends to have the \$20 million in funds expended by 2026-27 and projects substantially completed by September 2027.

2023/24 YHC's projects under the Northern Carve Out	
1	Watson Lake Housing First: a needs assessment prioritized supportive housing for Watson Lake. Construction tender was awarded June 2023 with a fall 2024 completion. (See TAB #6)
2	Ross River Duplex: This project replaces demolished units and is anticipated to begin in 2025/26.
3	Korbo Phase 2 Dawson: demolition of a YHC-owned 13-plex from oil spill is resulting in a 34-unit multi-family housing complex. Design RFP tender awarded July 2023, anticipated date of completed fall 2025. (See Tab #26)
4	Teslin six-plex: In 2019, YHC demolished a staff three-plex deemed beyond economical repair. The new six-plex will include a Community Housing Office.
5	Ryder Apartments - test fit and functional planning tendered summer 2023 following tenant relocation. Demolition was completed in fall 2023 and the design contract awarded to Kobayashi and Zedda Architects for a new 45-unit building in January 2024. Construction tender is expected for spring 2024. (See Tab #25)

External Project funded under the Northern Carve Out

- In December 2021, the Safe at Home Society accessed \$10 million directly from CMHC to purchase and renovate the former High Country Inn.

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approve

YHC Five-Year Strategic Plan – Creating Home

Yukon Housing Corporation

Recommended response:

- Creating Home is the corporation's new 5-year strategic plan that will transform affordable housing service delivery through the adoption of a more client-centred and collaborative approach that integrates supports and leads to better outcomes for Yukoners and communities.
- The plan draws on a recognized framework intended to re-design and transform health care delivery, called the Quadruple Aim, and adapts it to housing.
- This innovative approach to housing delivery will lead to better outcomes by:
 - improving the client and provider experience;
 - strengthening community wellbeing; and
 - contributing to a sustainable future.

Additional response:

- Creating Home represents a significant shift in how Yukon Housing Corporation operates and delivers housing services.
- Not only are we focused on providing more choice in affordable housing. We are also committed to enhancing clients' housing stability, support, and connection – in short, working with them to create home.

Context:

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

Background:

- Yukon Housing Corporation's Board of Directors sets the Corporation's vision and supporting actions through the five-year strategic plan.
- Creating Home was publicly launched on January 29, 2024.

YHC Five-Year Strategic Plan – Creating Home

Yukon Housing Corporation

- Key areas of focus for the next several months include:
 - developing a more client-centred engagement approach;
 - creating a standard way to assess housing needs in communities; and
 - securing key housing partnerships to realize more housing options for Yukoners.
- The concept of the Quadruple Aim was put forward by the Institute for Healthcare Improvement (IHI) to re-design and transform the healthcare system.
- It is a framework within which a system of linked goals is pursued to improve the health of individuals and populations. These four aims include:
 - Patient Experience (enhancing the experience of care for individuals)
 - Population Health (improving health of the population)
 - Financial Costs (reducing per capita costs)
 - Provider Experience (Improving the clinician experience)

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Mandate & CASA Commitments

Yukon Housing Corporation

Recommended response:

- Our government is committed to making progress on our mandate and Confidence and Supply Agreement (CASA) commitments.

Item	Status Update
1. Implementing the work plan created in partnership with the Department of Health and Social Services to respond to the recommendations of the 2022 Office of the Auditor General of Canada Report on Yukon Housing. (TAB #4)	<ul style="list-style-type: none"> • 10 actions complete; • 23 actions underway; and • 1 action not started. <ul style="list-style-type: none"> ◦ 40.5. The Integrated Housing Plan and accompanying reports will inform Capital Asset Management Plan to better align stock with identified needs.
2. Developing the Yukon's rapid response to homelessness strategy while continuing to implement integrated housing with supports in partnership with Health and Social Services. (TAB #5)	<ul style="list-style-type: none"> • Work is underway to develop a comprehensive strategy to inform a coordinated and effective system-wide approach to respond to homelessness. • Clarifying the scope of services and stakeholder involvement will enable informed discussions with housing stakeholders to develop a strategy. • Next steps will include conversations with partners and finding a coordinated approach to supporting our most vulnerable.
3. Developing new land parcels and lots. (TAB #50 & #51)	<ul style="list-style-type: none"> • YHC is funding Chu NifKwān Limited Partnership (CNLP) to support their Copper Ridge West development in Whitehorse, providing more than 150 lots for single-detached homes and townhomes. This is the first large scale land development project on First Nation's settlement land in the Yukon. • YHC continues to work with colleagues from Energy, Mines and Resources as well as Community Services to increase the supply of serviced lots available for residential development.
4. Exploring and supporting new approaches to address the ongoing need for housing	<ul style="list-style-type: none"> • YHC is seeking to expand housing options including senior supportive housing, housing first, median market rentals, affordable homeownership, and rent to own programs.

options in the territory. (TAB #29 – 31 & #36)	<ul style="list-style-type: none"> Through the Housing Initiative Fund, YHC is also supporting innovative new housing development ideas to address housing challenges as well as shovel-ready affordable housing projects.
5. Releasing the 5th and Rogers land parcel to the private sector for future housing development. (TAB #54)	<ul style="list-style-type: none"> The assessment of the escarpment behind 5th and Rogers is complete and informs what mitigation measures are necessary to address future landslide risks. This work allowed us to issue a request for proposals in spring 2023 to develop the site and ultimately will lead to the release of the land for private sector development
6. Supporting the community land trust to advance its project in Whitehorse. (TAB #33)	<ul style="list-style-type: none"> The Northern Community Land Trust Society (Society) is proposing to develop a 32-unit multi-unit building of affordable homeownership using a model that guarantees permanent, deep affordability. The Government of Yukon is working on planned amendments to the Land Titles Act, which are planned to be tabled in the fall 2024 sitting of the Yukon Legislative Assembly. <ul style="list-style-type: none"> The Department of Justice is leading this work which, when complete, will enable the enforcement of statutory restrictive covenants. We are taking steps to ensure this unique model can stand the test of time, and that legal mechanisms exist to preserve the long-term affordability of these homes.
7. Creating opportunities for public private partnerships in land development. (TAB #31, #50 #51)	<ul style="list-style-type: none"> Working with Energy, Mines and Resources and Community Services to identify and overcome barriers in the land development process, find efficiencies and promote more private sector participation. Completed expansion of the scope of the Developer Build Loan program to include financing for new land infrastructure projects (i.e., Chu Níkwän Limited Partnership)

Approved by:

President, Yukon Housing Corporation

February 1, 2024

Date approved

Recommended response:

- 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 received a clean audit report from the Office of the Audit General (OAG); however, the OAG indicated to the Chair of the Standing Committee on Public Accounts that the corporation's adoption of a new accounting standard for Asset Retirement Obligation was a contributing factor to the late tabling of the Yukon government's 2022-23 audited financial statements.
- Challenges from adoption of this new standard of the Asset Retirement Obligations model generally related to verification of:
 - 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
 - buildings on First Nations Settlement Land and land set aside.
 - 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 from the historic source documentation.

Context:

- 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.

Audited Financial Statements

Yukon Housing Corporation

- 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.

Audited Financial Statements

Yukon Housing Corporation

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:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Yukon's Housing MOU with Ontario Yukon Housing Corporation

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 housing demand.
- In December 2023, Government of Yukon officials met with Toronto-based investors and other housing market participants to begin exploring opportunities to increase investments in Yukon's housing sector.

Additional response:

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

Context:

- The signing of the MOU in May 2023 generated media scrutiny.
 - 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.
-

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.

Yukon's Housing MOU with Ontario Yukon Housing Corporation

- 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, have begun to implement 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:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Recommended response:

- Yukon Housing Corporation knows the proximity of 408 Alexander to the Whitehorse Emergency shelter impacts safe, secure, and stable housing for tenants.
- The corporation is committed to identifying opportunities to apply a different approach to the building, as noted by:
 - Ideas from the recently closed Request for Information, issued late last fall to gather ideas for alternative building uses.
 - Review of ideas from the Forum for People with Lived Experience on December 6, 2023
 - Consideration from the Downtown Safety Response Plan work to support a safe and vibrant area for citizens and businesses.

Additional response:

- The corporation continues to work with the Department of Health and Social Services to improve supportive services to Yukoners in need.
- In addition, the findings from the Request for Proposal and other consultations has resulted in the corporation hiring a consultant to design a proposed addition to support a third-party operator for the building
 - A conceptual design and code analysis is expected by April 30, 2024

Context:

- Downtown Whitehorse has experienced several break-ins and other criminal activity, resulting in safety, security issues and business closures stemming largely from activities at 405 Alexander St.
-

408 Alexander Street

Yukon Housing Corporation

Background:

- Built in 1975, 408 Alexander Street is operated as part of YHC's Rent-Geared-to-Income program.
- The building contains 18 units: 5 one-bedroom, 11 two-bedroom and two bachelor units.
- YHC building maintenance workers and social housing coordinators frequently identify public health and safety concerns at and around the building attributed to drug paraphernalia, body fluids, violence, etc.
- The result is high vacancy rates, high turnover, and high maintenance costs unrelated to the age of the asset.
- The building is zoned as CM2 Mixed Use Commercial 2.
- Following receipt of engineering drawings to amend the building for alternative operators use, the corporation and the consultant will meet with City of Whitehorse (COW) building inspector and development officer to confirm compliance with COW zoning regulations and ensure design meets all relevant code requirements.

Approved by:

President, Yukon Housing Corporation

February 1, 2024
Date approved

Session Briefing Note**Spring 2024****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**Spring 2024****Housing and Homelessness**Health and Social
Services

Key facts:

- Safe at Home reports that as of January 22, 2024, there were 155 people on the By Name List actively experiencing homelessness in Whitehorse, 44 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, which means approximately 124 individuals have been homeless for at least six months or have been homeless 18 out of the previous 36 months.
- From April to December 2023, there was an average of 42.3 guests per night at 405 Alexander.
 - From April to June 2023, there was an average of 66.5 stays in all shelters across the Yukon.
 - In 2021-22, there was an average of 58.5 stays in all shelters across the Yukon.
 - In 2022-23, there was an average of 72.1 stays in all shelters 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 unique 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

Session Briefing Note**Spring 2024****Housing and Homelessness**Health and Social
Services

snapshot of homelessness in Whitehorse to help understand the challenges facing homeless individuals and families.

