

Yukon Housing Corporation

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Session Briefing Note

Bed Bug Issues

TAB #01
Spring 2023

Yukon Housing Corporation

Recommended response:

- Bed bugs are a nuisance that can affect anyone. While bed bugs are not treated as a health emergency, we treat them seriously, take preventive measures, and have procedures in place to expedite treatment.
- We conduct monthly bed bug checks in common areas and take steps to mitigate future infestations through unit retrofits.
- As soon as the corporation is made aware of a bed bug issue in a unit, the tenant is provided with a pre-treatment checklist and a treatment is scheduled with a certified pest control contractor.
 - First follow up occurs within two weeks followed by an additional inspection two weeks later.

Additional response:

- YHC provides information on bed bug prevention and treatment to tenants at the beginning of each tenancy, through tenant meetings, the quarterly seniors newsletter and on an as needed basis.
- YHC has inspected or treated 58 units since January 1st, 2022.
 - As of March 2023, YHC is treating 4 units and inspecting all units and common areas at 600 College Drive.

Context—this may be an issue because:

- Bed bug mitigation can be complex when multiple units are affected with varying degrees of tenant compliance with the procedures.
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Session Briefing Note

Bed Bug Issues

TAB #01
Spring 2023

Yukon Housing Corporation

Background:

- Bed bugs are small, wingless insects that feed on human and animal blood while they sleep. They are easily transported from room-to-room on infested objects but cannot easily climb metal or polished surfaces and cannot fly or jump.
- Bed bugs are not known to spread disease and their bites do not generally require medical attention. Bed bugs are not an emergency issue, but the corporation ensures mitigation for bed bug issues is expedient.
- YHC continues to seek ways to improve services, including case by case assistance to bag belongings and/or supply the necessary bags to tenants.
 - The tenant communicates their needs to a Social Housing Coordinator.
 - YHC looks at providing supports if the tenant is unable to afford supplies or is unable to bag their belongings.
- The treatment may require the tenant to vacate their unit temporarily or tenants may need to discard some personal belongings that are infested with bed bugs.
 - Most clothing and belongings can be thoroughly cleaned and do not need to be discarded.
- YHC is adding preventive measures in all our new builds to reduce the migration of bed bugs between units and common areas.
 - This includes sealing of wall and floor intersections, membranes on the adjoining walls between units and common areas.

Approved by:

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President, Yukon Housing Corporation	

Session Briefing Note

TAB #02
Spring 2023

Yukon Housing Corporation

YHC Repairs and Maintenance – Catch Up, Keep Up

Recommended response:

- Yukon Housing works diligently to maintain our housing stock to support the safety, comfort and well-being of our tenants.
- However, as noted in the Office of the Auditor General Yukon Housing audit, there is room to improve when it comes to the timeliness of repairs and maintenance. We are committed to doing better.
- This requires accurate and timely work order status, which is why the corporation is improving the workflow software system to better report on work order status.

Additional response:

- Like jurisdictions across Canada, the corporation was affected by operational constraints due to COVID-19. These challenges have been amplified by both labour shortages across all trades and supply chain disruptions.
- We will be streamlining our approach to maintenance in the communities so that we are better positioned to identify, document, and complete all repairs.

Context—this may be an issue because:

- YHC units not used due to repair/maintenance has received media interest.

Background:

- OAG recommendation #47: YHC should have appropriate systems and timely practices in place to identify, document and complete emergency and major repairs.

Session Briefing Note

TAB #02
Spring 2023

Yukon Housing Corporation

YHC Repairs and Maintenance – Catch Up, Keep Up

- YHC continually works to reduce downtime in our units.
- Factors that contribute to the repair times include hazardous material testing and remediation, availability of service contractors and materials.
- Current backlog of 400 work orders. The increase in our budget for repairs and maintenance will help to address this backlog.

Minor repairs

- Emergency repairs and work orders are received through tenant calls or routine building checks and handled by YHC building maintenance workers or service contractors. For example items such as broken handrails, appliance repairs or replacement of broken windows are considered minor repairs.
- YHC completed 3,126 minor repair work orders between January 1st, 2022 to December 31st 2022.

Major repairs

- Usually identified and assessed by Technical Officers through annual inspections or move out inspections and require public tending or project management. Examples include a new roof, interior renovation, deck upgrade, water and sewer upgrade, etc. Major repairs sometimes require the unit to be vacated temporarily.
- YHC completed 101 major repairs between April 1, 2022 and March 20th, 2023,
- As of March 31,2023, we have 40 units under repair throughout the Yukon (5 units are deficiency repairs at 401 Jeckell)

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Session Briefing Note

Home Ownership – Affordability, Lot Development, Loans and Grants

TAB #03
Spring 2023

Yukon Housing Corporation

Recommended response:

- House prices remain high in the territory, and rising interest payments are increasing the mortgage burden for many households. We will continue to monitor reports on homeownership markets by the Yukon Bureau of Statistics as they become available.
- We are working to improve the affordability of homeownership by:
 - incentivizing new residential home construction, private sector, and First Nations land development projects to increase housing supply;
 - supporting affordable housing initiatives; and
 - providing loans and grants for homeowners to complement federal programs under the National Housing Strategy.
- Moreover, I am pleased to announce that the Yukon Housing Corporation recently expanded its support for homeowners by introducing a new Homeownership Loans Program (See TAB #05).
- The program provides mortgages for bank ineligible households looking to build or buy their homes anywhere in the Territory, including in Whitehorse.

Additional response:

- Partnerships with private landowners could provide Yukoners with hundreds of new housing units. We anticipate that 150+ single-detached homes will result from the Kwanlin Dün First Nation development of their Copper Ridge West project. (See TAB #35)

Session Briefing Note

Home Ownership – Affordability, Lot Development, Loans and Grants

TAB #03
Spring 2023

Yukon Housing Corporation

- Other initiatives, in collaboration with the City of Whitehorse, such as Macaulay Lodge lot (See TAB #37) and the 5th and Rogers land parcel (See TAB #34) will increase densification, mixed market options, and increase housing supply.

Context—this may be an issue because:

- The Spring 2022 legislative sitting included questions on why the down payment assistance program and the mortgage loan program were changed.
-

Background:

- The Yukon Bureau of Statistics (YBS) Yukon Real Estate Report Fourth Quarter, 2021 and 2022:

	The average price of a single detached house in Whitehorse	Average price of a condo
Fourth Quarter, 2021	\$647, 400	\$468, 900
Fourth Quarter, 2022	\$639,700	\$415,500
Details	A decrease of \$7,700, or 1.2%, from the fourth quarter of 2021.	A decrease of \$53,400, or 11.4%, from the fourth quarter of 2021.

- The 2021 Census shows that 16.2 per cent of Yukon households live in unaffordable housing, compared to 20.9 per cent nationally (housing is considered unaffordable when households spend 30 per cent or more of gross income on shelter costs).
- The rate of unaffordable housing fell 2.2 per cent (from 18.4 per cent in 2016 to 16.2 per cent in 2021). The decline is likely because interest rates were at record lows and incomes were elevated when the 2021 census was taken.

Session Briefing Note

Home Ownership – Affordability, Lot Development, Loans and Grants

TAB #03
Spring 2023

Yukon Housing Corporation

- In 2020 and 2021, municipalities issued almost 1,300 residential permits—significantly higher than the historic average.
- City of Whitehorse projections suggest an additional 6,150 new housing units (314 units per year) will need to be built by 2040 to meet housing demand.
- Some units can be built in existing areas, but new serviced lots will be required.
- The Department of Community Services estimates that Whitehorse will add 1,476 new housing lots by 2026, accommodating 2,713 additional units, which amounts to 44 per cent of all the new housing that will be required by 2040.

New Affordable Homeownership Projects

- Housing Initiatives Fund (HIF) (See TAB #63) - capital grants to housing developers building rental/homeownership units, where prices are at/below median market.
- Northern Community Land Trust (See TAB #39) – a Whitehorse based non-profit organization that aims to build affordable housing through a land-trust model in the territory. They received concept funding through HIF.

Loans and Grants for Homeownership

- *Federal First Time Homebuyers Incentive* – provides a *shared-equity* mortgage between five to 10 per cent of the house value. This differs from Yukon government's approach which previously provided a loan program.
- *Federal Rent-to-Own* - \$200 million in funding announced, requiring YHC to work with federal colleagues on ways for Yukoners to capitalize on this funding.
- YHC complementary programs to these federal programs include Yukon specific loans and grants opportunities – to fill identified gaps in the market.
- This includes support to households through our Home Ownership Loan program.
- Many Yukon homes require significant upgrades and repairs; since 2020, YHC has provided over 160 households with Home Ownership Repair program funding.

Session Briefing Note
Home Ownership –
Affordability, Lot
Development, Loans and
Grants

TAB #03
Spring 2023

Yukon Housing Corporation

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President, Yukon Housing Corporation

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Session Briefing Note

Spring 2023

Loans and Grants Programs

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's loans and grants programs support housing across the continuum, promoting healthy, vibrant, and sustainable communities.
- The loans and grants programs include:
 - Developer Build Loan – supports bridge financing for construction and land development for residential housing;
 - Home Repair Loans and Grants – includes a home repair loan and grant as well as accessibility and emergency repair grants;
 - Home Ownership Loan Program – aims to help Yukoners to buy or build their primary residence; and
 - Municipal Matching Rental Construction – provides one-time capital grant to help increase the supply of rental housing in municipalities that have the matching municipal incentives program.
 - The Flood Relief Program – available for Yukoners in specific areas whose property and possessions were damaged by flooding. (TAB #62)
- We continue to work with stakeholders, including banks, to improve these programs as housing needs in the Yukon evolve.

Additional response:

- Our loans and grants programs are designed to support fiscal responsibility and complement existing and new federal initiatives.
 - For example, the 2019 federal “First-Time Home Buyer Incentive” program parallels our previous Down Payment

Session Briefing Note

Spring 2023

Loans and Grants Programs

Yukon Housing Corporation

Assistance Program, allowing us to increase our impact through other initiatives like the Home Ownership Loan Program.

- In August 2022, Canada Mortgage and Housing Corporation launched the Rent-to-Own stream of the Affordable Housing Innovation Fund. This enables housing providers, developers and investors to explore better ways of meeting housing challenges.

Context—this may be an issue because:

- Questions have been raised about why our down payment assistance program and mortgage loan program were changed.
- National interest rates have risen, impacting first time buyers, and those whose mortgages are up for renewal, to secure affordable financing.

Background:

- YHC's loans and grants program portfolio aligns with Yukoner's housing needs by:
 - Supporting home ownership outside Whitehorse where it is challenging to secure funding from traditional lenders; and
 - Providing focused support for Yukoner's housing needs, such as necessary upgrades, emergency repairs and accessibility enhancements.
- Core housing need means that housing is not affordable, in adequate repair, or suitable for a family size.

Budget Allocation for 2023-2024

Loan Program	Mains 2023-24	Supplementary Budget #2 2022-23
Developer Build Loan	Total: \$5,000,000	Total: \$3,000,000
Home Repair Loan/Grant	Total: \$1,650,000	Total: \$1,650,000
- Accessibility Grant	- \$600,000	- \$600,000
- Emergency Grant	- \$350,000	- \$350,000
- Repair Loan & Grant	- \$700,000	- \$700,000

Session Briefing Note

Spring 2023

Loans and Grants Programs

Yukon Housing Corporation

- Wildfire Grant	- \$74,000	- -
Home Ownership (Yukon-wide)	Total: \$3,200,000	Total: \$3,200,000
Municipal Matching Rental Construction	Total \$1,000,000	Total \$1,000,000
Flood Relief Program	Total \$ 251,000	Total \$ 500,000
Normandy Living	-	\$175,000
Community Housing Development	\$3,000,000	\$1,500,000
Low Carbon Economy Fund	Total \$2,210,000	Total \$1,613,000
Housing Initiatives Fund	Total \$5,700,000	Total \$5,700,000

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_____ Date approved

President, Yukon Housing Corporation

Session Briefing Note

Spring 2023

New Homeowner Loans Program

Yukon Housing Corporation

Recommended response:

- Our government is committed to supporting Yukoners seeking affordable home ownership options.
- Following engagement with numerous stakeholders, including the banking community, the Home Ownership Loan Program (previously the Rural Home Ownership Loan Program) has been adjusted to include access to mortgages that support the building or purchasing of homes for all communities, including Whitehorse.
- This is complementing the federal government's First Time Home Buyers Incentive program.

Additional response:

- The new Home Ownership Loan Program has been expanded to include applicants from the City of Whitehorse.
- The previous Rural Home Ownership Loan Program supported 22 clients in seven rural communities for a total of \$8.6 million. This included approval for 12 construction projects.

Context—this may be an issue because:

- The cancellation of supports for Whitehorse homebuyers and builders was raised by both the leaders of the Official Opposition and Third Party in the Yukon Legislative Assembly's Spring and Fall 2022 sessions.
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Session Briefing Note**Spring 2023****New Homeowner Loans Program**

Yukon Housing Corporation

Background:

- To be eligible for the Home Ownership Loan Program, households must be ineligible for financing from traditional lenders which ensures Yukon Housing Corporation (YHC) is not competing with services offered by the private sector.
- Eligible households are required to demonstrate their capacity to pay back the loan by meeting established debt service ratios.
- The Rural Home Ownership Loan Program previously replaced two discontinued YHC programs in 2020, including:
 - The First Mortgage Program (FMP)– provided bank ineligible households the opportunity to acquire a YHC mortgage to purchase.
 - The Owner Build Program (OBP)– for bank ineligible households looking to acquire a construction mortgage to build in Whitehorse or rural communities.

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President, Yukon Housing Corporation

Date approved

Session Briefing Note**Tenant Allocation Model**

(Community Housing)

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's previous approach to social housing provision led to unintended consequences.
 - The program prioritized individuals with the lowest income and the highest need for housing based on the assumption of ability to live independently.
 - These individuals experienced higher eviction rates suggesting they may not have received the supports they required.
- Now, the corporation's new Community Housing approach deliberately implements a model where tenants in our buildings will have a wider range of incomes, and will include seniors, families, and those with additional support needs.
- This shift in how tenants are housed aligns with the approach taken across Canada, which is increasingly focused on placing people's wellness outcomes at the centre of housing success.

Additional responses:

- Implementation of the tenant allocation model has begun in Whitehorse and will subsequently extend throughout the territory.
- 40 per cent of units will continue to be allocated to people experiencing homelessness who are on the By-Name List, as well as individuals who have experienced violence, have a medical accommodation or mobility needs.

Session Briefing Note**Tenant Allocation Model**

(Community Housing)

Yukon Housing Corporation

- Support plans are required for priority applicants prior to tenanting to ensure YHC staff can support tenants access the services they need to maintain stable housing.
 - The impact of these changes will be assessed through an evaluation based on a community housing performance measurement framework.
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Context:

- YHC announced a mixed-income, mixed-use building at 401 Jeckell Street and a new mixed-use building in Old Crow in April 2019.
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Background:

- YHC's tenant allocation model was an outdated points system based on vulnerabilities and require remodeling.
 - YHC's Social Housing Transformation Plan led to the development of the Community Housing Framework, endorsed by CCPP in 2020 and approved by the YHC Board of Directors in 2021.
 - Implementation of the tenant allocation model in 2023 required development of new operational policies including:
 - Tenant allocation policy
 - YHC priority policy
 - Asset cap policy
 - The new model applies to YHC's Rent-Geared-to-Income (RGI) units, not including seniors' purpose-built buildings, or third-party agreements.
 - This model was informed by consultation with NGOs, the Department of Health and Social Services and the Housing Action Plan Implementation Committee (HAP-IC).
 - Significant adjustments were made based on direct community feedback:
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Session Briefing Note**Tenant Allocation Model**

(Community Housing)

Yukon Housing Corporation

- Unit Allocation: YHC has deferred the use of the Affordable Housing Income Limits (AHILS) for at least a year in favour of keeping the Housing Income Limits (HILS), a lower income limit than AHILS, due to the current economic climate and acute housing shortage.
- Support Plan: the format and timing of the required support plan were modified based on feedback from our NGO partners.
- Some groups will continue to be prioritized:
 - 20% of YHC units allocated to people experiencing homelessness through the By-Name-List.
 - 20% of YHC units allocated to people who have experienced violence or who have medical or mobility needs, through the YHC priority group.
 - 60% of YHC units allocated based on affordability.
- All allocations in YHC's Whitehorse buildings and neighbourhoods will be done through the mixed-income model.
- YHC is working closely with the Department of Finance on the evaluation component of the Community Housing framework.

Approved by:

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President, Yukon Housing Corporation	

Session Briefing Note
Office of the Auditor
General Yukon Housing
Audit

TAB #07
Spring 2023

Yukon Housing Corporation

Recommended response:

- Access to housing, especially for vulnerable persons, is a challenge across the country. Yukon Housing Corporation and the Department of Health and Social Services continue to work together to address housing needs.
- We take very seriously the recommendations made by the Office of the Auditor General (OAG) to improve housing outcomes for vulnerable Yukoners.
- Which is why, in December 2022, we released the OAG workplan that outlines how the Yukon government, in partnership with housing providers across the continuum, can enhance efforts to help vulnerable Yukoners find safe and affordable housing
 - Many of the actions are already ongoing. As the Yukon government moves forward with implementing the work plan, there will be more engagement opportunities to refine the policies and programs.

Additional response:

- The work plan consists of 36 actions including:
 - Liaise with Yukon First Nations governments, municipalities, community groups, universities and the federal government to share information and data on housing in the Yukon.
 - Conduct community assessments of all Yukon communities with an established reporting cycle and publish an annual summary,

Session Briefing Note
Office of the Auditor
General Yukon Housing
Audit

TAB #07
Spring 2023

Yukon Housing Corporation

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- including recommendations to inform decision making and resource allocation.
 - Develop monitoring and evaluation frameworks for housing-related programs.
 - Working alongside our partners, we have several housing initiatives that have been completed or underway to support vulnerable Yukoners.
 - Three triplexes in the communities of Mayo, Watson Lake and Whitehorse;
 - 47 new Yukon Housing Corporation units at 401 Jeckell; (see TAB #19)
 - Normandy Living new 84-unit seniors' supportive housing development in Whitehorse, including 10 from YHC's waitlist; (see TAB #38)
 - The three housing initiatives underway:
 - the next phase of the existing River Bend housing development in Whistle Bend will provide 98 new affordable units, with 75 units available for Yukon Housing Corporation to house waitlisted Yukoners; (see TAB #36)
 - the development of a Watson Lake Housing First residence; (see TAB #25); and
 - the Council of Yukon First Nations' new Indigenous Women's Shelter in Whitehorse (see TAB #42).

Context—this may be an issue because:

- The Office of the Auditor General Report received broad media attention with focus on Yukon Housing Corporation's wait list and an ineffective working relationship between YHC and the Department of Health and Social Services.

Session Briefing Note
Office of the Auditor
General Yukon Housing
Audit

TAB #07
Spring 2023

Yukon Housing Corporation

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- YHC and Department of Health and Social Services attended the Public Accounts Committee hearing on January 31st.
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Background:

- The scope of the auditor's report includes the 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 OAG audit.
- The Yukon Housing Corporation and Health and Social Services Work Plan submitted to the Office of the Auditor General of Canada on December 1, 2022 focuses on strengthened community partnerships, improved data sharing and the development of new evaluation frameworks and performance metrics.

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note**Spring 2023****Safety for tenants and senior tenants – YHC Units**Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation is committed to creating a safe and secure environment in all buildings and properties.
- The corporation provides:
 - Night-time security service in our multi-unit buildings in Whitehorse;
 - Security camera monitoring, which is now in place in 15 of our multi-unit buildings in Whitehorse;
 - four rotational on call employees who respond to emergency maintenance calls after hours and on weekends; and
 - A quarterly seniors' newsletter to increase our senior tenants' knowledge of safety and security, as well as helping to provide a sense of community.

Additional response:

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

Spring 2023

Safety for tenants and senior tenants – YHC Units

Yukon Housing Corporation

Context—this may be an issue because:

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

Background:

- Yukon Housing Corporation has a contract in place with Neptune Security to provide security patrol services to units located in Whitehorse.
- Tenants have been provided notice of the security cameras becoming operational, and they have been given contact information to discuss any concerns.
- Signage indicating the presence of security cameras, also containing the contact information and the authority under which we collect the information, are installed in all 15 buildings.
- Clients also call YHC's front desk telephone when they require assistance.
 - The corporation utilizes an answering service after hours and weekends to take tenant calls. If the call is deemed to be an emergency, the answering service contacts the on-call YHC Building Maintenance Worker (BMW).
 - YHC has 4 BMW's who work on a rotational basis for on call service to support clients.

Approved by:

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President, Yukon Housing Corporation	

Session Briefing Note**Spring 2023****Waiting list**Yukon Housing Corporation

Recommended response:

- 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.
- YHC's waitlist for the rent-geared-to-income program grew from 291 in August 2019 to 514 in August 2022.
- Part of this growth occurred during the pandemic when YHC did not require applicants on the waitlist to submit a Notice of Assessment (NOA) confirming their eligibility.
- The reinstatement of the NOA requirement combined with the implementation of the asset cap for all applicants has resulted in a revised waitlist of 270 applicants on April 20, 2023.

Additional response:

- The corporation has offered applicants removed from the waitlist an additional six months to submit their NOA.
- If eligibility requirements are met their waitlisted status will be reinstated.

Context—this may be an issue because:

- Several media outlets have covered the Community Housing waitlist issue.
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Background:

- As of April 20, 2023, Yukon Housing Corporation had 270 waitlisted applicants:
 - 113 were seniors;
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Session Briefing Note**Spring 2023****Waiting list**Yukon Housing Corporation

- 151 were non-seniors;
 - 6 were for staff housing;
 - 201 were from Whitehorse; and
 - 69 were from the communities.
- Some applicants no longer meet eligibility requirements because:
 - they are over the corporation's Household Income Limits; and/or
 - they have assets over \$100,000. (See TAB #13)
- In collaboration with the Yukon bureau of Statistics, YHC is planning a statistical analysis of the waitlist, including a survey of waitlisted clients, to better understand the needs of waitlisted clients.
- YHC continues to work to reduce the waitlist by:
 1. **Expanding YHC's Housing portfolio**
 - *E.g.*, 401 Jeckell Street building (See TAB #19)
 - New housing projects underway or in planning stages such as the Housing First 10-plex in Watson Lake (See TAB # 25), 10-plex in Old Crow (See TAB # 24); new 34-unit multi-family Community Housing building at the Korbo site in Dawson (See TAB # 22); duplexes in Carmacks, Dawson, Faro, and Mayo (See TAB #20)
 2. **Establishing innovative partnerships with third-party housing providers to house waitlisted clients**
 - *E.g.*, Da Daghay Development Corporation's next phase of the existing River Bend housing development. (See TAB #36)
 - Ten supportive housing units for seniors at Normandy Living. (See TAB #38)
 3. **Private rental market subsidies**
 - 137 households access the Canada-Yukon Housing Benefit, a monthly subsidy for households unable to afford private market rents. (See TAB #57)

Session Briefing Note**Spring 2023****Waiting list**Yukon Housing Corporation

4. Incentivizing housing construction

- Since 2018, the Housing Initiative fund has supported more than 500 units that are either completed (361) or under construction (139). (See TAB #63)
- Private market development is incentivized through the Developer Build Loan and the Municipal Matching Rental Construction program.

Unhoused people

- The April 2021 Point in Time (PiT) count is a “snapshot” Yukoners experiencing homelessness within a specific time, and found:
 - 151 people experiencing homelessness of which 44% - female, 54% -male, 7% -youth, 10% - LBGBTQ2S+, 85% -Indigenous, and 13% housing loss from COVID-19.
- A coordinated access system used by local not for profit organizations, and managed by the Safe at Home Society, identifies and prioritizes Yukoners experiencing homelessness.
- As of September 2022, 218 actively homeless unique applicants were on the By-Name List. These applicants may also be included in the YHC waitlist. YHC is working to understand the makeup of both the By-Name List and the YHC waitlist, including duplications.

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Date approved_____
President, Yukon Housing Corporation

Session Briefing Note

TAB #10
Spring 2023

Safe at Home Society - Supportive Housing

Yukon Housing Corporation

Recommended response:

- The Safe at Home Society is accessing federal and territorial funding to convert the former High Country Inn into a supportive housing facility.
- The intent of the project is to bring an additional 67 housing units to the territory, with residents having access to crisis intervention and counselling, among other services.
- It was announced in January 2021 that the Safe at Home Society was the successful recipient of \$15 million in funding from Canada Mortgage and Housing Corporation to deliver permanent, supportive housing for vulnerable Yukoners. This funding includes:
 - \$10 million through the Northern Carve-out of the National Housing Co-investment Fund; and
 - \$5 million via the City of Whitehorse under the Cities Stream of Round 2 of the Rapid Housing Initiative (RHI).
- An additional \$1.02 million was committed by Yukon Housing Corporation to further support this project under the Housing Initiatives Fund.

Additional response:

- Engineering assessments required to bring the former High Country Inn building into compliance with the building code have resulted in Safe at Home Society identifying unforeseen obstacles that are now impacting their budget and timeline for completion.
- The Society is working with funding partners, including the Canada Mortgage and Housing Corporation and the Federation of Canadian

Session Briefing Note

TAB #10
Spring 2023

Safe at Home Society - Supportive Housing

Yukon Housing Corporation

Municipalities, to explore funding options that may support the additional financial needs of the project.