- 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.

Session Briefing Note**Spring 2024****Housing and Homelessness**Health and Social
Services

- In 2020-21, an average of 8.5% of cases had a hotel stay each month.
- 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 Government of Yukon is undertaking a Housing First project in Watson Lake. This housing initiative is being led by the Yukon Housing Corporation and the Department of Health and Social Services in collaboration with Liard First Nation and the Town of Watson Lake Mayor in Council.
 - The 10-unit Housing First residence 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.

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- The residence will have 8 studio apartments, 2 one-bedroom apartments, common areas and space for staff offices.
- 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.
 - In Dawson City at Tr'ondëk Hwëch'in Jëje Zho, there are 8 residential units with up to 11 beds, offering first-stage transitional units and emergency shelter beds, and at the Dawson Women's Shelter there are 5 beds.
- 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.

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- 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.
 - 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 and 16 units at the Wood Street Housing First location.
- The Cornerstone Community Building opened summer 2022 in Whitehorse and provides supportive living and accessible housing for **21 beds**.
- There are **21 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's Place, 4 beds at Granger Haven, 14 beds through Options for Independence, 3 beds at Aurora House, 5 beds at Aspen group home and 2 residences for Yukon Review Board clients.
 - The residents currently at St. Elias will be moving into two new group homes. The Tay Street group home opened February 5, 2024, and will house 4 clients, 3 of which are from St. Elias. A second home is opening in April for the remaining 5 St. Elias clients.

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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.
- 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 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

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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 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.
- As of December 2023, progress on implementation includes:
 - amending the prioritization system for the rent-geared-to-income housing program ensures that all eligible Yukoners have equal access;
 - developing a social support branch quarterly housing report to inform programs and services improvements;

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- updating third-party agreements for targeted, efficient service delivery and improved monitoring, ensuring better accountability and responsiveness to the needs of vulnerable Yukoners;
 - publishing the Housing Action Plan three-year progress report for 2019 to 2022; and
 - collaborating with the Safe at Home Society to develop emergency housing options in downtown Whitehorse.
- 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.
 - Safe at Home Society reports that as of January 22, there were 155 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.
- Safe at Home opened a Warming Centre in January 2024, operating Thursday to Sunday, 9 am to 9 pm, at the former High Country Inn. It offers warm drinks, food, and can accommodate up to 20 people at a time for safe shelter.
- Our government entered into an agreement with the organization to provide funding and an expectation to fill 20 units (bachelor suites).

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- As work continues on this important initiative, we have worked closely with the Safe at Home Society to plan for the winter months.
- 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:

_____	January 31, 2024
Deputy Minister, Health and Social Services	[Date approved]

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Government priority:

- The Government of Yukon is committed to working with Connective, the Council of Yukon First Nations, Yukon First Nations and our community partners to take action to improve health and safety and enhance supports for Yukoners.

Key messages:

- We are committed to helping people who are experiencing homelessness to access the services they need as easily as possible.
- We released the Downtown Whitehorse Safety Response Action Plan in December 2023. This plan will further develop a safe, supportive and thriving downtown Whitehorse and can be found online at Yukon.ca/en/downtown-Whitehorse-safety-response-action-plan.
- The plan is intended to be flexible and responsive, focusing on immediate and long-term solutions, such as increasing housing security, expanding support services and increasing public safety.
- We are actively addressing public safety concerns and supporting downtown business operations, such as discouraging large congregations by creating alternative locations for services.
 - We have removed benches that blocked the line of sight along Alexander Street.
 - We are expanding service locations with an Outreach Worker at the Whitehorse Public Library.
 - We are working with NGO's to find new location for food services.

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- We have agreements with Safe at Home and the Council of Yukon First Nations to support these services until the end of March, 2024.
 - We are continuing to work towards finding longer-term commitments.
- We are increasing oversight and outreach presence in downtown Whitehorse to ensure residents and businesses feel safe and supported.
 - This includes hiring private security services for businesses in proximity to Alexander Street, regular RCMP foot patrols and working with the Council of Yukon First Nations to fund and launch a Mobile Downtown Outreach Initiative, staffed by First Nations outreach workers.
- 405 Alexander Street, also known as the Whitehorse Emergency Shelter, offers a low-barrier, 24/7 shelter and supportive living program, and a range of drop-in services for unhoused and street-involved adults.
- 405 Alexander is operated by Connective, in partnership with the Council of Yukon First Nations.
- Our government provides Emergency Medical Services, Home Care, and Mental Wellness and Substance Use outreach services at 405 Alexander.
- Several non-governmental organizations are also onsite to provide services, including Blood Ties Four Directions.
- We are committed to working in partnership with Connective, the Council of Yukon First Nations, Yukon First Nations and our

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community partners to meet the needs of the community and 405 Alexander guests.

Key facts:

- 405 Alexander Street has capacity for 54 emergency shelter guests per night and has 20 permanent supportive housing units operating under housing first principles.
- In 2022-2023, there was an average of 45.5 emergency shelter guests staying at 405 Alexander per night.
- From April 1 to December 31, 2023, there was an average of 42.3 guests per night.
- From April 2022 to March 2023, there was an average of 19.42 people per month living in Housing First units at 405 Alexander.

Reports:

- In May 2023, two independent reports were released evaluating the shelter's effectiveness, its impact on the community and the clients it serves.
 - *Whitehorse Emergency Shelter Evaluation*, prepared by Vink Consulting; and
 - *A Path Forward*, prepared by House of Wolf & Associates.
- We commissioned Vink Consulting for their report while the House of Wolf & Associates, Inc. report was requested by the Council of Yukon First Nations. Both were completed with our involvement and support.
- Findings within the two reports were informed by discussions with clients, shelter staff and community partners.

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- Responding to these findings as well as the recommendations from the 2020 Community Safety Plan requires the involvement of all our partners, as well as multiple departments and levels of government.
- We are committed to ensuring the safety of Yukoners and are meeting with the City of Whitehorse, First Nations governments, Yukon businesses, Connective, the RCMP and the federal government to discuss next steps.
- The *Whitehorse Emergency Shelter Evaluation* by Vink Consulting determined that 405 Alexander is reaching people who are homeless and street-involved, outlines key outcomes for guests and finds that it is providing benefits to shelter guests, Housing First residents and the government that outweigh its costs. The report found that:
 - Most guests are satisfied with the services provided and the shelter is meeting needs of clients, though some unhoused women are choosing other emergency accommodation options, such as couch surfing.
 - Clients should be more supported to find permanent housing and more could be done on culturally appropriate approaches.
 - For every dollar spent on this shelter, the social return on investment amounted to \$2.11. The analysis found that for every dollar invested in a Housing First program, the estimated social return would be higher, at \$2.90.
 - Despite 38% of shelter guests reporting that their substance use has increased as a result of accessing the shelter, the report also states that this is more likely a result of homelessness and an overall nation-wide increase in substance use and negative impacts on mental health during the COVID-19 pandemic.

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- A *Path Forward* assessed the safety and perspectives of community wellness. The report recommended:
 - The purpose of 405 Alexander Street should be determined and communicated.
 - Decentralizing some aspects of service delivery may be appropriate.
 - Safe gathering spaces inclusive of women, LGBTQS+, and sober clients should be considered in addition to low-barrier spaces.
 - Education and engagement events such as town-halls, community walkthroughs, social media campaigns should increase a cross-demographic sense of community, understanding and empathy.
 - Increasing opportunities for cultural connection with land-based components that are within and outside of 405 Alexander is vital for First Nations guests.
 - Harm reduction initiatives such as a Managed Alcohol Program should be considered for substitute therapy programs.
 - Implementing a downtown-Whitehorse Community Safety Officer program via partnerships with Kwanlin Dün First Nation and Ta'an Kwäch'än Council would increase visibility and access to justice and safety services.
 - Mitigating opportunities for unsafe gatherings and intimidating behaviour through the Crime Prevention Through Environmental Design approach can lead to a reduction in fear and improve quality of life for the community. The approach includes three principles: Natural Surveillance or high levels of observation, Natural Access Control or decreasing the opportunity of crime,

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and Territorial Reinforcement by creating a sense of pride in a space.

- Implementing a case management approach and data management system between key partners may reduce gaps within overlapping systems and increase efficiency and access to intervention programs.

Next Steps:

- We have been meeting with the Council of Yukon First Nations, First Nations governments, Connective, the RCMP, City of Whitehorse, Yukon businesses, and multiple departments and levels of government to hear their feedback.
 - We held a community meeting on November 21, 2023.
 - In the coming months, we will be holding targeted engagement meetings with downtown residents, NGO's, businesses, First Nations, and people with lived/living experience.
- While change takes time, we are taking meaningful steps to ensure shelter users are supported while also addressing community concerns.
- Along with Connective and the Council of Yukon First Nations, we are working on a plan to enhance the area outside 405 Alexander as recommended in *A Path Forward Crime Prevention Through Environmental Design* approach.
 - On September 28, 2023, in partnership with Connective, we removed the high back benches from outside 405 Alexander as

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part of a broader environmental redesign intended to support our work to enhance the area.

- Work is also underway to respond to concerns about garbage and area cleanliness and we are in discussion with Connective on considering the use of “sharps containers” for the safe dispensing of objects such as needles. Further assessment of this work is underway.
- In August 2023, Connective undertook a public awareness campaign: Facing Forward: Portraits of Resilience in Whitehorse to draw attention to the stories of guests and staff working for Connective and showcase the role of 405 Alexander.
- Recommendations from the Community Safety report that we received in 2020 have been operationalized. Highlights include:
 - Improved the provision of women-only services.
 - Ensured that the Shelter has sufficient and appropriate guidelines and processes in place related to occupational health and safety.
 - Explored and implemented new ways of engaging the community.
 - Increased access to culturally-based programs and services and adequately trained staff to address diverse and culturally sensitive needs.
 - Continued engagement with clients with lived experience to ensure they have a role in matters affecting programming and operations.

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- Employing people with lived experience and with compassion to work with shelter clients.