Context—this may be an issue because:

- During the Fall 2022 Legislative Assembly a motion was brought to the house regarding the production of documents including the appraisal of the building related for the Safe at Home Society's purchase of former High Country Inn.
 - Questions have been raised about the delay and new capital costs.
-

Background:

- The National Housing Co-investment Fund (NHCF), with a \$13.2 billion budget, prioritizes projects that help those in greatest need, including women and children fleeing family violence, seniors, Indigenous Peoples, people with disabilities, those dealing with mental health and addictions, veterans and young adults.
- \$40 million under the NHCF was allocated to the Yukon (March 2021), also known as the Northern Carve Out, of which \$20 million is managed by Canada Mortgage and Housing Corporation (CMHC) to support indigenous governments, organizations, community housing providers and/or private sector projects.
- CMHC Rapid Housing Initiative (RHI): Round 2.0 (June 2021) was designed to help address urgent housing needs from COVID-19.
- The Housing Initiatives Fund supports the development of affordable housing options for Yukoners - from housing with services, to rental housing and home ownership. Additional consideration is given to projects that prioritize the needs of seniors; tenants earning less than Yukon Housing Corporation's household income limits; homelessness; youth aged 18 to 25; and First Nation projects.
- YHC committed over \$140,000 to assess the former High Country Inn and bring it to code for temporary winter emergency housing. Approximately \$120,000 has been disbursed to date.
- On February 6, 2023, Safe at Home Society requested \$1.7 million from City of Whitehorse to support the project.

Session Briefing Note

Safe at Home Society - Supportive Housing

TAB #10
Spring 2023

Yukon Housing Corporation

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

TAB #10a
Spring 2023

Safe at Home Society - Calls to Action

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation upholds the same vision as the Safe at Home Society: a vision where all Yukoners have a safe, affordable place to call home.
- The causes of homelessness are complex, with no single solution to ending homelessness once and for all. Viable solutions require strong partnerships and close collaboration across the Yukon's housing sector.
- Yukon Housing Corporation will continue to support the Safe at Home Society and other partners to promote constructive dialogue and collective action to provide safe and affordable housing for the most vulnerable.

Additional response:

- As part of Community Housing, Yukon Housing Corporation is already working with partners – including the Safe at Home Society – to provide more housing with services to support successful tenancies.
- Our government is making significant capital investments to expand the Community Housing stock – to provide more housing for those who need it most.
- We will continue to pursue solutions to address some of Safe at Home's Calls to Action.

Context—this may be an issue because:

- The Safe at Home Society's Calls to Action received broad media attention.
 - Some Calls to Action may be provocative to some business community members.
-

Session Briefing Note

Safe at Home Society - Calls to Action

**TAB #10a
Spring 2023**

Yukon Housing Corporation

Background:

- Safe at Home held a “Calls to Action Barbecue” on August 9, 2022 at the Rotary Peace Park in downtown Whitehorse.
- The Ten Calls to Action, and YHC’s responses, are as follows:

#	The Ten Calls to Action	YHC's response
1	Prohibit no-cause evictions under the Yukon’s Residential Landlord and Tenant Act.	We will only evict a tenant for violating the lease agreement. Our staff works closely with tenants to find solutions and avoid evictions in our buildings.
2	Expand rent supplement programs to include individuals and families receiving income support and housing benefits.	YHC is committed to completing program evaluations of its rent subsidy programs and is working to better understand how these programs interact with programs provided through Social Services.
3	Create a matching program for post-secondary students and seniors who have extra space in their homes.	We support exploring this option.
4	More frequent reports from Yukon Housing Corporation outlining data related to unit vacancies and inflow and outflows from Yukon Housing Units.	We complete regular reports and program evaluations. We are working with partners to improve data collection and reporting on housing needs and gaps among the most vulnerable.
5	Mandate the creation of a landlord registry to increase transparency across the rental market.	No position.
6	Regulate short-term and vacation rentals across the City of Whitehorse.	No position.
7	Increase transparency related to the housing shortage for out-of-territory employee recruitment strategies.	YHC is working with partners to create more comprehensive housing data that will be available for our own use and for public disclosure.
8	Increase the financial resources and supports that people need to deal with bed bug infestations.	<ul style="list-style-type: none">• The health, safety, and comfort of our tenants is very important to us. Bed bugs are a nuisance that can affect anyone. If bed bugs are occurring in Yukon Housing Corporation units, tenants are asked to reach out to staff.

Session Briefing Note

Safe at Home Society - Calls to Action

TAB #10a
Spring 2023

Yukon Housing Corporation

		<ul style="list-style-type: none">• Yukon Housing Corporation arranges for an assessment, and if bed bugs are identified, staff move quickly to support a timely response and treatment. This can minimize the impact of bed bugs on both the tenant and their neighbours.• We mitigate bed bugs by hiring a trained professional contractor to treat any unit where bed bugs have been identified.
9	Establish and resource a Yukon Tenant's Association.	No position.
10	Ban evictions related to arrears and eliminate debt-free entry requirements into housing for individuals on income support or a fixed income.	<ul style="list-style-type: none">• Yukon Housing Corporation notifies tenants of tenancy agreement infractions or evictions in writing. If possible, YHC staff delivers notices in person to provide additional time to tenants.• Tenants are normally given a minimum of three notifications if they are in breach of their lease agreement, with evictions being the option of last resort.• YHC staff work closely with tenants to find solutions and provide support services where possible.

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note

Senior Supportive Housing

TAB #11
Spring 2023

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation (YHC) and the Department of Health and Social Services are collaborating on the development of Senior Supportive Housing (SSH) as a way to meet a significant and growing gap in the housing continuum for seniors.
- The intent is for Senior Supportive Housing projects to help prevent premature entry into long-term care by introducing more independent housing options that incorporate support.
- YHC has 10 affordable housing units at Normandy Living for low-income seniors who require supports to live independently. (See TAB #38)

Additional response:

- Senior Supportive Housing demonstrates our government's commitment to Aging in Place and enhances the quality of life for seniors.
- It also optimizes public value by directing government funding to Yukoners based on their needs rather than spending almost five times the necessary funding through premature entry into long-term care.

Context—this may be an issue because:

- The Canadian Institute for Health Information projected that Yukon's senior population ages 75+ will triple while the rest of Canada's will double.
 - This may result in greater health and housing needs for Yukoners.
-

Background:

- All provinces have included a range of housing options for seniors based on the level of service and care required.

Session Briefing Note

Senior Supportive Housing

TAB #11
Spring 2023

Yukon Housing Corporation

- Some provinces and territories have programs, benefits or tax credits for seniors who are making change to improve accessibility.
 - Yukon Housing Corporation provides a Home Repair Program, which includes a grant stream to improve accessibility.
 - The Pioneer Utility Grant, through Health and Social Services, helps seniors with paying for home heating costs on their primary residence.
- Generally, the more services and care provided the greater the expense, long-term care often referenced as the most expensive.
- Normandy Living is the first facility to support seniors outside of the established government run homecare program.
- An Order in Council, Senior Supportive Housing Program Regulation, was enacted December 1, 2022, permitting Yukon Housing Corporation to provide services such as food at Normandy Living.
- Between 2018 and 2019, Canadian Institute for Health Information recorded that 27 residents could have lived in seniors' supportive housing had that been a housing option at the time.
- In 2021, seniors made up 14% of the population and projections estimate that number will be 17% in 2030 and 21% in 2040. In 2021 there were 6,076 Yukoners 65 and over, in 2040 that number is expected to be 12,090.

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note

Community Housing Needs Assessments

TAB #12
Spring 2023

Yukon Housing Corporation

Recommended response:

- We continue to see more and more demand on the housing supply in Whitehorse and throughout the Yukon, primarily because of our steadily growing population.
- That is why Yukon Housing Corporation is working to complete community housing needs assessments for each Yukon community.
- These assessments will help us to identify and understand housing gaps across communities and the housing continuum and provide the necessary information for capital planning.

Additional response:

- The corporation has completed eight needs assessments since 2019 and aims to conduct assessments in the remaining six communities in 2023-2024.
- In addition to the community needs assessments, we appreciate receiving advice on housing needs and solutions across the housing continuum from committees such as the Housing Action Plan Implementation Committee and the Community Advisory Board for Reaching Home.
- Moreover, we look to Yukon Housing Corporation's Board of Directors to inform community priorities through their quarterly community conversations where they learn about the needs of each community and how to incorporate findings into the Corporation's planning cycle.

Session Briefing Note

TAB #12
Spring 2023

Community Housing Needs Assessments

Yukon Housing Corporation

Context—this may be an issue because:

- Community housing needs assessments were raised during the fall 2022 legislative session.

Background:

- Yukon Housing Corporation (YHC) is working to identify gaps in the housing supply in each community.
- In addition to a 2017 review of the data yielded through the Housing Action Plan, we have conducted Community Housing needs assessments in the following communities:
 - **2019** – Whitehorse
 - **2020** - Watson Lake
 - **2021** – Carcross, Mayo, Dawson
 - **2022** - Carmacks, Pelly Crossing, Ross River
- The Watson Lake assessment helped identify the need for a new housing first project in Watson Lake and YHC is planning for the project for construction to begin in the 2022-2023 fiscal year. (See TAB #25)
- YHC's triplex projects in Mayo, Watson Lake and Whitehorse align with key community needs identified through the respective housing needs assessments completed in these communities. (See TAB #21)

Approved by:

<hr/>	Date approved
President, Yukon Housing Corporation	

Session Briefing Note

Asset Cap policy

TAB #13
Spring 2023

Yukon Housing Corporation

Recommended response:

- The 2022 Office of the Auditor General of Canada's Report to the Yukon Legislative Assembly on Yukon Housing identified concerns that Yukon Housing Corporation has applied different asset cap criteria for seniors and non seniors in Community Housing.
- Our government recognizes the importance of ensuring program eligibility is transparent and equitable for all tenants.
- In December 2022, Yukon Housing Corporation implemented the Asset Cap policy to reflect the requirement that all waitlisted applicants must have assets under \$100,000.

Additional response:

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

Context—this may be an issue because:

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

Background:

- In 2011, YHC's Board of Directors passed a motion to eliminate the asset cap of \$100,000 on seniors.

Session Briefing Note

Asset Cap policy

TAB #13
Spring 2023

Yukon Housing Corporation

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

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

YHC Capital Planning and Projects

TAB #18
Spring 2023

Yukon Housing Corporation

Recommended response:

- The Government of Yukon's 2023-24 Five-Year Capital Plan prioritizes the need to grow Community Housing stock to best serve the needs and interests of Yukoners.
- Yukon Housing Corporation aligns its Five-Year Capital Plan to support:
 - the federal bilateral agreement and Northern Carve Out agreement which include cost-matching requirements from the Yukon; and
 - YHC's Capital Asset Management Plan which outlines both an aging housing stock and increased community needs.
- Priorities are informed by community housing needs assessments, annual inspections, and key strategic plans, including:
 - YHC's 5-year Strategic Plan (2018/19-2022/23);
 - the Housing Action Plan;
 - the Safe at Home Plan;
 - the Aging in Place Action Plan;
 - Our Clean Future; and
 - the MMIWG2s+ Strategy.
- Future capital planning will also address the findings of the 2022 Auditor General of Canada's Report to the Yukon Legislative Assembly – Yukon Housing.

Additional response:

- Yukon Housing Corporation is working hard to bring more housing online.

Session Briefing Note

YHC Capital Planning and Projects

TAB #18
Spring 2023

Yukon Housing Corporation

- This is exemplified by the projects we have recently completed, including 401 Jeckell and projects that are planned such as Watson Lake Housing First.