Mobile Downtown Outreach Service (Moccasin Mobile Outreach):

- On October 27, 2023, the Council of Yukon First Nations and the Government of Yukon announced that a mobile downtown outreach service is being planned to enhance safety in downtown Whitehorse.
- The Council of Yukon First Nations anticipates the Moccasin Mobile Outreach will be launched February 1, 2024.
- The outreach service will be operated by the Council of Yukon First Nations and staffed by 4-5 Yukon First Nations community outreach workers.
- The intention of this new service is to remove barriers for street-involved people by meeting individuals where and when they need support.
- The service will operate after-hours between 8pm and 2am on Thursdays, Fridays and Saturdays to address a gap in service availability and will be accessible by a mobile outreach vehicle and through a phone number.
- Outreach workers will provide individuals a range of services including shelter services, meal services, RCMP and medical services.
- The Government of Yukon is committed to collaborating with organizations that provide these services to explore ways to support and strengthen their efforts.
- The Government of Yukon has committed to provide approximately \$300,000 to fund this pilot project until March 31, 2024.
- This service is part of the multifaceted approach to address community safety concerns in downtown Whitehorse.

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Available Supports:

- We provide a range of on-site support including Emergency Medical Services, Home Care, social supports, and Mental Wellness and Substance Use outreach services.
- Emergency Medical Services has expanded their Paramedic Specialist Clinic hours at 405 Alexander to at least 20 hours a day.
- Emergency Medical Services supports the Mobile Paramedic Response Unit at 405 Alexander Street, which is equipped to provide mobile drug testing services and other health care services.
- Opioid Treatment Services from the Referred Care Clinic for guests of 405 Alexander have expanded to offer prescriber coverage two days a week. This approach has been very successful in increasing engagement in Opioid Treatment Services.
- We are working with Blood Ties Four Directions to increase awareness of the Supervised Consumption Site among guests of 405 Alexander and have expanded the services and hours of operation onsite and at the outreach van.
- Guests have access to harm reduction education and supplies, including Naloxone kits, and connection to appropriate support and services.
- Guests also have access to social workers and nursing support.
- Indigenous services users have access to cultural support and programming, through the Council of Yukon First Nations support of a full-time Cultural Support Worker.
- Mobile Crisis Response Unit – Car 867 is a program in partnership with the RCMP to provide RCMP and mental health nursing responses for mental health and wellness related 911 calls.

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Coroner Inquiry into 405 Alexander Deaths:

- We are aware that the Coroner's Office intends to conduct an inquiry into the deaths of four individuals at 405 Alexander.
- Our government is committed to supporting the Coroner's Office as they conduct this work and to reviewing the Coroner's findings once they are available.
- The Department of Health and Social Services provides a range of on-site supports at 405 Alexander, including EMS, Home Care, Social Supports, and Mental Wellness and Substance Use outreach services.
- EMS has expanded their Paramedic Specialist Clinic hours at 405 Alexander to at least 20 hours a day, and EMS also supports the Mobile Paramedic Response Unit at 405 Alexander Street, which is equipped to provide mobile drug testing services and other health care services.
- Opioid Treatment Services from the Referred Care Clinic for guests of 405 Alexander have expanded to offer prescriber coverage two days a week. This approach has been very successful in increasing engagement in Opioid Treatment Services.
- BRAVE Sensors were installed in bathrooms to alert staff if someone ceases to move for reasons such as an overdose or other health emergency.
- Guests have access to harm reduction education and supplies, including Naloxone kits, and connection to appropriate support and services.
- Staff at 405 Alexander receive training in recognizing and responding to the signs and symptoms of overdose.
- Mobile Crisis Response Unit – Car 867 is a program in partnership with the RCMP to provide RCMP and mental health nursing responses for mental health and wellness related 911 calls.

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- We are committed to working with other levels of government and local organizations to implement the recommendations in the Substance Use Health Emergency Strategy.

Food Services:

- We have agreements with Safe at Home and the Council of Yukon First Nations to support new locations for food services until the end of March 2024.
 - Safe at Home provides bagged meals twice a day for lunch and dinner between the hours of 9am to 9pm from Thursday to Sunday and offers a drop-in warming centre. This program will not be extended past March 31, 2024 due to renovation in the occupied space.
 - The Council of Yukon First Nations will be providing warm take away meals for indigenous families and children a few nights a week out of the former cell phone central store on Black St.
- We are continuing to work towards finding longer-term commitments.
- Moving forward, we will ensure that all locations offering these services will be culturally safe and accessible.
- Currently, several organizations offer free meals for Yukoners, including food services for women and children only. These organizations include:
 - 405 Alexander St., Mary House, Boy & Girls Club Yukon, the Victoria Faulkner Women's Centre and Sally & Sisters Yukon Aboriginal Women's Council offer meal services for women and children only, and the Whitehorse Food Bank offers hampers for individuals and families.

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Low Barrier Approach:

- The Government of Yukon and our partners at 405 Alexander Street are dedicated to offering person-centered, culturally appropriate, and trauma-informed care and services to build and support the resilience of all Yukoners.
- 405 Alexander is a low barrier facility that is non-punitive, non-judgmental and meets people where they are with dignity, respect and compassion.
- Guests of 405 Alexander are not required to be sober or fall into a certain demographic to receive essentials services and support.
- The intention of a low barrier approach is to remove systemic barriers that may inhibit people from accessing food, medical and mental health services, social support and a safe space for overnight shelter.
- Harm reduction is a vital part of a low barrier facility. Harm reduction measures provide opportunities for clients to access life-saving Opioid Agonist Therapies, medications for alcohol use disorder, support for safe substance use, and other health care measures that can treat the implications of substance use.
- A low barrier approach does not mean a no barrier approach. Effective barriers encourage a culture that communicates and protects the physical, emotional, and cultural safety of all shelter guests and staff.

Downtown Community Conversation:

- A Downtown Community Conversation moderated by Inspire Reconciliation Potential Consulting took place on November 21, 2023.
- This was an opportunity for those living and working downtown to voice their concerns through a moderated conversation with community

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partners to discuss viable solutions that support a safe and vibrant downtown.

- The Government of Yukon, NGOs, service providers, local businesses, the RCMP, City of Whitehorse, and Council of Yukon First Nations were in attendance.
- Although around 100 people attended, feedback was given from the attendees that more notice of the event would have resulted in a larger crowd.
- Great feedback and suggestions were shared in a respectful space and a suggestion box was full by the end of the evening.
- There was a clear theme of wanting a beautiful vibrant downtown.
- We committed to a follow-up community meeting in Spring 2024.
- We will be creating a What We Heard document following the Spring meeting.

Approved by:

_____	February 5, 2024
Deputy Minister, Health and Social Services	[Date approved]

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 from the mobile home park. 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.
- Community Services is in the midst of a review of the *Residential Landlord and Tenant Act*. The department is fortunate to get the benefit of feedback from mobile home pad renters and landlords as well as all those who provided their perspectives on the Act.

Context:

- Concerns related to the risk of mobile homeownership in the 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 park to a non-residential or other use.

- Mobile homeowners who are tenants of a mobile home site should contact the Residential Tenancies Office if a dispute arises with 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 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 months' notice, and cannot have the tenancy end in December, January or February.
- 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.
- The Government of Yukon began a review of the Residential Landlord and Tenant Act in June 2023. In the fall of 2023, Community Services engaged independent contractors to design and lead stakeholder engagement. It began with one-on-one interviews and a group session to hear from individuals representing landlords and tenants. The group met 17 times over two months. Their work helped to inform policy considerations for the public engagement.

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Mobile Home Parks

Community Services

- We launched public engagement on February 1 to solicit feedback from landlords and tenants across the territory. We partnered with Yukon Bureau of Statistics to launch a survey. The survey's format allows participants to dive deep into the topics that matter most to them. As part of public engagement, we also offered public information sessions and offered an open forum for people to provide input beyond the survey.

Approved by:

January 31, 2024

Deputy Minister, Community Services

Date approved

Recommended Response:

- Whitehorse is a growing community, and we expect long-term demand for housing to continue. The Land Development branch (LDB) works with the City of Whitehorse to create neighbourhoods that meet this demand, including the beautiful and vibrant neighbourhood of Whistle Bend.
- We also work with Ta'an Kwäch'än Council (TKC) and Kwanlin Dun First Nation (KDFN) to support their land development objectives, like Range Point Road.
- We have completed construction of Whistle Bend Phase 7, which will make 130 new lots available including: 87 single family, 41 townhouse, and 2 multi-family.

Additional response:

- Construction of Phases 9, 12 and 13 will continue this year. These phases also contain two lift stations.
- When land development is complete, Whistle Bend will provide a full-service, sustainable neighborhood of about 2,000 lots, which could provide homes for 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:

New Residential Infill Parcels

- There is a range of land development work underway in Whitehorse, including continued Whistle Bend development and feasibility, planning, and design work for development on numerous Whitehorse sites identified or supported in the City's new Official Community Plan.
- LDB will work with the city to consider feasibility work in 2024 on Council-supported or OCP-compliant parcels within the city. The feasibility work would determine if the sites were suitable for development, and if they are suitable may be prioritized for high-level master plan process and public engagement.

Copper Ridge Parcels 519/520

- This site is identified in the City's new OCP as future residential. LDB led completion of the feasibility and infrastructure capacity work and the City led a high-level master plan process that is nearing completion.
- The proposed option is to release this site to target potential private sector developers.

Joint YG-KDFN Range Point Road

- LDB and KDFN have worked in partnership to complete the master plan, YESAA and zoning for this medium to high density development. This partnership will continue through detailed design, which was tendered in February 2024, and construction, which has tender target of Fall 2024 to allow for clearing and groundwork next winter.
- This will provide up to 400 units of housing.

Whistle Bend South Bench

- This site, located between Whistle Bend Way and Range Road, is identified as a future development site in the City's OCP.
- LDB has completed feasibility work (geotechnical, noise and dust studies, heritage).

Whitehorse Land Development

Community Services

- The project could be brought forward for high-level master plan process including public engagement.