Context—this may be an issue because:

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

Background:

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

YHC Projects Completed FY 2021-2022 / 2022-2023		
Project	Construction Start Date	Construction Completion Date
401-Jeckell – 47 units (See TAB #19)	May 2020	December 2022
Whitehorse – RHI Affordable Triplex (See TAB #21)	June 2021	June 2022
Watson Lake – RHI affordable Triplex (See TBA #21)	June 2021	March 2022
Mayo - RHI Affordable Triplex (See TAB #21)	June 2021	March 2022
YHC Projects Underway FY 2022-2023		
Project	Anticipated Construction Start Date	Anticipated Construction Completion Date
Dawson - Affordable duplex (See TAB #20)	August 2022	Summer 2023
Mayo - Accessible duplex (See TAB #20)	July 2022	Spring 2023
Carmacks Accessible duplex	August 2022	Spring 2023

Session Briefing Note

YHC Capital Planning and Projects

TAB #18
Spring 2023

Yukon Housing Corporation

(See TAB #20)		
Dawson – 34-unit Community Housing Project- Korbo Lot (See TAB #22)	Design RFP tender – April 2023	Spring 2025
Faro - Accessible Duplex (See TAB #20)	Design Build RFP March 2023 Construction to begin Summer 2023	Winter 2023/24
Watson Lake Housing First (See TAB #25)	Construction tender issued in March 2023	May 2024
YHC Projects Planned FY 2023 – 2024		
Project	Anticipated /Start Date	Anticipated Date of Completion
Teslin – 6-unit multiplex project with Village of Teslin and Teslin Tlingit Council	Design RFP – Spring 2023	Fall 2024
Whitehorse – Accessible Triplex at 44-13 th Ave.	Demo- Spring/Summer 2023 Design Build Tender – Summer 2023	Fall 2024
Destruction Bay – Accessible staff Duplex	Summer 2023	Spring 2024
Pelly Crossing – Accessible staff Duplex	Summer 2023	Spring 2024
Carcross 6 plex	TBD – Need lot selection. Design 2023	N/A
Mayo – 10-Unit Community Housing Project	Design - 2023	N/A
Whitehorse – Ryder Demolition and planning - 45+ Unit Community Housing	Demolition Tender- Fall 2023 Test Fit Planning/ Consultation – Summer 2023	N/A

Session Briefing Note

YHC Capital Planning and Projects

TAB #18
Spring 2023

Yukon Housing Corporation

Whitehorse – Accessible Triplex at 44-13 th Ave.	<ul style="list-style-type: none">• This project has been deferred indefinitely due to lack of City of Whitehorse sewer and water infrastructure to support a triplex as it is undersized.• The City is planning to upgrade the infrastructure in 3-5 years.
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Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note

401 Jeckell – 47-unit

TAB #19
Spring 2023

Yukon Housing Corporation

Recommended response:

- We are pleased to be welcoming the first tenants into the 47-unit housing development at 401 Jeckell Street and working to bring the new facility up to capacity.
- As of April 20, 27 units have been leased and tenants have moved in.
- The opening of 401 Jeckell Street represents a significant and concrete action to support vulnerable Yukoners by adding more affordable homes in Whitehorse. This is all part of our work to address the Office of the Auditor General's recommendations to improve housing outcomes for those in greatest need.

Additional response:

- We acknowledge that construction delays posed challenges to tenants on our waiting list.
 - We understand that the lack of access to affordable housing places stress and other challenges on vulnerable people.
- We would like to thank our contractor, Wildstone Construction and Engineering, for their tireless efforts to overcome the obstacles presented by the COVID-19 pandemic, labour challenges and recent material deficiencies.
- This new housing development exceeds National Energy Board energy efficiency requirements and reflects our commitments to achieving the objectives of the Our Clean Future climate strategy.

Context—this may be an issue because:

- The initial time estimated for project completion was delayed – in large part due to labour shortages and supply chain issues.

Background:

Prepared for Minister responsible
for Yukon Housing Corporation

Date prepared: August 27, 2021
Last updated: April 14, 2023

Session Briefing Note

401 Jeckell – 47-unit

TAB #19
Spring 2023

Yukon Housing Corporation

- A public engagement for the project included an onsite session on June 18, 2019, and an open house at Yukon Housing Corporation (YHC) in December 2019 to allow members of the public to ask questions regarding this project.
- YHC staff also met with Kwanlin Dün First Nation, Ta'an Kwäch'än Council, City of Whitehorse, the Housing Action Plan Implementation Committee, the Accessibility Committee, and the Downtown Residents Association to seek input.
- Kobayashi and Zedda Architects won the design/administration contract in September 2019.
- The various design considerations, including the size and shape of the lot and the intent to include common gathering spaces, resulted in 47 units for the build.
- Wildstone Construction Group won the construction contract in May 2020.
- The building includes 14 bachelor suites, 16 one-bedroom units, 12 two-bedroom units and 5 three-bedroom units supporting various household needs.
 - Nine of the units are barrier free/accessible.
- The opening for 401 Jeckell was held on January 19, 2023 and included opening remarks from federal, territorial and municipal representatives, as well as a future tenant.
- A number of prospective tenants have been offered units and have declined due to various factors, key among which are satisfaction with current housing and the challenges of breaking current lease agreements.
- 401 Jeckell Street exceeds National Energy Board energy efficiency requirements, reflecting our commitment to the Our Clean Future strategy.

Timeline since 2020

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

National Housing Strategy – YHC/CMHC Bilateral Agreement

- This project increases community housing stock, supports our bilateral agreement obligations and is partially funded by federal recoveries.

Session Briefing Note

401 Jeckell – 47-unit

TAB #19
Spring 2023

Yukon Housing Corporation

As of April 20, 2023

Total Units Released for Tenanting	46
Leases Signed/Tenants Moved In	27
Unit Offerings Declined	38
Leases scheduled to be signed	1
Units in allocation process	18

Approved by:

_____ Date approved
President, Yukon Housing Corporation

Session Briefing Note**Spring 2023****Duplexes (Carmacks, Dawson,
Faro and Mayo)**

Yukon Housing Corporation

Recommended response:

- We have awarded contracts to Yukon-based contractors for the construction of three duplexes in Carmacks, Dawson, and Mayo.
- A request for proposal for the design and build of a fourth duplex in Faro was issued in March 2023.
- The duplexes will add eight units of much-needed housing stock to these communities and address recommendations made by the Office of the Auditor General to improve housing for vulnerable Yukoners.
- The duplexes in Carmacks and Mayo are anticipated to be completed in spring of 2023 and the Dawson duplex in summer 2023, with each project allocated the following construction budget:
 - Carmacks – approximately \$1.3 million
 - Dawson – approximately \$1.2 million
 - Mayo – approximately \$1.2 million
- Construction of the Faro duplex for approximately \$1.2 million will begin in summer 2023 and is estimated to be completed by November 2023.

Additional response:

- YHC's duplex projects align with key housing needs identified through housing needs assessments, the Corporation's capital asset management plan, and work to modernize Community Housing.
- The Carmacks, Faro and Mayo duplexes will be barrier-free to increase available accessible housing units.

Session Briefing Note**Spring 2023****Duplexes (Carmacks, Dawson,
Faro and Mayo)**

Yukon Housing Corporation

- The sloped lot in Dawson will not afford this type of project design, however, we will endeavour to provide future barrier-free units in that community.

Context—this may be an issue because:

- There is public concern about rental affordability, access to housing, and housing sustainability across the territory, but especially in communities.

Background:

- The Carmacks, Faro, and Mayo duplexes are funded through YHC's Aged Out Assets. The Aged-Out Assets are part of YHC's five-year Capital Plan with \$20 million allocated in funding.
- The Dawson City duplex is funded through the Northern Carve Out.
- The contractors for the duplexes are: Carmacks – Kareway Homes; Mayo – Walker Homes; Dawson City – Grey Customs; Faro – To be confirmed.
- YHC identified aged-out units out of service, beyond repair or upgrade, or that had been damaged beyond repair by fire, floods or other means. These units were approved for demolition by YHC's Board of Directors.
 - The Carmacks, Faro and Mayo buildings were aged out assets that were demolished. The Mayo building had also sustained significant fire and smoke damage. The unit previously situated on the Dawson duplex lot was destroyed in a fire.

Approved by:_____
President, Yukon Housing Corporation

Date approved

Session Briefing Note**Spring 2023****RHI - Triplexes – Watson Lake,
Mayo and Whitehorse**

Yukon Housing Corporation

Recommended response:

- We would like to acknowledge the Canada Mortgage and Housing Corporation for awarding \$3 million to Yukon Housing Corporation (YHC) as part of the Rapid Housing Initiative (RHI) Round 1 for the construction of three accessible triplexes in Mayo, Watson Lake, and Whitehorse.
- An additional \$2.4 million was provided from YHC's budget to offset material price escalation and increased construction costs from COVID-19.
- YHC's triplex projects align with key housing needs identified through community housing needs assessments, the capital asset management plan, and ongoing work to modernize our Community Housing program.

Additional response:

- CMHC announced the launch of the third round of the RHI in November 2022.
- The \$1.5 billion funding for Round 3 will be divided into two streams: Projects Stream and Cities Stream.
 - \$1 billion will be available under the Projects Stream via an open application-based process from December 12, 2022 to March 15, 2023.
 - \$500 million under the Cities Stream will be allocated to 41 pre-determined municipalities, including Whitehorse.

Context—this may be an issue because:

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

Session Briefing Note

Spring 2023

RHI - Triplexes – Watson Lake, Mayo and Whitehorse

Yukon Housing Corporation

Background:

- The RHI provides funding to facilitate the rapid construction of new permanent affordable housing for vulnerable populations in severe housing need, and those experiencing or at risk of homelessness.
- It is an example of a federal program that complements existing affordable housing initiatives, including engagement with other governments and stakeholders, capital incentive programs, and Community Housing.
- CMHC covers up to 100% of capital construction costs for approved projects and requires that units be completed within 24 months of funding approval.
- **Round 1** of the RHI (October 27, 2020 – March 31, 2021) partially funded the triplexes in Watson Lake, Mayo and Whitehorse. Specific costs were:
 - Watson Lake triplex: \$1.7 million
 - Mayo triplex: \$1.9 million
 - Whitehorse triplex: \$1.8 million
- All nine units are designated for vulnerable people with two units specifically designated for women and children.
- All three triplexes are accessible, except for one second floor unit in the Watson Lake triplex, and they will remain affordable for a minimum of 20 years.
- **Round 1** of the RHI (October 27, 2020 – March 31, 2021) also supported 3 First Nation led projects in the Yukon, including:
 - 20 Whitehorse homes for the Champagne and Aishihik First Nations;
 - 11 Whitehorse homes for the Ta'an Kwach'an Council; and
 - 10 Carcross homes for the Carcross/ Tagish First Nation.
- **Round 2** of the RHI (June 30, 2021 – March 31, 2022) provided \$5 million to the Safe at Home Society via the City of Whitehorse under the Cities Stream, to convert the High Country Inn to 67 permanent, supportive housing units for vulnerable Yukoners.

Session Briefing Note

Spring 2023

**RHI - Triplexes – Watson Lake,
Mayo and Whitehorse**

Yukon Housing Corporation

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note

Spring 2023

Korbo Multi-Family Community Housing in Dawson

Yukon Housing Corporation

Recommended response:

- A 2021 Dawson City housing needs assessment identified several gaps across the housing continuum, including:
 - lack of rental housing; and
 - shortage of home ownership opportunities.
- As Dawson continues to grow, we are seeking to address some of these housing pressures with the construction of a duplex, anticipated to be completed this spring. (See TAB #20)
- This is in addition to the planning and construction of a 34-unit multi-family housing complex on the Korbo lot, located at 954 6th Avenue.
 - A request for proposal for the design of the new housing complex is currently being developed and is anticipated to be released in spring 2023.

Additional response:

- Preliminary community consultation regarding the Korbo lot occurred in 2019, followed by additional consultations in 2022 with:
 - Dawson City;
 - Klondike Development Organization;
 - Tr'ondëk Hwëch'in First Nation; and
 - Chief Isaac Incorporated.

Session Briefing Note

Spring 2023

Korbo Multi-Family Community Housing in Dawson

Yukon Housing Corporation

- The consultations were to confirm unit mixes, amenities needed, and to ensure that constraints with budget and timelines were communicated.
-

Context—this may be an issue because:

- There is public concern about rental affordability, access to housing, and housing sustainability across the territory but especially in communities.
-

Background:

- The Korbo lot was once 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. Ongoing groundwater monitoring continues onsite.
- Yukon Housing Corporation has an additional five vacant land holdings in Dawson.
 - The Department of Community Services is currently working with the City of Dawson to prepare these lots for a public sale.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Spring 2023

Old Crow Mixed Use Housing Project

Yukon Housing Corporation

Recommended response:

- The 10-unit Community Housing project in Old Crow will provide a range of housing options and improve our ability to respond to the community's changing housing needs. (See TAB #24)
- The Department of Highways and Public Works is leading this construction project in conjunction with Yukon Housing Corporation, and the Department of Health and Social Services' health and wellness centre.
 - Coordinating the construction of both projects is maximizing efficiencies while minimizing the negative impacts on the community during construction.
- We continue to work in partnership with Vuntut Gwitch'in First Nation to ensure the project meets the needs of the community.

Additional response:

- This 10-unit Community Housing building is currently scheduled for completion in June 2023.
- This project will boost the economy, generate construction jobs, and help meet the need for additional housing in Old Crow.

Context—this may be an issue because:

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

Session Briefing Note

Spring 2023

**Old Crow Mixed Use
Housing Project**

Yukon Housing Corporation

Background:

- Yukon Housing Corporation owns and operates 4 buildings (made up of 7 housing units) in Old Crow. These units are used for staff housing.
- One unit in the 10-plex will be provided to Vuntut Gwitch'in First Nation for their exclusive use.
- The new community health and wellness centre, which is also currently under construction, will add pressures to the existing need for suitable housing for Yukon government employees in the community.
- Work to date includes site preparation, thermopile foundations installed, steel superstructure and framing, rough in of electrical and mechanical with drywall installation progressing.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note**SPRING 2023****Old Crow Health and Wellness
Centre and 10-Plex**Highways and
Public Works

Recommended response:

- The Yukon government is making investments across the territory to build healthy and vibrant communities.
- We are excited to be working with Vuntut Gwitchin Government on a new health and wellness centre and 10-plex housing unit in Old Crow.
- This project will replace the aging health centre in Old Crow, increase the number of affordable housing units and create jobs for the community.
- The department expects to complete the 10-plex in June 2023, and the health and wellness centre in late 2023.