North/South Future Growth Areas

- These two areas – Long Lake and Maclean Lake – are identified in the City's OCP as future development areas in Whitehorse.
- LDB is the coordination lead for feasibility studies, building on initial feasibility reports completed in 2017. The work is being carried out under a Joint-KDFN-TKC-City-YG MOU, through a joint work plan and working group.
- Completion of feasibility work is targeted for December 2024 to enable high-level master plan process and public engagement to potentially start in 2025.

Valleyview South Master Plan (including Tank Farm)

- The City-led multi-owner master plan is set to go to City Council in Spring 2024.
- The site is identified in the OCP to provide a significant source of housing units up until 2040.
- To date YG has participated in the planning as a minor landowner within the plan area. YG's contribution has been land (in the plan area) for common infrastructure such as storm water bioswale and lift stations sites.

Approved by:

February 26, 2024

Deputy Minister, Community Services

Date approved

Recommended response:

- Yukon is made up of vibrant and growing communities that require a supply of available building lots to allow families and businesses to grow and thrive. We collaborate with municipalities, First Nations, and the private sector to help meet this need.
- This season we have forwarded more than 60 lots outside of Whistle Bend for release, some in every Yukon municipality, and many more projects are underway. Highlights include: the Carmacks Prospector extension, various Faro and Mayo infill lots, the Lone Tree subdivision near Teslin, and the last phase of Grizzly Valley.
- Community Services is advancing additional projects in every municipality in the Yukon, helping to guide the land development process from feasibility, to planning, to construction, and final lot preparation.
- Construction highlights this summer will include the 43 lot Francis Avenue Extension in Watson Lake, and the first phase of the 44 lot Willow Acres expansion in Haines Junction.

Additional Response (Willow Acres):

- The land clearing work underway in Haines Junction will create 44 new serviced residential lots in Haines Junction.
- The Village of Haines Junction is anticipated to grow by 63% between 2022 and 2040. This development will introduce a significant number of new serviced lots to the market, facilitating the community's growth in a deliberate and sustainable manner.

- The Haines Junction Council adopted the master plan for this project; and all the current and eventual work on the site is guided by the approved master plan.
 - The subdivision construction, including the initial land clearing, is required to install water mains, sanitary sewer mains, support stormwater infrastructure and site drainage.
 - Departmental officials meet regularly with Haines Junction town council to provide updates and a public information session information is being planned.
-

Context:

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

Background:

- Community Service's Land Development Branch (LDB) works with municipal, First Nation and private sector partners to determine site suitability, plan, design, and construct subdivisions. Energy, Mines and Resources' Land Management Branch (LMB) takes the lots to market for sale.

Community Summaries

Carmacks:

- Six (6) urban lots have been forwarded to EMR for release in Spring 2024.

Dawson

- Pending heritage protection decisions, three or four more infill lots are targeted for release later for 2024. An industrial parcel is being prepared for release later this year.

Faro

- Seven (7) serviced infill lots have been forwarded for release in Spring 2024.
-

Haines Junction

- Two (2) urban lots have been forwarded for release in Spring 2024. Three (3) lots are currently available over the counter.
- The serviced Willow Acres Expansion Phase 1 & 2 is underway (44 lots) with targeted completion set for summer 2025.
- Project was announced by news release on March 13, including the following quote from the Mayor of Haines Junction:
 - o The Village of Haines Junction Council is happy to announce the launch of the newest subdivision expansion within the community. This development is set to introduce a significant number of new serviced lots to the market, facilitating the community's growth in a deliberate and sustainable manner. The project represents the culmination of several years of collaborative effort between the Council and the Yukon Land Development Branch. We are excited to see the project start in the upcoming days.

Mayo

- Five (5) infill lots have been forwarded for release in Spring 2024. There are currently two (2) lots available over the counter.
- Design of the 7th Ave North urban expansion which could provide a long-term supply of lots, will begin this spring.

Teslin

- Twenty-one (21) Lone Tree and 2 large Airport industrial lots have been forwarded for release in Spring 2024.

Watson Lake

- One (1) vacant infill lots have been forwarded for release in Spring 2024. There are currently two (2) lots available over the counter.
- Francis Avenue 43 lot extension and lift station construction is targeted for completion in Fall 2024. Under the agreement, 18 of the lots will be transferred to LFN.

Session Briefing Note

TAB #51
Spring 2024

Rural Land Development

Community Services

Whitehorse Periphery

- Another 20+ lots in the Whitehorse periphery, including up to 15 in the Grizzley Valley subdivision have been forwarded for release in Spring 2024.

Approved by:

February 22, 2024

Deputy Minister, Community Services

Date approved

Residential Landlord Tenant Act Review

Community Services

Recommended response

- As part of the review of the *Residential Landlord and Tenant Act*, Community Services invited members of the public to participate in an innovate Solutions Lab. The Lab gathered a diverse group of Yukoners and tasked them with developing recommendations on how the legislation can support a thriving rental market in the territory.
- Broad public engagement began in February 2024. Engagement included a survey as well as public information sessions. Formats were carefully designed to allow for maximum participation.
- I want to thank the group of stakeholders who dedicated so much of their time to participate in the many workshops and meetings. I also want to thank all Yukoners who participated in survey or sessions. We appreciate your time, commitment, and passion to make the territory an even better place to call home.

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.

Background:

- Community Services engaged independent contractors to design and lead stakeholder engagement. It began with one-on-one interviews and a group session to hear from individuals representing landlords and tenants. The group met 17 times over two months. Their work helped to inform policy considerations for the public engagement.

Residential Landlord Tenant Act Review

Community Services

- Community Services launched public engagement on February 1, 2024, to solicit feedback from landlords and tenants across the territory. CS partnered with Yukon Bureau of Statistics to launch a survey. The survey's format allows participants to dive deep into the topics that matter most to them. As part of public engagement, we also offered public information sessions and offered an open forum for people to provide input beyond the survey.
- Some of the early themes that have been identified include: the need for clear, unambiguous language in the Act; new approaches to rent control; compliance and enforcement; data collection; multi-residential considerations; how to end a tenancy; and the dispute resolution process.
- Yukon's *Residential Landlord and Tenant Act*, which was passed in 2012, was drafted with the focus on 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 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. The CASA also introduced a new rent index.
- As the review of the Act progresses, the Residential Tenancies Office will continue to provide information on the current Act and timely and fair dispute resolution. The office continues to enhance its public outreach materials and its technological interface to better serve Yukoners.

Approved by:

January 31, 2024

Deputy Minister, Community Services

Date approved

Session Briefing Note**SPRING 2024****Old Crow Health and Wellness
Centre and 10-Plex**Highways and
Public Works

Recommended response:

- This spring, the Old Crow community will have access to their very own new Health and Wellness Centre and 10-plex.
- The Department of Highways and Public Works and the Vuntut Gwitchin Government continue to work closely to complete the new facilities.
- The 10-plex was substantially complete at the end of January, and the Health and Wellness Centre is expected to be completed in April.
- Full use of the facilities could take up to two months following substantial completion. Activities completed during this time include move-in, set-up of utilities, technology systems, and operational training for staff.
- Construction on these facilities between March 2021 and January 2024 enabled the Vuntut Gwitchin community to benefit from \$12.5 million in employment, training, and business opportunities related to these projects.
- The Government of Yukon and Vuntut Gwitchin Government are excited to see the two beautiful facilities constructed in the Yukon's only fly-in community.
- Both buildings were designed and built to high standards, including air tightness, insulation, energy efficient heating, ventilation, and lighting.
 - Both buildings are designed to exceed our energy performance target of 35 per cent below the 2017 National Energy Code standard.

Session Briefing Note

SPRING 2024

Old Crow Health and Wellness Centre and 10-Plex

Highways and
Public Works

- The Health and Wellness Centre's energy performance target was 37 per cent.
- The 10-Plex's energy performance target was 41 per cent.
- As a result, greenhouse gas emissions have been reduced in the Health and Wellness Centre by 40 per cent and the 10-Plex by 37 per cent.

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.

Background:

- Highways and Public Works is responsible for the procurement and management of the Health and Wellness Centre and the 10-plex housing unit design and construction.
- A combined procurement was used for the two facilities to simplify construction resource demands in this small community 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 is staying 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. Higher shipping costs and a greater number of air freight loads, changes in market conditions have resulted in an increased contract amount of \$53.5 million.
- The design-build procurement was value-driven to look beyond the price to make sure the project brought 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 and Old Crow specific experience, and First Nations participation.

Session Briefing Note

SPRING 2024

Old Crow Health and Wellness Centre and 10-Plex

Highways and
Public Works

- A 60-year land lease to accommodate both facilities on one site was signed in spring 2021 with the Vuntut Gwitchin Government.

Shipping

- To assist with this project and other projects in the community, a winter road was constructed during the winters of 2021-22 and 2022-23 between Eagle Plains and Old Crow.
- In 2022, 67 truckloads of material were transported 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, 2022, 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.
- These loads included construction equipment, old and outdated machinery, vehicles, and equipment no longer needed in the community, waste oil, batteries and other miscellaneous materials.
- Air North Partnership has transported 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.
- As of January 2024, direct air freight costs totaled approximately \$9.1 million.

Approved by:

March 5, 2024

Deputy Minister, Highways and Public Works

Date Approved

Session Briefing Note

5th and Rogers

Tab #54
Spring 2024

Energy, Mines and
Resources

Recommended response:

- The 5th and Rogers lot provides a unique opportunity for private sector land developers to create much needed housing and to revitalize this downtown Whitehorse area.
- The 5th and Rogers parcel is being sold to West End Developments, a local group of companies: Da Daghay Development Corporation, Kobayashi and Zedda Architects, Northern Vision Development, and Ketza Construction.
- Along with meeting housing needs, First Nations developers and local companies will benefit from the opportunity to develop this land. The project will be renamed Kèjān + Rogers, which reflects a collective path towards reconciliation.
- West End Developments has a vision for the development of this site, namely, to provide housing and commercial space.

Additional Response:

- The sale of this site for one dollar requires the purchaser to take on the liabilities and costs associated with development, including the cost of mitigating slope stability, management of contaminants, removal of existing buildings and relocation of power lines.
- West End Developments will be working towards acquiring permits and approvals with the City of Whitehorse to commence development of the site in the months ahead.

Session Briefing Note

5th and Rogers

Tab #54
Spring 2024

Energy, Mines and
Resources

- The company will focus initial work on preparing the site, addressing slope stability, removing old buildings, installing sewer and water services, and building roads.

Context — this may be an issue because:

- The sale of the 5th and Rogers parcel was announced March 14, 2024 and may result in questions.

Background:

- The 5th and Rogers site has the potential to accommodate large-scale residential development. The site has been unused since the 1960s.
- The parcel is zoned Mixed Use Commercial which supports a range of commercial and residential uses. Current maximum building height allowances range from 15m to 25m throughout the site.
- Development must conform to an existing risk-based restoration permit and prior to any housing development, West End Developments will implement geohazard mitigations to protect the site from potential future slope failures.
- West End Developments was the only company to apply during the spring 2023 lot release. Energy, Mines and Resources has been working with the company since that time.
- As outlined in the Agreement for Sale, West End Developments is required to meet several conditions with the 5th and Rogers property. Those include:
 - Current buildings located on the Property are demolished within three years of title transfer;
 - Ground-work is completed with three years of title transfer, in accordance with the risk-based restoration permit; and
 - Residential units are being constructed within five years of title transfer.

Session Briefing Note
5th and Rogers

Tab #54
Spring 2024

Energy, Mines and
Resources

Approved by:

March 14, 2024

Deputy Minister
Department of Energy, Mines and Resources

Date approved

Session Briefing Note

Lot Sales and Support for Housing and Development

Tab #55
Spring 2024

Energy, Mines and
Resources

Lots Released Last Year:

- In spring 2023, we released 117 Whistle Bend lots. Of those, 82 lots were for single-family homes, 33 lots for townhouse development and 4 lots for multi-residential development.
- Last spring we also released 28 residential, country residential, and industrial lots in the communities. Of those, 17 were newly developed lots.
- The 5th and Rogers parcel was released by tender in Spring 2023 and the purchase agreement was signed in early March 2024. (See BN #67)

Current Initiatives:

- On April 17 we released through lottery and tender 130 new lots in Phase 7 of Whistle Bend and are planning up to 67 other lots in communities throughout the Yukon in 2024. This includes the release of up to 15 lots in Grizzly Valley, 21 country residential lots in Lone Tree subdivision, and two Teslin Airport industrial lots.
- In Riverdale, 2 Klondike Road, the site of the former Macaulay Lodge, has been released through a tender which closed on April 4, 2024. The lot was rezoned to allow for mixed-use residential and commercial development with supportive housing included as a secondary use. (See BN #72)

Session Briefing Note

Lot Sales and Support for Housing and Development

Tab #55
Spring 2024

Energy, Mines and
Resources

- Through the sale of the 5th and Rogers parcel, now known as Kèjān and Rogers, site planning can be advanced through permitting with the City of Whitehorse.
- Several significant projects in the City of Whitehorse are in the planning, design or construction stage which will help address housing pressures in the territory.
- As of April 2, 2024, there are lots available for over-the-counter sale in Haines Junction, Watson Lake, Whitehorse and in the Silver Trail subdivision north of Mayo. These include lots that were purchased through past lotteries and then returned by the purchaser.

Context — this may be an issue because:

- There continues to be high demand for building lots within Whitehorse and across the territory.

Background:

Development and sale process

- Energy, Mines and Resources continues to work in partnership with Community Services, municipalities and First Nations on land development projects to meet lot supply needs.
- Energy, Mines and Resources Land Management Branch sells new lots developed across the territory by Community Services' Land Development Branch.
- The sale of developed lots occurs once development work is complete. Before lots can be sold, legal requirements such as registering the legal survey and titling the lot must be met.

Session Briefing Note

Lot Sales and Support for Housing and Development

Tab #55
Spring 2024

Energy, Mines and
Resources

- Working with the City Housing and Land Development Advisory Committee we revised requirements to allow builders to obtain title to lots under Agreement for Sale earlier in the building process, prior to occupancy approval.

Our work supporting housing

- Phase 7 in Whistle Bend includes 87 single family lots, two multi-family lots, and 41 new townhouse lots (6 townhouse lots [from a previous phase are also included in the release](#)).
- The Government of Yukon entered into an Agreement for Sale with Da Daghay Development Corporation for Lot 120 in Whistle Bend in January 2023. This sale included the requirement to develop affordable rental housing units on the lot in exchange for a reduced lot sale price.
- In July 2022, Lot 335 in Whistle Bend was sold to Council of Yukon First Nations for a nominal amount to build a shelter for Indigenous women and children fleeing violence. Construction is ongoing on this project.
- The Government of Yukon continues discussions with and support for the Northern Community Land Trust model of affordable housing.

Approved by:

April 24, 2024

Deputy Minister,
Department of Energy, Mines and Resources

Date approved

Session Briefing Note

Macaulay Lodge

Tab # 56
Spring 2024

Energy, Mines and
Resources

Recommended response:

- The former Macaulay Lodge site, 2 Klondike Road, is now rezoned, consolidated and released for sale March 14, 2024.
- The site is now zoned Comprehensive Neighbourhood Commercial in alignment with the new City of Whitehorse Official Community Plan. This zoning includes supportive housing as a secondary use.
- The lot is being sold as a price-based tender. The applicant with the highest bid will have first opportunity to purchase the lot.

Additional response:

- The 2022 demolition of Macaulay Lodge, at 2 Klondike Road in Riverdale, provides opportunities for future land use. These were initially explored through an expression of interest issued in spring 2022.
- While the tender does not require affordable housing, there are various funding sources and City of Whitehorse incentives for developers to support affordable housing.

Context — this may be an issue because:

- There may be questions about 2 Klondike Road, the former Macaulay Lodge lot, because affordable housing continues to generate significant public interest.
-

Background:

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

Session Briefing Note

Macaulay Lodge

Tab # 56
Spring 2024

Energy, Mines and
Resources

- All residents were moved to Whistle Bend Place or another long-term care residence of their choice in January 2019.
- Macaulay Lodge was demolished in September 2022 to repurpose the site.
- An Expression of Interest (EOI) was conducted between March and May 2022 to determine private sector interest and capacity in redeveloping the site [which](#) yielded two responses.
- 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 a site-specific Comprehensive Neighbourhood Commercial zone.
- The January 2023 City of Whitehorse Council public rezoning hearing heard a request for additional seniors' housing; the same message was also shared with other political officials.
- The zoning designation allows for mixed-use residential and commercial development with supportive housing included as an allowable secondary use. It also requires that any commercial development be accompanied by an allowable residential use.
- The legal survey of the lot was completed in December 2023.
- [On March 14, 2024, a sale-by-tender for 2 Klondike Road was issued.](#)

Approved by:

March 14, 2024

Deputy Minister

Date approved

Department of Energy, Mines and Resources

Housing Issues

Yukon Housing Corporation

Recommended response:

- Many Yukoners continue to face challenges across the housing continuum, including:
 - homelessness and a lack of access to housing with services;
 - a lack of affordable rental supply; and
 - high house prices and mortgage rates.
- Exceptionally high building costs and rising interest rates are creating significant challenges for both Yukon Housing Corporation and its partners.
- The corporation's new strategic plan, Creating Home, will help transform affordable housing service delivery through the adoption of a more client-centred and collaborative approach that integrates supports and leads to better outcomes for Yukoners.

Additional response:

- Across government, we are working with stakeholders to develop new land parcels, increase housing stock while also responding to the findings of the 2022 Office of the Auditor General Report on Housing.
- We continue to advance projects that provide new housing to meet Yukoners' needs.

Context:

- The combination of high rental costs, limited affordable housing options, and difficulties in securing mortgages, continue to be a challenge for many Yukoners.
-

Background:

General housing information in the Yukon

Homelessness

- At least 197 people were experiencing homelessness in the 2023 Whitehorse Point-in-Time Count. This included: 58% men; 38 % female; 4% other.

Housing Issues

Yukon Housing Corporation

Rental pricing

- As of October 2023, the median rent for units in Whitehorse in all types of buildings \$1,368. This is 5.1% higher than it was in October 2022. For rental units in buildings with three or more units, the median rent was \$1,250, and the vacancy rate was 1.2%. Within the renter population in Whitehorse:
 - 22.7% live in unaffordable housing;
 - 17.9% live in unsuitable housing; and
 - 10.5% live in inadequate housing.

Rental and vacancy rate, Yukon (YBS)

	April 2022	October 2022	April 2023	October 2023
Median rent (all types)	\$1,300	\$1,301	\$1,325	\$1,368
Vacancy rate (all types)	1.6%	1.7%	2.2%	1.9%

Housing Construction

- Residential building construction declined by 19.3% over the same period. There was \$81.9 million in residential building construction in Yukon in 2023. This figure represents a 7.5% decline from 2022.
- Labour shortages contribute to higher construction costs and are leading to lower residential construction output.¹

House prices

- Yukon Bureau of Statistics real estate reports show that average prices for single detached and condos have fallen for three consecutive quarters; however, house prices remain high and many Yukoners face affordability challenges due to rising mortgage rates.
- Average House Prices (YBS)

Type	Whitehorse Average House Prices		
	2022 Q3	2023 Q3	Change
Single-detached house	\$701,200	\$664,600	(-5.2%)
Condominium	\$459,400	\$426,600	(-7.1%)

¹ Northern Housing Report, 2023

Yukon Housing Corporation Accomplishments

Creating Home – YHC new strategic plan

- Creating Home is the corporation's new 5-year strategic plan that will transform affordable housing service delivery through the adoption of a more client-centred and collaborative approach that integrates supports and leads to better outcomes for Yukoners and communities.
- The plan draws on a recognized framework intended to re-design and transform health care delivery, called the Quadruple Aim, and adapts it to housing.
 - This innovative approach to housing delivery will lead to better outcomes by:
 - improving the client and provider experience
 - strengthening community wellbeing; and
 - contributing to a sustainable future
- Creating Home represents a significant shift in how Yukon Housing Corporation operates and delivers housing services.