Additional Response: Construction Work

- Design work took place in summer 2021 and preliminary construction work started in August 2021.
- The buildings are currently under construction and significant progress has been made onsite.
- A winter road was constructed this winter and last winter from Eagle Plains to Old Crow to help ship materials for a number of projects in the community.
- The total project budget for both facilities of \$56 million for all years has not changed.
- Vuntut Gwitchin First Nation community benefits of about \$8.1 million have been realized through employment, training and business opportunities from March 2021 to February 2023.

Session Briefing Note**SPRING 2023****Old Crow Health and Wellness
Centre and 10-Plex**Highways and
Public Works

Additional Response: Construction Change Orders

- The design-build contract for the project was awarded to Ketza TSL Construction in March 2021 for \$44.8 million, and has since increased to \$53.5 million.
- Most of the contract increase is due to the materials that need to be shipped by both air and ground from Whitehorse to Old Crow. There are more loads of material than originally estimated and an increase in freight rates has significantly increased shipping costs. This is primarily due to inflation and changes to market conditions.
- We structured the tender with an allowance to the contractor for shipping. This ensures that the Government of Yukon only pays for the actual costs in shipping.
- Unanticipated events may occur in any major project that result in a change order. These are subject to departmental oversight to ensure due process is followed.
- This year, the effects of supply chain disruptions, inflation and changes in market conditions have resulted in higher costs for most projects.

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.

Session Briefing Note**SPRING 2023****Old Crow Health and Wellness
Centre and 10-Plex**Highways and
Public Works

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

Shipping

- In 2022, a total of 67 truckloads transported material to and from Old Crow.
- In 2023, a total of 54 truckloads were shipped to Old Crow on the winter road, including:
 - 41 for Vuntut Gwitchin Government; and
 - 13 for the Yukon government and other parties.
- The first loads arrived in the community on February 22 and the last convoy left Old Crow on March 13.
- 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 and batteries and other miscellaneous materials.
- Decommissioning of the 2023 winter road began on March 14, and the road is now officially closed.

Session Briefing Note**SPRING 2023****Old Crow Health and Wellness
Centre and 10-Plex**Highways and
Public Works

- Air North Partnership has been hired to transport materials by air for the Old Crow Health and Wellness Center and 10 Plex project. Air North is a Yukon company, partly owned by the Vuntut Development Corporation, and is helping to keep benefits of this project flowing within the Yukon.
- The winter roads in 2022 and 2023 were fully utilized. However, there is still a need to transport material by air, as there is a significant amount of work happening in Old Crow.

Cost Increases: Shipping

- The shipping costs to get materials to Old Crow has increased, which has led to the need to increase the Ketz TSL contract from \$44.8 million to \$53.5 million (\$8.7 million increase), due mainly to the increase in the shipping cash allowance.
- Shipping costs on the 2022 winter road increased by about 130 per cent from the original estimate during the conceptual design phase and increased again in 2023.
- Hercules freight costs increased by about 250 per cent from the conceptual design estimate to current rates.
- The shipping of materials in the contract is structured as a cash allowance and the contractor is paid on actual invoices for the shipping needed.

Approved by:

Deputy Minister, Highways and Public Works

Date Approved

Session Briefing Note**Spring 2023****Watson Lake Community – Yukon Housing Corporation
Housing First**

Recommended response:

- Yukon Housing Corporation received approval for the construction of a 10-unit Housing First complex in Watson Lake. A request for proposal was released in March 2023.
- Construction is anticipated to begin this spring, with an estimated completion date of May 2024.
- This project, with support from the Department of Health and Social Services (HSS), will provide safe, permanent housing options for individuals experiencing homelessness who face barriers to stable housing including mental health and/or substance use challenges.
- This project will address a gap in supportive housing that was identified in a housing needs assessment conducted for Watson Lake in 2020.

Additional response:

- Housing First is an approach to ending homelessness that provides vulnerable individuals with immediate access to housing without pre-conditions, such as sobriety or a treatment plan.
- Programming will be delivered using Housing First Principles, with HSS overseeing the provision of onsite support services on a 24/7 basis, like the way in which the Whitehorse Housing First Residence is currently operated.
- Supportive services are offered to help people maintain their housing, promote recovery and foster self-sufficiency.

Context—this may be an issue because:

- The lack of housing options in Watson Lake continues to be highlighted in media coverage.

Session Briefing Note**Spring 2023****Watson Lake Community – Yukon Housing Corporation
Housing First**

Background:**Demolition of the former Lakeview Apartments**

- The building site for the Housing First complex is the former Lakeview Apartments, previously owned by the Liard First Nation Development Corporation.
- The building, which housed Liard First Nation members and other Watson Lake residents, closed in 2019 due to health and safety concerns.
- The Town of Watson Lake took ownership of the property in late 2019. Yukon Housing Corporation purchased the property from the Town of Watson Lake in September 2021.
- The unoccupied building was determined unfeasible to repair due to structural, electrical, and fire code/safety issues. Through a tendering process the building was demolished in Fall 2021.

Design engagement

- The design of the complex was awarded to Kobayashi + Zedda Architects in Fall 2021.
- In September 2021, YHC and HSS met with three Liard First Nation Directors to engage in a high-level discussion about the Housing First model of supportive housing.
- Consultations on design took place with the Liard First Nation Chief and Council in December 2021 and January 2022 and with the Town of Watson Lake Mayor and Council in January 2022.
- In May 2022, YHC hosted a Housing First open house, with support from HSS. Community residents provided feedback on building design, maintenance, and staffing.

Approved by:

<hr/>	Date approved
President, Yukon Housing Corporation	

Session Briefing Note

Spring 2023

National Housing Strategy- Bilateral Agreement

Yukon Housing Corporation

Recommended response:

- The 2017 National Housing Strategy is a 10-year, \$72-billion plan to help provide more Canadians with appropriate and affordable homes.
 - 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.

Additional response:

- We use federal funding to meet Yukoners' housing needs in alignment with the Housing Action Plan, the Safe at Home Plan to end and prevent homelessness, our Aging in Place Action Plan, and the findings of the Auditor General of Canada's report on housing for vulnerable Yukoners.
- How we apply funding to support these initiatives is outlined through a three-year agreement with Canada Mortgage Housing Corporation and Yukon Housing Agreement.
- 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. (See TAB #57)

Context-this may be an issue because:

- The 2022 Federal Budget offered new initiatives that include increased funding, cost-matching requirements and/or program targets for National Housing Strategy programs.

Session Briefing Note

Spring 2023

National Housing Strategy- Bilateral Agreement

Yukon Housing Corporation

Background:

- Canada Mortgage and Housing Corporation is leading the implementation of the National Housing Strategy (NHS).
- A Housing Partnership Framework agreement between Canada and the Provinces/Territories (PT) was finalized in March 2018.
- The Canada Yukon Housing Benefit agreement was signed in November 2020.

Links to Yukon's housing work

- With the approval (2015) and implementation of the Housing Action Plan for the Yukon, and Government of Yukon's endorsement of the Safe at Home plan (2017), we are well situated to continue working with our partners to ensure the new funding programs established under the NHS meet the needs of Yukoners.
- An original agreement from 2019-2022 under the Bilateral Agreement supports YHC's 5-year capital and program budgeting submission.
 - A 2nd 3-year action plan (2022/23 – 2025/26) was signed in November 2022.
- The Canada Yukon Housing Benefit is a direct-to-tenant affordability subsidy to address housing need.
- YHC co-chairs the Federal, Provincial, Territorial Open Forum on Homelessness.

Federal Funding

- The following table outlines Yukon's federal funding from Canada under the 10-year National Housing Strategy.

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

Session Briefing Note

Spring 2023

National Housing Strategy- Bilateral Agreement

Yukon Housing Corporation

New Federal Funding – Yukon	Total Funding (fiscal year)	Yukon Considerations
Northern Housing Initiative	\$24 million over 10 years (\$2.4 million /annually)	Funding began in 2018-19. Flexible funding to address distinct housing needs in the Yukon. 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: \$118.2 million, in new funding, over a seven-year period: The new funds are targeting more specifically the most vulnerable.
Canada-Yukon Housing Benefit (CYHB) (See TAB #57)	\$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: \$315.4 million, 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 \$5.25 million to be allocated between 2023-24 and 2027-28

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Spring 2023

Northern Carve Out – National Housing Co- Investment Fund

Yukon Housing Corporation

Recommended response:

- In recognition of the additional needs of Northern communities, \$40 million of funding under the National Housing Co-Investment Fund was allocated to the Yukon through the Northern Carve Out.
- Under the terms negotiated with Canada Mortgage and Housing Corporation (CMHC) for the Northern Carve Out, \$20 million will support Yukon Housing Corporation's Community Housing projects.
 - Projects that were initiated in 2022-23 include the Watson Lake Housing First project, a duplex in Dawson, and the design and planning of multi-family builds in Dawson and in Teslin.
- The additional \$20 million is managed by CMHC to support Indigenous governments, organizations, community housing providers and/or private sector projects.

Additional response:

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

Context-this may be an issue because:

The Northern Carve Out funding started in fiscal year 2021-2022 and will be completed by 2027-2028.

Session Briefing Note**Spring 2023**

Yukon Housing Corporation

**Northern Carve Out –
National Housing Co-
Investment Fund**

Background:

- Canada Mortgage and Housing Corporation (CMHC) is leading the implementation of the National Housing Strategy.
- In 2018, the federal government launched the \$13.2 billion National Housing Co-Investment Fund (NHCF) under the National Housing Strategy. Administered by CMHC, it provides contributions and loans that support the construction and revitalization of affordable housing within the provinces and territories.
- The National Housing Co-Investment Fund, Northern Carve Out will be used to address housing need in the territory in the next 5 years. Ongoing discussions with CMHC allow for the optimized use of the \$40 million envelope.
- The Northern Carve Out is a unique arrangement with the territory, providing up to 75 per cent of funding for each project.
- Ultimately, this funding will permit Yukon Housing Corporation to address identified community housing pressures and increase choice along Yukon's housing continuum, with a particular focus on affordable housing.
- YHC intends to have the \$20 million in funds expended and projects completed by 2027-2028.
- Planning and community needs assessments are currently underway in order to determine and move forward with new projects. YHC will use this funding to support housing needs in the Yukon including in rural communities.

External Project funded under the Northern Carve Out

- The Safe at Home Society was successful in its application for funding under the federal Rapid Housing Initiative (RHI) 2.0 Cities Stream to convert a hotel property at 4151 – 4th Avenue into 67 supportive housing units. The society also accessed 10 million under the Northern Carve Out. Safe at Home Society acquired the property in December 2021. (See TAB #10).

Session Briefing Note

Spring 2023

Northern Carve Out – National Housing Co- Investment Fund

Yukon Housing Corporation

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

	Project and Description
1	Watson Lake Housing First: A Watson Lake Housing Needs assessment identified the need for supportive housing in the community of Watson Lake. Construction of the 10-unit complex is anticipated to begin in spring 2023. (See TAB #25)
2	Dawson Duplex: A 2021 housing needs assessment identified a gap in affordable housing in Dawson. A duplex is being constructed on 925-7 th avenue and is estimated to be completed in spring 2023.
3	Korbo Phase 2 Dawson a significant oil spill required the demolition of a YHC-owned 13-plex as part of the remediation plan. A request for proposal for the design of a new 34-unit multi-family housing complex is currently being developed. The intent is to tender the project in spring 2023.
4	Teslin six-plex: In 2019, YHC demolished a staff three-plex which was deemed beyond economical repair. YHC is replacing this building with a new six-plex which will include a new Community Housing Office. YHC is working with the Village of Teslin on subdividing and rezoning of this property to enable this project.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Partnerships

TAB #33
Spring 2023

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation continues to build and strengthen our partnerships with First Nations, municipalities, private sector, non-government organizations, and others in our ongoing efforts to ensure Yukoners have access to safe, affordable, and adequate housing options across the Yukon.
- We use stakeholder forums, workshops, and consultation sessions to better understand community needs for housing across the continuum from housing with services to rental housing and homeownership.
- We are working on opportunities stemming from the Yukon Housing Summit held in October 2022, that include continued and new partnerships with First Nations development corporations, to increase housing supply.

Additional response:

- Our advisory committees support the work of moving forward the housing priorities of our communities. These include:
 - Housing Action Plan implementation committee
 - Safe at Home Plan implementation committee
 - Aging in Place implementation committee
 - Accessibility Advisory committee
 - Federal, Provincial and Territorial Open Forum on Homelessness committee.