Capital builds recently completed by YHC or partners:

- 60 units completed between 21/22 and 22/23 by YHC
- **February 2024** 10 units in Old Crow (with HPW)
- **March 2024** accessible duplex in Faro
- **January 2024** – 3-unit mobile home delivered and prepared for occupancy for RRDC staff to help improve social conditions in the community.
- **August 2023** – two accessible, affordable duplexes in Mayo and Carmacks, YHC
- **July 2023** – a 12-bed men's shelter, Jëje Zho, in Dawson City, Tr'ondëk Hwëch'in
- **May 2023** – 9-unit Elders' complex, Vuntut Gwitchin First Nation
- **January 2023** – 87-unit rental development in Whitehorse by Boreal Commons
- **January 2023** – 47-unit build for in Whitehorse YHC
- **December 2022** – 84-unit Seniors' Supportive Housing Facility, Normandy Living.
- **July 2022** – 45-unit multi-use building, Cornerstone: Opportunities Yukon
- **June 2022** – triplex in Whitehorse, YHC
- **Summer 2022** – 20-unit, Whistle Bend: Champagne and Aishihik First Nations
- **March 2022** – triplexes in Mayo and Watson Lake, YHC

Housing Issues

Yukon Housing Corporation

Underway or Upcoming housing capital projects for YHC and partners

YHC- Underway (12 units)

- 10-unit Watson Lake Housing First building
- 2-unit affordable duplex in Dawson

YHC – Upcoming (112+ units) Community housing:

- 34-unit building with 8 accessible units in Dawson
- 45+ unit building with 9 accessible units on 6th Avenue in Whitehorse (formerly Ryder Apartments)
- 10 units in Mayo
- 6-plex in Teslin
- 6-plex in Carcross
- 6-plex Haines Junction
- Accessible triplex in Whitehorse
- Accessible duplex in Ross River

Staff housing:

- Accessible duplex in Destruction Bay
- Accessible duplex in Pelly Crossing
- Duplex in Burwash Landing

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. As of April 2024, 177 clients are receiving monthly support.

Support for homeowners:

- March 2024 – CYHB Homeowners stream
- June 2023 the Yukon government launched an \$8.25 million flood recovery program for residents and businesses affected by flooding in the Klondike Valley. (Tab #19)

Housing Issues

Yukon Housing Corporation

- April 2023, YHC launched the expanded Yukon Home Ownership Program which provides mortgages for qualified households to build and buy their homes across the territory, including Whitehorse.
 - The program is currently under review and scheduled for revision in the coming year.
- In 2020, YHC launched the revised Home Repair Program to support low to moderate-income Yukon homeowners to remain in their homes and age in place by providing funding to address mobility requirements, repairs, or core housing needs.

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.
- 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 Mayo and the Logan and Whistlebend subdivisions of Whitehorse 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. An amended loan agreement was signed August 2023 with Chu Níkwän for the same development.

Approved by:

President, Yukon Housing Corporation

April 30, 2024

Date approved

Session Briefing Note**Spring 2024****Corporate Note – Budget Highlights**Finance

Recommended response:

- The Government of Yukon is committed to supporting Yukoners and communities while delivering strong, sustainable fiscal management.
- The Yukon's economy is returning to normal with inflation falling, tourism rebounding, and growth in wages leading to higher consumer spending.
- This budget will benefit all Yukoners by providing significant investments in health care, education, and housing, and will ensure that Yukoners have opportunities to thrive in a vibrant and sustainable economy:
 - An additional \$15.3 million in funding is included to support the operations of the Yukon Hospital Corporation and another \$30 million is directed towards our Insured Health services system.
 - \$4.4 million will help increase the number of educational support staff and wellness professionals in our schools and create a learning environment that is inclusive and responsive to the diverse needs of our students.
 - \$101 million in capital is dedicated for land development, housing, education and health care.
 - This year's budget also delivers on our commitment to environmental stewardship, demonstrated through more than \$55 million allocated to support existing and new actions identified in *Our Clean Future*.

Session Briefing Note**Spring 2024****Corporate Note – Budget Highlights**

Finance

Embargoed until day of budget tabling

- Through Budget 2024-25, the government will continue to lay the foundation for the territory's new health authority. We will also provide funding to implement the *Substance Use Health Emergency Strategy* in coordination with our partners.
- This budget includes strategic investments in infrastructure, particularly in housing for the most vulnerable. Investments in housing include projects in Watson Lake, Mayo, Faro and Dawson City and funding support for various affordable and community housing projects.
- Like in previous budgets, Budget 2024-25 continues to build relationships and further reconciliation with Yukon First Nations.
- Revenue growth continues to accelerate alongside record levels of recoveries. The Yukon's strong financial position continues to improve as we look towards the future.

Additional response:

- The Yukon government is delivering on its commitment to grow a strong and resilient economy while ensuring robust, sustainable fiscal management.
- A strong surplus will serve as a prudent fiscal management tool and demonstrates the ability of the government to address unforeseen events without going into a deficit.

Session Briefing Note**Corporate Note – Budget Highlights****Embargoed until day of budget tabling**

- The fiscal summary includes a \$50 million contingency for unforeseen pressures and emergencies. Including a contingency has been a proven method to offset the cost of expected but undefined expenditures that arise throughout the fiscal year while limiting their impact on the territory's fiscal position.

Context—this may be an issue because:

- The 2024-25 Main Estimates will be debated during the March 2024 legislative session.
-

Background:

- The 2024-25 Main Estimates include a projected surplus of \$119 million and net debt of \$488.8 million.
- Total revenue is expected to be \$1.69 billion in 2024-25. This is an increase of \$115.8 million, or 7.4 per cent, from the 2023-24 Main Estimates.
- Gross O&M spending is forecast at \$1.6 billion, reflecting a \$141.4 million or 9.7 per cent increase over 2023–24 Main Estimates. Approximately 12 per cent is recoverable from Canada and other partners, making the net impact \$88.6 million, or a 6.7 per cent net increase over 2023–24 Mains.
- Forecast capital expenditures total \$484.0 million with recoveries of \$171.3 million. Although gross capital expenditures are consistent with the previous year (\$483.8 million in 2023-24) increased recoveries result in a 2.1 per cent decrease in net capital expenditures from the 2023-24 Main Estimates.

Session Briefing Note

Corporate Note – Budget Highlights

Embargoed until day of budget tabling

- There are 5,484.5 FTEs in the 2024-25 budget, which is an increase of 152.8 FTEs from 2023-24. Growth primarily for CASA Education commitments (61.0) and Health Human Resources commitments (11.5) as well as Putting People First (28.5).

Approved by:

February 28, 2024

Deputy Minister, Finance

Date Approved

Session Briefing Note

Corporate Note – Fin/HPW 2023-24 Supplementary Overview

TAB #59
FIN/HPW
Spring 2024

Recommended response:

- The changes outlined in the Supplementary Estimates No. 2 highlight the government's commitment to supporting the health and wellbeing of Yukoners and communities. The government will continue to make important investments to support our healthcare system, enhance public safety, and provide needed infrastructure across the territory.
- The 2023-24 Supplementary Estimates No. 2 forecasts an overall net increase of \$32.1 million in spending. This includes:
 - A \$61.0 million increase in gross O&M spending, with an offsetting increase of \$29.4 million in recoveries, and
 - Other than a small transfer of \$143,000 in the Yukon Legislative Assembly, there is no change in overall gross capital spending, and a small decrease of \$397,000 in recoveries.
- Changes in the Supplementary Estimates result in a revised forecast surplus of \$1.7 million and year-end net debt of \$444.5 million.
- The ability to remain in a surplus position despite an increase in spending is largely owed to significant infrastructure investments:
 - Infrastructure investments, which are mostly tangible capital assets, impact net debt when they are realized. However, as they are anticipated to provide benefits over many years, their

Session Briefing Note

Corporate Note – Fin/HPW 2023-24 Supplementary Overview

TAB #59
FIN/HPW
Spring 2024

Embargoed until day of budget tabling

impact on the surplus/deficit position is recognized over their expected life.

O&M

- In O&M, the most significant increases are for programs and initiatives in the Department of Health and Social Services:
 - \$25.6 million is required for Insured Health Services for physician claims, hospital claims, pharmacare and medical travel.
 - More than \$12 million in O&M spending will increase funding for the Yukon Hospital Corporation for unanticipated costs, which are partially a result of a global shortage of health care providers and work done to retain our valuable nurses.
- Some other significant items in the supplementary estimates include:
 - \$6.7 million to sustain initiatives aimed at strengthening justice and community safety within our territory.
 - \$4.1 million to cover costs for new teachers, educational assistants, learning assistant teachers and mental health and wellness counsellors, as well as Yukon University and Governance increases.
- The 29.4 million increases in O&M recoveries are mostly comprised of a \$25 million recovery expected to be received for work completed and underway at the Minto Mine, this year.

Session Briefing Note

Corporate Note – Fin/HPW 2023-24 Supplementary Overview

TAB #59
FIN/HPW
Spring 2024

Embargoed until day of budget tabling

Capital

- In Capital, there is no significant change in overall expenditures, but there are increases in several projects which are offset by decreases in other areas:
 - Most of the increases are for the Dempster Fibre project, which will receive an additional \$18.4 million to support faster than anticipated progress during the year. This project will provide Yukoners with more reliable access to the internet as well as necessary redundancy.
 - There is also a \$14.6 million increase for the Nisutlin Bay Bridge Replacement project and a \$7.9 million increase for the Erik Nielsen Whitehorse International Airport taxiway improvements and main runway replacement.
 - Finally, a \$5.8 million increase is required for the Old Crow Health and Wellness Centre replacement and the Old Crow 10-unit mixed-use housing project.
- These increases are offset by a number of decreases in other capital projects to reflect revised timelines:
 - The most notable decrease is a \$21.3 million reduction for the Skagway Marine Service Platform project, which has been moved to 2025-26.

Session Briefing Note

Corporate Note – Fin/HPW 2023-24 Supplementary Overview

TAB #59

FIN/HPW

Spring 2024

Embargoed until day of budget tabling

- There is also an \$8 million decrease in Northern Carve Out funding, which is being deferred to 2024-25.
- Delays in some of the community projects under the infrastructure development funding will also see an additional \$7.7 million decrease in capital.

Additional Response:

- Revenues for 2023-24 are expected to decrease by \$14.9 million, mainly to reflect lower forecasts for tobacco and corporate income tax revenues and quartz mining royalties.

Context—this may be an issue because:

- The 2023-24 Supplementary Estimates #2 is tabled in the spring session and will be the subject of debate.

Approved by:

Feb 29/24

Feb. 28, 2024

Deputy Minister, HPW

Approved

Session Briefing Note

Carbon Pricing (Corporate Note)

TAB# 60

Spring 2024

Environment & Finance

Recommended response:

- Since its introduction in 2019, the Government of Yukon has been supportive of carbon pricing as a policy to help us reduce emissions and move toward our ambitious climate targets.
- The Department of Environment and the Department of Finance work closely to ensure that we take a balanced approach to carbon pricing in the territory, one which considers the need to reduce emissions as well as the fair return of carbon pricing revenues to Yukoners.
- Our two departments work together to coordinate with our federal counterparts to assess the implications of carbon pricing in the territory and to ensure the needs of the territory are recognized in national policy.
- This includes retaining control over how revenues are distributed back to Yukon individuals, municipal governments, Yukon First Nations and businesses.
- It also includes excluding carbon price from electricity generation or aviation, in recognition of the unique constraints of our northern jurisdiction.

Session Briefing Note

Spring 2024

**Carbon Pricing
(Corporate Note)**

Environment & Finance

Additional response:

- Carbon pricing is just one tool in our toolkit to address the climate emergency.
- We continue to implement Our Clean Future to reduce the Yukon's greenhouse gas emissions and, more broadly, to reduce the impact of the carbon levy on Yukoners.
- In December of last year, we announced 42 new actions under Our Clean Future as part of the third Our Clean Future annual report outlining the progress we have made on the strategy.
- Although we have made progress on many of our commitments, there is still significant work required to meet our target of reducing our emissions by 45 per cent by 2030
- Our government continues to stand by carbon pricing as sound, evidence-based policy on climate change, but we share concerns about equity; specifically, for those Yukoners who do not use heating oil for their homes.
- The policies in Our Clean Future, as well as carbon pricing, are intended to incentivize Yukoners to make the switch to low carbon energy sources, like electric heating or heat pumps. Despite this change to the federal carbon levy, Yukoners continue to lead the way to support this low carbon transition.

Session Briefing Note

Spring 2024

Carbon Pricing (Corporate Note)

Environment & Finance

- Ensuring that we utilize every policy lever at our disposal, including carbon pricing, is essential to meet our goals.
- Together, we are finding solutions to reduce our emissions while strengthening our economy and supporting our industry partners.

Third response:

- The Yukon's carbon rebate is revenue-neutral. We are committed to both reducing carbon emissions in the territory and to returning all the federal government's revenues to Yukoners.
 - Returning proceeds to individuals, municipal governments, Yukon First Nations, and businesses is a critical part of our approach to carbon pricing in the Yukon.
 - We are returning 100 per cent of the federal carbon levy to these four rebate groups who receive more, on average, than they pay in carbon pricing levies.
-

Context—this may be an issue because:

- In October 2023, the federal government announced a temporary 3-year exemption for home heating oil from the federal carbon price, with the intention of helping Atlantic Canada in particular.
 - While Atlantic Canada welcomed this change, the exemption has received considerable backlash. Most provincial governments (except for British Columbia) have called for extending the carbon price exemption to all home-heating fuels (including natural gas).
-

Session Briefing Note

Spring 2024

Carbon Pricing (Corporate Note)

Environment & Finance

- Critics also argued that the exemption undermines the credibility of the carbon tax, and may weaken the incentives to switch to lower carbon heating options.

Background:

- The federal Draft Regulations Amending the Fuel Charge Regulations stipulate that all heating oil will be exempt from the fuel charge starting November 8, 2023, until April 2027.
- This means that light fuel oil consumption in all buildings, including residential, commercial, and institutional, will be exempt from the fuel charge.
- Nearly half (49.2% in 2022) of Yukon homes use oil-based heating.
- In Yukon, individuals, businesses, placer/quartz mining operations, Yukon First Nations governments and municipal governments are all eligible for a rebate for carbon pricing.
 - Individuals who live outside of Whitehorse receive a remote supplement, which was recently increased from 10 to 20% (and is now in line with the federal remote supplement for backstop jurisdictions including Alberta, Manitoba, Ontario, and Saskatchewan).

Approved by:

_____	March 1, 2024
Michael Prochazka, Deputy Minister of Environment	Date approved
_____	February 26, 2024
Deputy Minister of Finance	Date approved

Session Briefing Note

Inflation and Affordability

(Corporate Note)

Spring 2024

Finance

Recommended:

- Inflation has continued to improve in recent months, but all Yukon households continue to see their budgets stretched by elevated prices, with lower-income households often feeling the worst effects.
- The Government of Yukon continues to track inflation and its impact on Yukoners, so that we can take steps to ease the burden.
- As inflationary pressures continue to lessen, efforts to make life more affordable for Yukoners and to help industry are shifting from short-term assistance to measures with the potential to provide longer-term benefits, such as actions to improve home affordability.

Additional response:

- This year's Budget continues to support Yukoners by making sure they can access essential services at prices they can afford.
 - The Budget includes massive investments to advance affordable housing projects across the Yukon. From the Housing First Project in Watson Lake, the Ryder Apartments in Whitehorse, and the Korbo Multiplex in Dawson, the Yukon government will be taking action to build more affordable homes for Yukoners, especially those in vulnerable situations.
 - There is also over \$42 million in continued funding for early learning and child care in this Budget. This includes funding for the universal child care program, which has reduced child care fees to less than \$10 per day on average.

Session Briefing Note

Inflation and Affordability

(Corporate Note)

- o We are also making life more affordable and leading the nation with our Yukon-wide dental program, which will see \$5.4 million in continued funding for 2024-25.
 - o To make sure that more people have the option of staying home when they are sick, we have extended the Temporary Paid Sick Leave and included the necessary funding to do so in this Budget. We have also extended the Interim Electrical Rebate, which will provide welcome relief from power bills to Yukoners across the territory.
- These are just a few examples of the many programs and initiatives that will continue to support Yukoners this year.
- The Yukon's minimum wage has also been responsive to price changes, as its annual change is tied to inflation in the year prior. After growing 6.8 per cent in 2023, the minimum wage is scheduled to grow a further 4.9 per cent to \$17.59 per hour as of April 1, 2024. The new minimum wage would represent the second highest wage in Canada, behind only Nunavut's minimum wage of \$19.00 per hour.
- Higher inflation impacts various Government of Yukon programs through indexation, including:
 - o Subsidies for medical travel
 - o The Yukon Child Benefit
 - o Social Assistance Payments
 - o Student Financial Assistance
 - o Seniors' benefits
 - o The Pioneer Utility grant

Session Briefing Note

Inflation and Affordability

(Corporate Note)

- o The Comprehensive Municipal Grant Regulation
- o The minimum wage
- o Residential rent caps
- o The tobacco tax rate

Context—this may be an issue because:

- Inflation has fallen from historical highs but remains elevated in Canada and in the Yukon.
- While improved, energy prices remain elevated, and food and shelter costs continue to be prominent drivers of overall inflation. These are all areas where higher prices are more obvious to consumers.
- Housing affordability has been a concern in the Yukon for several years.
- After more than a year of local inflation being among the highest in Canada, growth in the Whitehorse CPI trended down throughout 2023 and was once again below the national inflation in the last three months of 2023 and the first two months of 2024.
- Higher earnings were reported across most industries in 2023, and several industries reported earnings growth more than 2023's average inflation of 4.9 per cent. Even as some industries had earnings gains outpace inflation, earnings growth of 2.8 per cent in the industry total fell short of the overall increase in prices in 2023.

Session Briefing Note

Inflation and Affordability

(Corporate Note)

Background:

Inflation – Recent performance and outlook

- 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 were key drivers of overall inflation in 2023.
- Actions taken by the Bank of Canada to rein in inflation by cooling the Canadian economy appear to be having the desired effects. The national labour market has softened, consumer spending has slowed, and real GDP has leveled out. Following ten increases in the overnight rate since March 2022, discussion among many analysts has shifted towards the timing of rate cuts.
- The Bank's efforts to tame inflation look to have set the stage for a soft landing for Canada, as inflation is trending down without an accompanying sharp downturn in economic activity. Weaker energy prices and improving supply chains have also helped contribute to a much-improved national inflation picture.
- Prior to the recent period of elevated inflation, prices in the Yukon had generally tracked close to the national trend. After averaging 3.9 per cent in 2023, the Bank expects national inflation to fall to 2.8 per cent in 2024 and 2.2 per cent in 2025. As price pressures continue to recede, a similar story is expected locally with growth of the Whitehorse CPI forecast to fall from 4.9 per cent in 2023 to 3.0 per cent in 2024 and 2.5 per cent in 2025.

Session Briefing Note

Inflation and Affordability (Corporate Note)

Spring 2024

Finance

PROGRAMS AND OTHER MEASURES THAT SUPPORT AFFORDABILITY

Projects under the Five-Year Capital Plan supporting housing affordability (Yukon Housing Corporation)

- The **Old Crow 10-Plex Mixed-Use Housing** facility will be completed and will be ready for residents to start moving in by March 2024.
- Construction of the **10-plex Housing First Project in Watson Lake** began in the summer of 2023. It is scheduled to be completed in the fall 2024.
- Construction of the **Faro and Dawson Duplex** projects started in summer 2023 and are scheduled to be complete in early 2024.
- The **Korbo Multiplex in Dawson** is in the design phase. This project will deliver approximately 34 new housing units.
- The old **Ryder Apartments in Whitehorse** was demolished in December 2023 and plans are underway to replace it with a new multi-family affordable housing complex. The project is in the design phase and is anticipated to deliver over 45 new units.

Universal Child Care Program (Education)

- Universal child care is available to all Yukon families using licensed child care spaces. The universal child care program has reduced fees to less than \$10 per day on average for families across the Yukon.

Dental Care program (Health and Social Services)

- The Yukon's Dental Program was launched in 2023 and provides \$1,300 per year in dental benefits to Yukoners without dental coverage. The program will cover dental treatments necessary to relieve pain and infection, prevent disease, treat cavities, and restore chewing and social function. It will also offer full coverage for preventive care, such as routine dental cleaning.