Session Briefing Note

Partnerships

TAB #33
Spring 2023

Yukon Housing Corporation

Context—this may be an issue because:

- The 2022 Office of the Auditor General of Canada Report identified that opportunities exist to improve housing stakeholder engagement and inclusion.

Background:

- YHC has hosted various engagement events over the past few years:
 - October 2021 and 2022: YHC housing summit to bring together key housing stakeholders to take action on housing need. The 2022 Summit focused on the recommendations and responses to the 2022 OAG report.
 - In 2022, YHC's Board met with the communities of Carcross, Teslin, Dawson and Faro as part of ongoing consultations with Yukon communities.
 - December 2021: engaged with the City of Whitehorse and the Department of Community Services to support the efficiency of development processes for private sector developers.
 - Corporation has completed eight needs assessments since 2019 and aims to conduct assessments in the remaining six communities in 2023-2024.
 - In Winter 2021, YHC and the Department of Health and Social Services (HSS) started the engagement process with Liard First Nation Chief and Council and the town of Watson Lake for the Housing First development. We anticipate that the project will be completed Spring 2024.
 - November 2020: Virtual workshop with Canada Mortgage and Housing Corporation (CMHC), Indigenous Services Canada (ISC) and Crown Indigenous Relations and Northern Affairs Canada (CIRNAC) to share information with Yukon First Nations and Development Corporations.
 - February 2020: Partnered with CMHC to undertake outreach to First Nations.

Session Briefing Note

Partnerships

TAB #33
Spring 2023

Yukon Housing Corporation

- Fall 2019: Engagement in Dawson City with respect to the development of our Korbo property, which is anticipated to be completed in 2023-2024.
- 2019-20: Extensive engagement with housing stakeholders to develop and deliver an implementation plan to transform social housing into a resilient and client-focused community housing program.
- 2019-20: We engaged Whitehorse neighbours of the new multi-unit housing project at 401 Jeckell Street.
- In the spring of 2019, we brought housing stakeholders together to discuss implementation priorities under the Safe at Home Plan to Prevent and End Homelessness.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

5th and Rogers

TAB #34
Spring 2023

Yukon Housing Corporation

Recommended response:

- The 5th and Rogers site in Whitehorse is anticipated to bring on line a significant number of new housing units, including a mix of market and affordable housing.
- The Government of Yukon continues to work with the City of Whitehorse on the vision for the land development.
- We are excited to see the future conversion of this parcel into much-needed housing and economic benefits to the community.

Additional response:

- The safety of residents is a key concern. After the land slides of last spring, further geotechnical work along the escarpment was required.
- Our government is supporting work by the City of Whitehorse, which is conducting a geotechnical study on the whole escarpment. The assessment of the escarpment behind 5th and Rogers is now complete, including identification of mitigation measures to address future landslide risks.
- The Request for Proposals for the site was issued on March 9th.

Context - this may be an issue because:

- 2021 Government's mandate includes a commitment to develop the parcel at 5th Avenue and Rogers Street in Whitehorse and received criticism from Opposition for development delays in mid-November.
 - The public may be interested in the progress of this site and the potential benefits this development may have for the community.
-

Session Briefing Note

5th and Rogers

TAB #34
Spring 2023

Yukon Housing Corporation

Background:

- 5th and Rogers is an undeveloped Whitehorse downtown lot that is identified in the City's Official Community Plan and the Government of Yukon mandate as a site for infill development.
- The City's current Official Community Plan identifies the site for mixed-use residential and commercial development, while the downtown south plan highlights it as an undeveloped site that has the potential for higher-density mixed-use development.
- City zoning requires housing density greater than single-family or duplex homes.
- Downtown residents have expressed concerns about the concentration of social services and housing in certain parts of the downtown core.
- YHC is working with EMR to develop a request for proposals to sell the lot privately with conditions that will reflect geotechnical and environmental conditions on site and encourage affordable housing developments on the property.

Site development and geotechnical work

- In July 2022, City of Whitehorse wrote to the Government of Yukon to recommend that the slope and the mitigations behind the lot be reassessed.
- The Government of Yukon is working with the City which has a contract with Tetra Tech to model and provide terrain analysis across the escarpment.
- Future developers will require this information prior to purchase to understand the assessment of high and moderate geotechnical hazards.
- The following issues will need to be addressed by the future developer:
 - Building a berm;
 - past contamination and a risk-based restoration permit that will go forward with a future project;
 - removal of former group homes; and
 - assessment and potentially relocation of powerlines.

Session Briefing Note

5th and Rogers

TAB #34
Spring 2023

Yukon Housing Corporation

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

TAB #35
Spring 2023

Chu NíiKwan Limited Partnership (CNLP)

Yukon Housing Corporation

Recommended response:

- We recognize the challenges associated with securing financing for private and First Nations land development projects, given the high up-front costs and risky nature of land development in the Yukon.
- We also know we can overcome these challenges through co-operation with Yukon developers and First Nations. This is essential to ensuring affordable housing is more accessible to Yukoners.
- This is why our government revised the Yukon Housing Corporation Developer Build Loan program to provide development opportunities for projects such as Chu NíiKwan Limited Partnership's Copper Ridge West project.
- The project, which includes three phases, will yield 150+ lots for single-detached houses and townhomes for Yukoners.

Additional response:

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

Session Briefing Note

TAB #35
Spring 2023

Chu NíiKwan Limited Partnership (CNLP)

Yukon Housing Corporation

Context—this may be an issue because:

- The development of settlement-land for residential use, through long-term leases rather than fee simple tenure, may be seen as an unnecessary risk by the government.

Background:

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

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Da Daghay Development Corporation (DDDC) – Lot 120

TAB #36
Spring 2023

Yukon Housing Corporation

Recommended response:

- Our government knows it must support partners to make affordable housing accessible to all Yukoners. Our commitment to this principle is reflected in making Lot 120 available to the Ta'an Kwäch'än Council's development corporation, Da Daghay.
- This next phase of the existing River Bend housing development in Whistle Bend will provide 98 new affordable units, with 75 units available for Yukon Housing Corporation to house waitlisted Yukoners.
- The project not only helps to address the shortage of affordable housing in Whitehorse; it also aligns with Yukon Housing Corporation's mandate commitment to increase lot availability, address homelessness, support renters and landlords, and respond to recommendations made by the Office of the Auditor General.

Additional response:

- We know we need to work together to improve our efforts to prioritize vulnerable Yukoners. The 2022 Report of the Auditor General of Canada said that Yukon Housing Corporation and the Department of Health and Social Services needed to improve in this area and we will.
- We know that co-operation with housing partners is critical to addressing the need for housing for vulnerable people using made-in-Yukon solutions. Supporting an Indigenous-led housing solution reflects our recognition of this fact.

Session Briefing Note

Da Daghay Development Corporation (DDDC) – Lot 120

TAB #36
Spring 2023

Yukon Housing Corporation

- This project emerged from the 2021 Housing Summit. We called on our partners to help us increase the stock of affordable housing and Da Daghay Development responded. We will continue to listen to our housing partners for more made-in-Yukon housing solutions.

Context—this may be an issue because:

- The Office of the Auditor General of Canada noted the size of Yukon Housing Corporation's waitlist had increased significantly.

Background:

- The project will adopt the existing design of the River Bend building and benefit from the use of the same construction company.
- The Government of Yukon is in the process of finalizing the transfer of lot 120 to Da Daghay Development Corporation (a parcel of land adjacent to their River Bend Building) for a price below development cost.
- Working in partnership with Da Daghay Development Corporation, YHC has currently a lease agreement with DDDC to house 50 rent-geared-to-income clients from YHCs waitlist.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note**Spring 2023****Macaulay Lodge**Yukon Housing
Corporation

Recommended response:

- The demolition of Macaulay Lodge in Whitehorse was completed in September 2022 with the intention of repurposing the site for a new housing development.
- Our government is moving forward with lot consolidation and rezoning to support mixed commercial and residential development in alignment with the City of Whitehorse's Official Community Plan.
- We anticipate tendering this lot in summer/early fall 2023 as an opportunity for the private sector to contribute to solutions for current housing needs in Whitehorse.

Additional response:

- We are committed to ensuring housing is available to seniors. This is reflected in our support for Normandy Living, which opened in December 2022.
- The demolition of Macaulay Lodge affords a variety of opportunities for how this land may be used, which we initially explored through the expression of interest issued last spring 2022.
- The intent is to tender the site for subsequent redevelopment by the private sector as a mixed-use site.

Context—this may be an issue because:

- The first reading at City of Whitehorse Council was completed late November 2022 and has resulted in media and public attention on this lot and land development.

Session Briefing Note**Spring 2023****Macaulay Lodge**Yukon Housing
Corporation

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- The public rezoning hearing took place in January 2023. Members of the public have expressed concern about the need for additional senior housing and have appealed to senior political officials to build additional government seniors' housing in this area.
-

Background:

- Macaulay Lodge opened in Riverdale in 1969 and was the only long-term care home in Whitehorse for many years.
- All residents were moved to either Whistle Bend Place or another long-term care residence of their choice in January 2019.
- An Expression of Interest (EOI) was conducted in March 2022 and closed in May 2022 to determine private sector interest and capacity in redeveloping the site.
- The EOI received two responses. The information gained during this process will be used to inform a future tender of the site.
- The intent is to tender the site for subsequent redevelopment by the private sector as a mixed-use site, subject to the existing zoning, with an affordable housing component.
- The development of this site will be determined through the City's zoning requirements, which currently permits mixed-use residential and commercial development – which would not preclude seniors housing.

President, Yukon Housing Corporation

Date approved

Recommended response:

- Our government remains committed to diversifying available housing options for seniors, as demonstrated by our lease of Normandy Living units for Yukon Housing tenants no longer able to live independently.
- This is the first Yukon facility that enables independence for Yukoner seniors in need of supports – and as it is the first, so comes the challenge of embedding this option in the minds of Yukoners.
- This project represents an innovative partnership that leverages the strengths of both government and private industry for the benefit of Yukon seniors and Elders.

Additional response:

- Joint investments of approximately \$32 million lead to the creation of 84 independent yet supported units at Normandy living for Yukon seniors, which help curb costly situations where seniors are prematurely moving to long-term care.
- To date the corporation has provided:
 - \$500,000 from the Housing Initiative Fund, of which \$450,000 was used for design, and \$500,000 from the Municipal Matching Rental Construction Grant;
 - \$3.5 million to prepay rent for 10 units over 20 years ; and
 - \$2,990 per unit per month for service cost (for first year) with an inflationary adjustment over the life of the agreement.
 - \$16,000 monthly holding fee for additional units, which will go towards rental and services fees once tenants begin to move in.
- Our government is working to secure an additional 16 units, for a total of 26 units, to support low-income Yukoners.

Normandy Living

- To continue to support seniors applying for all YHC units, including these new supportive housing units, the corporation is hiring an additional social housing coordinator.

Context

- Yukon's senior health service model relies on homecare and long-term care beds.
- The growth of the Yukon's seniors' population is adding to housing pressures.
- NDP is concerned about government money flowing to private industry to prop up for-profit businesses.

Background:

- Normandy Living is operated through KBC Developments, a partnership of local Yukon businesses: Ketza Constructions, Borud Enterprises and Northern Vision Development.
- KBC's Normandy Living was publicly announced on March 2, 2021, as a partnership between the City of Whitehorse, Yukon Housing Corporation, Canada Mortgage and Housing Corporation, and KBC developments.
- YHC did not help to obtain a mortgage for KBC. Instead, KBC has secured the following financing for the project:
 - o \$25 million from Canada Mortgage and Housing Corporation (CMHC) from CMHC's National Housing Co-Investment Fund. This funding entails a commitment for 26 (30%) of the units in the new development being made available as affordable housing.
 - o \$2 million in private investment and land provision from project partners.
 - o \$500,000 from YHC's Housing Initiatives Fund which requires proponents to provide a robust project analysis to help with the selection of applicants.
 - o \$500,000 from YHC's Municipal Matching Rental Construction Grant.
 - o \$3.5 million 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.
 - o The City of Whitehorse has also provided \$500,000 in development incentives over ten years.