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Inflation and Affordability (Corporate Note)

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Finance

Paid sick leave program (Economic Development)

- 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 includes all illnesses (and injuries not covered by any other Act, benefit, or program). The program is available to employees regardless of whether their employer offers paid sick leave, though employees must use all paid sick leave available to them through their employer before they are eligible for the Paid Sick Leave Rebate.

Yukon Child Benefit (Finance)

- The Yukon Child Benefit provides monthly payments to modest and low-income households who have children under 18. The maximum benefit per child is now tied to inflation, starting in the 2023–24 budget year.

Yukon Seniors' Income Supplement (Health and Social Services)

- The Yukon Seniors' Income Supplement provides a monthly income supplement for eligible Yukoner senior's receiving Old Age Security (OAS) and the Guaranteed Income Supplement (GIS) from the federal government. This amount is adjusted for inflation in October each year.

Inflation Relief Rebate and Interim Electrical Rebate (Yukon Development Corporation)

- The Inflation Relief Rebate, a \$50 rebate that is automatically applied to electrical customers' bills, was a temporary measure to address inflation. The Inflation Relief Rebate was most recently applied to all ATCO Electric Yukon and Yukon Energy bills for November and December 2023 and January 2024.

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Inflation and Affordability

(Corporate Note)

- The Interim Electrical Rebate continues to provide residential electrical customers with a maximum rebate of \$22.62 per month based on the electricity they consume, up to 1,000 kilowatt hours (up to \$271.44 per year). This affordability measure has been extended to March 2025.

Other Government initiatives

Initiatives under Health and Social Services:

- Engagement on the Yukon's Social Assistance rates started in late summer 2023 with clients on Social Assistance.
- While the review is underway, the department is providing a \$100 monthly increase to eligible Social Assistance recipients.
- To offset inflationary cost of living increases and provide sufficient financial resources to meet the needs of children placed in their care, the department is providing a 10 per cent increase to monthly payments to caregivers of children in out of home care, on top of the annual indexed increase.
- During the 2023-24 fiscal year, a 16.46 per cent rate increase for community and extended family caregivers was provided. The rates are as follows:
 - Whitehorse: \$46.86 per day
 - Rural Communities: \$50.16 per day
 - Old Crow: \$86.40 per day

Comprehensive Municipal Grant (Community Services)

- The Comprehensive Municipal Grant is how the Government of Yukon directly funds municipal governments. This core funding supplements municipal resources and pays for vital services, like the provision of fresh drinking water, the collection of solid waste and recycling, recreation programming and other services as required under the Municipal Act and other legislation.

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Inflation and Affordability

(Corporate Note)

- The high inflation seen in 2022 (6.8 per cent) will increase the grant payments to be provided in April 2024. This will result in a \$2.3 million increase for Yukon municipalities with overall contributions of over \$24.5 million for fiscal year 2024/25.

Energy retrofits and funding to improve efficiency and offset costs (Energy, Mines and Resources)

- 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 rebate 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.
- Between January 1, 2018, and December 31st, 2023, 221 high-performance retrofits to residential, commercial and institutional buildings have been completed across the territory.
- Innovative programs like the Better Buildings Program that offer up-front funding, combined with our Good Energy rebates, make energy retrofits more accessible and affordable for Yukoners.

Support to the forestry industry (Energy, Mines and Resources)

- To help increase the supply of firewood, over the past two years the Yukon government has offered an incentive to timber harvesters. In 2022-23, the Government of Yukon distributed \$315,000 to 33 Yukon businesses. The program has contributed to an increase in timber harvest volumes.

Session Briefing Note

Inflation and Affordability

(Corporate Note)

Spring 2024

Finance

- In fall 2023, the Government of Yukon and the Canadian Northern Economic Development Agency combined financial contributions to launch the \$200,000 Forestry Support Program. The program is helping to enhance operational safety and resilience by allowing commercial harvesters and retailers to purchase or repair things like harvest equipment, vehicles, trailers, and personal protective equipment.
- We have distributed over \$170,000 through this program and anticipate exhausting the funds by the application deadline of March 31, 2024.

Temporary Landlord Assistance Program (Economic Development)

- Vacancy rates in the local rental market remain very low. The Government of Yukon is committed to encouraging landlords to remain in the residential market. To help support this, the department of Economic Development introduced a temporary Landlord Assistance Program in November 2023.
- 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.

Government initiatives indexed to inflation

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

Session Briefing Note

Inflation and Affordability (Corporate Note)

Finance

- Student Financial Assistance (updated each school year)
- Tobacco Tax is updated each January
- Yukon Child Benefit (July)

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:
 - Tourism Accommodation Sector Supplement (TASS);
 - Tourism Non-Accommodation Sector Supplement (TNASS);
 - Culture and Tourism Non-profit Sector Supplement;

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Inflation and Affordability
(Corporate Note)

- 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:

March 19, 2024

 Deputy Minister, Finance

 Approved

Session Briefing Note
Our Clean Future
Implementation**Spring 2024**Environment and Energy,
Mines and Resources**Recommended response:**

- We recognize the urgency of the climate emergency and launched Our Clean Future in September 2020 to map our route forward.
- The Government of Yukon continues to make significant progress on implementing Our Clean Future. In December 2023, we released the third Our Clean Future annual report outlining the progress we made responding to climate change in 2022.
- The report announced the addition of 42 new actions to help us reach our climate goals. These new actions are a product of the important work of the Yukon Climate Leadership Council, the Yukon Youth Panel on Climate Change, Navius Research and the findings in the Climate Risk Assessment report.
- The 42 new actions implement 15 recommendations from the Yukon Climate Leadership Council and three recommendations from the Yukon Youth Panel on Climate Change.
- Additionally, several of the new recommendations put forward by the Yukon Climate Leadership Council align with existing Our Clean Future actions.
- We will continue to work together to advance our efforts to reduce emissions as we assess our progress year-to-year, consider new research and the input of others, and increase our resilience to climate change.
- We have also revised 19 existing actions to better align with our efforts to reduce the Yukon's greenhouse gas emissions and build a climate resilient territory.

Session Briefing Note
Our Clean Future
Implementation

Spring 2024

Environment and Energy,
Mines and Resources

Additional response:

- As we continue to address climate change it is important for us to look back on our progress as we diligently work towards our objectives.
- We legislated greenhouse gas emissions targets and associated reporting through the Clean Energy Act in 2022.
- We installed electric vehicle chargers in every road-accessible community in the Yukon, enabling zero-emissions travel throughout the territory. (See EMR BN #29)
- We launched the five-year Sustainable Canadian Agricultural Partnership in 2023 which will enhance the agriculture sector's resiliency and adaptation to climate change.
- In collaboration with the Yukon's public utilities, we met our target to install seven megawatts of renewable electricity capacity through the Micro-Generation program by 2030. (See EMR BN #38)
- We launched the Better Buildings Program to offer affordable financing for energy retrofits to Yukoners' homes and buildings in 2022.
- We established a geohazard mapping program to understand risks from climate change to the Yukon's transportation corridors.
- We advanced emergency preparedness as we progressed the 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 to develop flood hazard maps for all flood-prone Yukon communities. We expect to release flood maps for the Southern Lakes, Carmacks, and Teslin in 2024. Flood hazard mapping

Session Briefing Note
Our Clean Future
Implementation**Spring 2024**Environment and Energy,
Mines and Resources

for Old Crow and Dawson and the Klondike Valley will begin in 2024 and 2025.

- In May 2023, we completed the installation of a biomass heating system at Elijah Smith Elementary School in Whitehorse.
- In January 2024, we passed an electric vehicle charging station regulation under the *Public Utilities Act* to allow First Nation governments, private businesses and municipalities to sell electricity through electric vehicle charging stations.

Third response:

- Of the original 136 actions released in Our Clean Future in 2020, we have completed 45 actions. Eighty-seven actions are in progress and four are yet to begin.
- The ambitious addition of 42 new actions in 2023 puts us on track to reduce the Yukon's emissions by 30 per cent by 2030; however, there is still significant work required to meet our target reduction of 45 per cent by 2030.
- We are working with industry to establish a path to implement the mining intensity target of a 45 per cent reduction in emissions per unit of production by 2035.
- 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.
- We will continue to find opportunities to reach our targets as we work with experts, stakeholders and partner governments across the territory and beyond.

Context — this may be an issue because:

Session Briefing Note

Our Clean Future Implementation

Spring 2024

Environment and Energy,
Mines and Resources

- Climate change is of high interest to Yukoners and the government's progress in delivering on Our Clean Future commitments will be of interest.

Background:

- Our Clean Future was released on September 14, 2020 and now has 178 actions, of which 136 are original actions and 42 are new actions. These actions seek to reduce greenhouse gas emissions and support the Yukon to be highly resilient to the impacts of climate change by 2030 (see Appendix A).
- The Government of Yukon reports annually on progress for the implementation of Our Clean Future. Three Annual Reports have been published to date, with the latest report released on December 20, 2023.
- The Our Clean Future website was launched in December 2023, which shows our commitments and successes towards fighting climate change.
- On February 16, 2024, the Government of Canada released an update on design options being considered for the upcoming Clean Electricity Regulations. This regulation is one of the Government of Canada's central commitments towards transitioning Canada towards a net-zero electricity grid by 2035.
- Yukon will be exempted from the Clean Electricity Regulations as the territory's electricity grid is currently not interconnected with any other region and is therefore not regulated by North American Electric Reliability Corporation.

Approved by:

March 19, 2024

Deputy Minister
Department of Environment

Date approved

March 19, 2024

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 work to do, our efforts are resulting in meaningful change and creating better programs and services for all Yukoners.
- In 2023, on the National Day for Truth and Reconciliation, 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 the actions being taken across the Yukon government and in close collaboration with First Nation governments and organizations in areas including child welfare, health, education and justice.

Additional response:

- The Government of Yukon and Yukon First Nation 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 the 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.

**Truth and Reconciliation Commission
– Update on Calls to Action**Executive Council
Office**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) 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
 - 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 Office2024 02 02

Date