Session Briefing Note

TAB #38
Spring 2023

Yukon Housing Corporation

Normandy Living

- Of the 84 units in total, as a provision of CMHCs funding, 26 are required to be affordable units. Of these 26, 10 have been made immediately available to senior clients from the Yukon Housing Corporation.
- YHC clients pay 25 per cent of their income towards rent and 40 per cent towards services.
- Yukon Housing Corporation's policies, such as the application of an asset cap, are being 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.
- Normandy Living opened in December 2022.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Northern Community Land Trust

TAB #39
Spring 2023

Yukon Housing Corporation

Recommended response:

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

Additional response:

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

Context - this may be an issue because:

- The Northern Community Land Trust Society (NCLTS) has approached the Yukon Government (YG) for support.
-

Session Briefing Note

Northern Community Land Trust

TAB #39
Spring 2023

Yukon Housing Corporation

Background:

- The Northern Community Land Trust Society is a Whitehorse based non-profit organization that aims to build affordable housing through a land-trust model in the territory.
- A Community Land Trust (CLT) is a model where the land is held in trust, protecting the affordability of the home by allowing the owner to resell at prices that can be inflated over time but only at the rate of inflation. The key to a successful CLT model relies on an original grant of land and a non-profit approach to construction.
- As a non-profit organization, this society is committed to providing an opportunity for households earning less than 80 per cent of the Yukon median income to enter home ownership and over time to build equity.
- To maintain long term affordability, NCLTS is proposing the use of a restrictive covenant on title, tying the resale value of their home to inflation.
- 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.
- In working with Yukon Housing Corporation and the departments of Energy, Mines & Resources and Community Services, the society requested two potential land parcels, one in Whistle Bend and one in Riverdale to support the project.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Tank Farm

TAB #40
Spring 2023

Yukon Housing Corporation

Recommended response:

- Remediation of the land, known as the Tank Farm, between the Valleyview/Hillcrest area and Hamilton Boulevard is complete and the site is ready for development.
- Given the size of this parcel of land, it represents a significant opportunity to address housing needs in Whitehorse.
- This is another strong example of private, municipal and Yukon government housing stakeholders collaborating to address housing needs in Whitehorse.

Additional response:

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

Context — this may be an issue because:

- The residential portion of the Tank Farm will provide a substantial residential yield that could help alleviate housing challenges faced by Whitehorse residents.

Background:

- The privately-owned Tank Farm Site represents a centrally located parcel of land within Whitehorse, suitable for commercial, industrial, and residential use.

Session Briefing Note

Tank Farm

TAB #40
Spring 2023

Yukon Housing Corporation

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

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note**Spring 2023****Vimy Heritage Housing
Society**Yukon Housing Corporation

Recommended response:

- We continue to work in partnership with the Vimy Heritage Housing Society to support their proposed not-for-profit senior's independent supportive housing project.
 - The project would support the development of a wider range of housing options for Yukon seniors, in line with the Aging in Place Action Plan.
- In 2022, we contributed \$15,000 from the Housing Initiatives Fund to support project concept development.
- However, our government's support for Vimy is wide-ranging, including the provision of funding, project management advice and the ongoing hold of a Whistle Bend Lot to support the future project while a strong business case, inclusive of sufficient project capital and operating funding, is finalized.

Additional response:

- Yukon's senior population is growing significantly, and this will require an increase in the stock and variety of housing options for seniors.
- Supportive living, the model proposed by the society, is one of the options we are encouraging. We continue to provide options to support the project proposal through our existing programs and innovative partnerships as identified in our government land commitment and the \$246,475 in funding to date.

Session Briefing Note**Spring 2023****Vimy Heritage Housing
Society**Yukon Housing Corporation

Context — this may be an issue because:

- The 2023 Confidence and Supply Agreement (CASA) between our government and the NDP states that the government will provide VIMY funding to build non-profit seniors' housing in the Yukon.
 - The need for quality housing for seniors has generated significant media interest.
-

Background:

- The current proposal from the Vimy Heritage Housing Society is to develop a 75-suite building with parking and green space. Vimy is working to start construction in 2023.
- In 2013, the society submitted a project proposal to the Yukon government for a supportive independent living facility in Whitehorse for seniors. Residents of the facility would live independently, but with support (for meals, light housekeeping, etc.). Nursing services are not part of the services that will be provided.
- Since that time, the society has been working to further develop the proposal with some financial support from the Yukon government. Capital funding and land are two immediate requirements.
- In June 2017, the Department of Energy, Mines and Resources determined the level of support available from government and responded to the Society.
- In March 2018, Economic Development provided funding to Vimy to support a comparative site analysis. Economic Development has also provided funding to Vimy for the development of a business plan by a consultant (tendered through RFP). This plan has been completed and will be important in the consideration of any future funding proposals by Vimy.
- In November 2018, Vimy Heritage Housing Society completed an updated business plan that contained a request for a \$5-million capital grant. The Yukon government determined the plan required additional work.

Session Briefing Note**Spring 2023****Vimy Heritage Housing
Society**Yukon Housing Corporation

- YHC provided Vimy with financial support to assist in developing their application for CMHC's Co-Investment Fund and SEED funding.
- The Department of Energy, Mines and Resources (EMR) is holding Lot 511 (previously called parcel 434, recently assessed to have a market value of approximately \$1.35 million), at the intersection of Leota Street and Casca Boulevard, in phase 3D of the Whistle Bend Subdivision, to allow Vimy to complete their business and feasibility planning.
- Subject to funding program requirements, Vimy has also been encouraged to apply for YHC's Housing Initiatives Fund – Shovel Ready Stream, Municipal Matching Rental Construction Grant, and Developer Build Loan Program.
- Funding to date includes:
 - 2013 - \$74,290 from the Community Development Fund for a pre-construction manager and preliminary marketing.
 - 2016 - \$50,000 from Highways and Public Works for functional planning.
 - 2018 - \$23,575 from Economic Development for a comparative site analysis.
 - 2018 - \$78,610 from Economic Development for a comprehensive business, operations, governance, and construction plan.
 - 2019 - \$5,000 from Yukon Housing Corporation to help the society with an application to Canada Mortgage and Housing Corporation (CMHC).
 - 2022 - \$15,000 from HIF to support project concept development.

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note

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

TAB #42
Spring 2023

Yukon Housing Corporation

Recommended response:

- Meeting the needs of vulnerable Yukoners across the territory with urgent housing needs is critical, and the entire community must come together to support them.
- That is why – alongside our federal partners – we are supporting Tr'ondëk Hwëch'in First Nation with the construction of a new men's shelter in Dawson. It will serve unhoused and precariously housed men and will provide on-site care along with addictions and mental health support.
 - It will be called Jëlë Zho, which means "Men's Shelter" in Hän. It will be a barrier-free shelter for adult men living in Dawson City.
 - Two rooms will be available to those who have immediate housing needs, and there will also be two highly supported living units and six transitional housing units.
- Also, we are pleased to provide a suitable parcel of land to the Council of Yukon First Nations for a federally funded women's shelter in Whitehorse. This will provide much-needed support to women and children who are victims of violence.

Additional response:

- These housing projects represent our commitment to responding positively to the recommendations of the 2022 Report of the Auditor

Session Briefing Note

TAB #42
Spring 2023

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

Yukon Housing Corporation

General of Canada. The report stated that Yukon Housing Corporation and the Department of Health and Social Services needed to work together to support vulnerable Yukoners. This is one way we are making that happen.

- In a time of acute housing need, these shelters will respond to the challenges presented by the substance use health emergency and both chronic and episodic homelessness. These initiatives also will help us to complete the actions identified in Yukon's MMIWG2S+ strategy and the Safe at Home Plan to end and prevent homelessness.

Context—this may be an issue because:

- Canada Mortgage and Housing Corporation (CMHC) announced capital and O&M funding for two shelters in the NWT as well as for the Council of Yukon First Nations' application for this shelter in Whitehorse.

Background:

Tr'ondëk Hwëch'in First Nation - JëJë Zho - Dawson City Men's Shelter

- Yukon Housing Corporation is supporting this project with \$900,000 through the Housing Initiatives Fund. The Department of Health and Social Services is providing \$125,000 for annual operating costs.
- Received \$491,290 under Reaching Home 2022-2024.
- The building is scheduled for completion in the Spring of 2023.

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Spring 2023

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

Yukon Housing Corporation

- The Housing Initiative Fund provides funding for new capital projects to support housing needs at all levels of the housing spectrum. Units funded under the Housing Initiatives Fund are designated as affordable housing for 20 years.
- The JëJë Zho - Dawson City Men's Shelter project represents our continued commitment to collaborating with Yukon First Nations to promote, protect and enhance the well-being of Yukoners.
- The combination of the current substance-use health emergency and the COVID-19 pandemic have placed additional pressures on the local support network, demonstrating increasing need for affordable and supportive housing to help vulnerable Yukoners.

Council of Yukon First Nations (CYFN) project

- CYFN was successful in its proposal to CMHC, and work is underway to prepare for the construction of the facility in spring 2023.
- The shelter will be designed for Indigenous women with a variety of family sizes and children of all ages and genders who are victims of violence. The 15-unit facility will provide a total of 32 beds (five low barrier beds and 27 high barrier beds) that can be configured to accommodate variations in demand and family size.
- This safe and secure shelter will offer an environment that celebrates Yukon First Nations culture and promote women's self-determination.
- The building will meet CMHC sustainability targets and will be designed to support parenting.
- Council of Yukon First Nations (CYFN), Ta'an Kwäch'än Council and Kwanlin Dün First Nation are project leads. Yukon Housing Corporation, Health and Social Services, Community Services, and Energy Mines and Resources are working together to support CYFN's project.

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Spring 2023

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

Yukon Housing Corporation

- The Government of Yukon and CYFN are working together to finalize the land transfer agreement.
- CYFN published a news release on August 23, 2022 to announce the completion of the land transfer and related community notification to immediate neighbours.

Funding opportunity

- CMHC is providing \$13.1 million in capital funding from the National Co-Investment Fund to build two shelters in the north.
- The priority is for Indigenous groups and governments submitting collaborative projects.
- This is in line with priorities identified in the Canada-Yukon Bilateral Agreement to appropriately advance housing solutions across the housing continuum based on identified community needs. (See TAB #29)
- Funding programs for capital developments seldom provide for ongoing operations and maintenance funding but in this case Indigenous Services Canada is providing approximately \$1 million in long-term annual operating funding for the facility.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Multi-unit Residential Build (MURB) with First Nations

TAB #43
Spring 2023

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation is working in partnership with interested First Nations to facilitate a joint funding request to the Federal Government for the development of supportive housing on settlement land in Yukon First Nation communities.
- There is an opportunity to use a common Multi-unit Residential Building Design that would benefit all parties through economies of scale resulting from a shared design and lower/bulk costing of construction materials.
- Under this initiative, the corporation acts as a facilitator to:
 - Meet and discuss the funding opportunity with interested First Nations;
 - Develop a funding submission with input from First Nations to submit to Canada Mortgage Housing Corporation; and
 - If accepted, finalize funding options and construct projects.
- The approach will streamline the funding process to access federal housing programs.

Additional response:

- This approach will reduce administrative burden on First Nations (FNs), strengthen relationship between YHC and Yukon FNs, and create more accessible and affordable housing for vulnerable Yukoners.

Session Briefing Note

Multi-unit Residential Build (MURB) with First Nations

TAB #43
Spring 2023

Yukon Housing Corporation

Context—this may be an issue because:

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

Background:

- The Office of the Auditor General's (OAG) report on Yukon Housing was released in May of 2022.
- The key finding was that YHC and the Department of Health and Social Services (HSS) need to collaborate in order to provide housing for those with the greatest needs.
- The Multi-unit Residential Building Design project is a demonstration of Yukon's ability to respond to the recommendations of the OAG report to provide housing with support services to vulnerable Yukoners.
- YHC engaged with Yukon First Nations in 2018 and in 2020 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:

Date approved

President, Yukon Housing Corporation

Session Briefing Note**Spring 2023****YHC Five-year Strategic Plan**Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's Board of Directors Five-Year Strategic Plan outlines direction and goals for the corporation.
- The current 2018/19 to 2022/23 plan comes to completion on March 31, 2023.
- YHC's Board and senior officials are currently working with a contractor on the next Strategic Plan.
- The new Plan will establish vision, mission, values, mandate, and goals for the period starting April 1, 2023.

Additional response:

- The Strategic Plan document, along with the Mandate letter(s), the YHC Protocol Agreement, and other government strategies guide the preparation of the corporation's Annual Operating Plan which lists all activities scheduled to be implemented by YHC's branches throughout the fiscal year.
- This linkage ensures that annual operations are aligned with the strategic direction set by the YHC board.
- Yukon Housing Corporation's Annual Report that is tabled in the legislature each fall session helps highlight and showcase the outcomes from both the Annual Operating Plan activities and the direction as set out in the corporation's Strategic Plan.

Context—this may be an issue because:

- The current 2018/19 to 2022/23 plan comes to completion on March 31, 2023.

Session Briefing Note

Spring 2023

YHC Five-year Strategic Plan

Yukon Housing Corporation

Background:

- The Strategic Plan will take into consideration current and future local and national plans as well as the 2022 Performance Audit on Housing recently released by the Office of the Auditor General of Canada.
- The Plan will also capture new Mandate Letter released in March 2023.
- Under the guidance of the Yukon Housing Corporation's Board of Directors, and as coordinated by the YHC project management team, a consultant is facilitating the strategic planning process.

Approved by:

<hr/>	Date approved
President, Yukon Housing Corporation	

Session Briefing Note**Aging in Place Action Plan**Health and Social
Services

Government priority:

- The Government of Yukon remains committed to implementing the 56 recommendations of the *Aging in Place Action Plan*, and to improving the lives of Elders and seniors in the territory.

Key messages:

- The vision of our *Aging in Place Action Plan* is to ensure that Yukoners can access the supports they need to live safe, independent, and comfortable lives in their own home or community for as long as possible, regardless of age, income, or ability level.
- This includes working with individuals and their loved ones to offer person-centered care and find appropriate solutions to remain in their own homes and communities.
- There is considerable alignment between the recommendations in *Aging in Place* and the *Putting People First* report.
- Together, they represent a path forward to promote, protect and enhance the well-being of Yukoners.
- We continue to work collaboratively with partners, including First Nations governments, municipal and federal governments, the private sector, non-governmental organizations and community groups to implement *Aging in Place* and achieve our common goals.

Session Briefing Note**Spring 2023****Aging in Place Action Plan**Health and Social
Services

Key facts:

- Released in September 2020, the *Aging in Place Action Plan* is based on extensive public engagement with more than 1,200 people from across the territory.
- The first *Aging in Place Annual Report* was publicly released on March 28, 2022.
- The 2022 *Aging in Place Annual Report* is under development and will be released in early 2023.
- The responsibility to implement the actions is shared across seven Government of Yukon departments and agencies.
- Status of the fifty-six recommended actions:
 - Thirty-three actions are in progress (59%) and twenty-two actions are operational (39%).

Progress:

- Twenty-two actions are operational as of January 2023, including:
 - integrated intergenerational programming with pre-school and school-age children in long-term care homes;
 - connected seniors with technology literacy training in partnership with Yukon Learn;
 - finalized a new agreement to recruit seniors for the tutoring program offered by Learning Disabilities Association of Yukon; and,
 - implemented a virtual exercise program, available to seniors enrolled in the Chronic Conditions Support Program.
 - establishing an Aging in Place Seniors Advisory Committee;
-

Session Briefing Note**Spring 2023****Aging in Place Action Plan**Health and Social
Services

- maintaining high-quality infection control practices in long-term care homes;
- opening Wind River Hospice at Whistle Bend Place;
- implementing the Shine a Light on Dementia program to provide education and training to support caregivers (available in both French and English);
- developing a new Rural End-of-Life Care program which offers direct funding to Yukoners in rural communities who have a progressive, life-limiting illness and are at end-of-life;
- engaging Yukoners in a review of the Travel for Medical Treatment Program;
- expanding the Handy Bus service in Whitehorse to offer seven days per week of service and funding provided for the operational costs of a second bus anticipated to be operational in July of 2023;
- implementing best practices for ongoing vaccination schedules for seniors and Elders, such as publicly funding Shingrix for all Yukoners 65 – 79 years old, offering the Fluzone High Dose vaccine to eligible long-term care residents, and ensuring long-term care residents were among the first Yukoners eligible for COVID-19 boosters;
- In addition to all of these accomplishments, we continue to:
 - increase virtual care options for Yukoners;
 - work with private industry and community partners to develop independent and supportive housing for seniors;

Session Briefing Note

Aging in Place Action Plan

Health and Social
Services

- uphold a home-based and culturally safe philosophy in partnership with long-term care home residents and their families;
- expand on our Home First philosophy and reablement throughout Continuing Care and the hospital system;
- expand the Embedding a Palliative Approach to Care model throughout long-term care homes; and,
- work collaboratively with Yukon Hospital Corporation to offer two long-term care beds in Watson Lake.

Approved by:

Deputy Minister, Health and Social Services

[Date approved]

Session Briefing Note**Spring 2023****Homelessness****and Safe at Home Plan**Yukon Housing Corporation

Recommended response:

- We know that to end and prevent homelessness in the Yukon, we must work alongside our partners to help the most vulnerable.
- Which is why we partner with Connective, Council of Yukon First Nations and the Department of Health and Social Services to provide emergency shelter, transitional and supportive housing to help vulnerable Yukoners gain and maintain housing and greater well-being.
- The Emergency Shelter and Housing First Residence directly help to address homelessness in Whitehorse by providing housing options based on a person-centred approach.
- Working across government and in partnership with First Nations and non-government organizations, enables us to better support vulnerable Yukoners who are experiencing or at risk of homelessness.

Additional response:

- We continue to implement the Safe at Home Plan in partnership with Kwanlin Dün First Nation, Ta'an Kwäch'än Council, the City of Whitehorse, and the Safe at Home Society.
- As part of our Community Housing work, we participate on the Coordinated Housing Access Team with six local service providers and Kwanlin Dün First Nation.
 - Additionally, we provide housing units to the By-Name-List to support rapid re-housing solutions.
- Coordinated efforts through initiatives such as the federal Reaching Home Program and Yukon's Safe at Home Plan to End and Prevent

Session Briefing Note

Spring 2023

Homelessness

and Safe at Home Plan

Yukon Housing Corporation

Homelessness are a testament to the collective effort to increase options for safe and affordable housing for Yukoners.

Context—this may be an issue because:

- Safe at Home is a not-for-profit organization that incorporated as a society in November 2020.

Background:

- In fall 2017, the Safe at Home Plan (Plan) was endorsed by four government partners based on shared implementation responsibility among different organizations and governments.
- Since then, the Plan has been adopted as the 'community plan' by the Reaching Home Community Advisory Board in the Yukon under the federal homelessness strategy.
- The Yukon Anti-Poverty Coalition and community and government partners participate in the coordinated access system, including the use of a By-Name List (BNL) to identify, assess and prioritize Yukoners experiencing homelessness.
- The Point in Time (PiT) count provides a “snapshot” of how many Yukoners are experiencing homelessness within a specific time. Safe at Home Society, on behalf of the Reaching Home Community Entity, led the April 2021 PiT count.
 - The results included 151 individuals identified as homeless of which 44% were female, 54% were male, 7% were youth, 10% were LBGTQ2S+, 85% were Indigenous, and 13% reported housing loss as a result of the COVID-19 pandemic.

By-Name List (BNL)

- As of September 2022, the BNL report from the Safe at Home Society reported 218 actively homeless unique applicants.
- In Winter of 2021-2022, YHC expedited health and safety repairs to 17 units for immediate allocation to house Yukoners living in unsafe and precarious housing.
- In Winter of 2022-2023, YHC provided five units for tenancing from the BNL.
- Through the Coordinated Access Team, 22 households from the BNL have been housed in YHC units since December 2021.

Session Briefing Note

Spring 2023

Homelessness

and Safe at Home Plan

Yukon Housing Corporation

Whitehorse Emergency Shelter, 405 Alexander Street

- As of October 1, 2022, Connective (formerly known as the John Howard Society Pacific), in partnership with the Council of Yukon First Nations, started to operate the Emergency Shelter.
- The Whitehorse Emergency Shelter offers a low-barrier, 24/7 shelter and supportive living program, as well as a range of drop-in services for homeless and street-involved adults.

Whitehorse Housing First Residence, 5th and Wood Street

- As of April 6, 2021, Connective and Council of Yukon First Nations assumed operations of this facility.

Other Initiatives

- HSS and YHC continue to work with Connective on future partnership opportunities, this includes initiatives such as:
 - The Council of Yukon First Nations' Indigenous women and children's shelter which is one of 12 nationwide that received funding from the Government of Canada.
 - Assessing and responding to housing with services needs of Yukoners, including increasing pressures of homelessness this winter.
 - The construction of a Housing First project in Watson Lake, joint with the Yukon Housing Corporation.
- Connective and CYFN will introduce cultural supports for residents at the Whitehorse Emergency Shelter and Housing First Residence through an Indigenous Liaison Worker and Elder/Knowledge Keeper in Residence.
- Yukon government will provide ongoing supports at the Whitehorse Emergency Shelter, including emergency medical services, home care and mental wellness and substance use outreach to help vulnerable Yukoners.

Session Briefing Note

Homelessness

and Safe at Home Plan

Yukon Housing Corporation

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note**Spring 2023****Housing Action Plan**Yukon Housing Corporation

Recommended response:

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

Additional response:

- The Housing Action Plan Implementation Committee (HAP-IC) is currently forming subcommittees, one of which is to identify a workplan for the next two years to determine where efforts should be focused.
- The other subcommittee will be focused on sharing data to identify housing-related information gaps and enhance information sharing among organisations within HAP-IC to help inform change.

Context:

- We are entering the final two years of the 10-year Housing Action Plan.
-

Session Briefing Note**Spring 2023****Housing Action Plan**Yukon Housing Corporation

Background

- A Housing Action Plan Implementation Committee (HAP-IC) was developed to oversee the implementation of the plan. Representatives include:
 - the Corporation and other Yukon government departments;
 - First Nations;
 - the City of Whitehorse;
 - NGO's such as Safe at Home and the Yukon Anti-Poverty Coalition;
 - the Yukon Council on Aging;
 - the Association of Yukon Communities;
 - Canada Mortgage Housing Corporation; and
 - local banks.
- The HAP-IC meets monthly to share information, align activities and projects, discuss housing priorities and examine emerging trends in the housing sector.
- Four Housing Action Plan progress reports have been released by the HAP-IC. The reports provide a high-level analysis of the Yukon's housing landscape and celebrate the progress made in advancing the three pillars of the 10-year Housing Action Plan for Yukon: [\(See TAB #51\)](#)
 - Housing with Services – Help people gain and maintain housing with services.
 - Rental Housing – Increase access to adequate and affordable market and non-market rental housing and support for tenants and landlords.
 - Home Ownership – Increase and diversify home ownership options.
- The progress report for April 2022- March 2023 is currently underway.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Housing Action Plan (HAP), Yukon Housing Accomplishment Table (April 2019 – March 2022)

Yukon Housing Corporation

Housing Action Plan Progress Report, April 2019 – March 2022, ACCOMPLISHMENT TABLE ¹		
PILLAR #1: HOUSING WITH SERVICES	PILLAR #2: RENTAL HOUSING	PILLAR #3: HOMEOWNERSHIP
<ul style="list-style-type: none"> Yukon's first Housing First residence opened at the corner of Wood Street in December 2019, providing barrier free housing to vulnerable Yukoners. Opportunities Yukon opened Cornerstone Housing Project in summer 2022. The mixed-use building offers 22 supportive housing units, 23 affordable rental units, and 8 market penthouse condos with an accessible rooftop garden. 	<ul style="list-style-type: none"> Three Yukon Housing Corporation construction incentive programs – the Housing Initiative Fund, the Municipal Matching Rental Construction Program, and the Developer Build Loan – supported the completion of over 384 private rental units, 120 of which are affordable, and 285 households were supported through rent subsidies. 	<ul style="list-style-type: none"> Yukon Housing Corporations Loans and Grants Programs – Home Repair Program and Rural Homeownership Program -supported over 160 households with home repairs; 21 households were helped into affordable homeownership; 14 homes were either purchased or built and 7 more are in construction. Whitehorse saw record numbers of residential dwelling permits issued in 2020 and 2021. In 2021, the largest ever land lottery occurred in Whistle Bend Neighbourhood.

¹ The progress report for Housing Action Plan from April 2022- March 2023 will be released late spring of 2023. Housing accomplishment table will be updated with last year's achievements for fall 2023.

Session Briefing Note

**Housing Action Plan (HAP), Yukon
Housing Accomplishment Table (April
2019 – March 2022)**

Yukon Housing Corporation

<ul style="list-style-type: none"> • New housing with services projects planned or in construction, include: <ul style="list-style-type: none"> ◦ Watson Lake Community Housing First building in Watson Lake (See TAB #25) ◦ The Council of Yukon First Nations is developing a new emergency shelter in Whitehorse for First Nations women and children fleeing violence. (See TAB #42) ◦ Safe at Home is working to convert the High Country Inn into 67 units for those most in need. ◦ KBC developments broke ground in 2020 on its Normandy Project – an 84-unit Seniors 	<ul style="list-style-type: none"> • New rental housing projects include: <ul style="list-style-type: none"> ◦ The Yukon Housing Corporation broke ground on its new 4th and Jeckell building in 2020. This mixed-use mixed income building provides 47 units of much needed affordable housing in downtown Whitehorse. The building is being tenanted as of January 2023 (See TAB #19) ◦ Yukon Housing Corporation received funding for now completed triplexes in Watson Lake, Mayo, and Whitehorse. (See TAB #21) ◦ The Da Daghay Development reduced Yukon Housing Corporation's waitlist by providing 50 units for Rent-Geared to Income 	<ul style="list-style-type: none"> • The Northern Community Land Trust Society formed in 2020 with the mission to develop a 30+ unit development in which privately owned dwellings are kept permanently affordable. (See TAB #39) • Kwanlin Dun First Nation passed its new Lands Act in November 2020. The milestone marked the final step towards KDFN leasing Settlement Land to citizens and non-citizens for residential purposes. • In January 2021, Kwanlin Dun First Nation and Yukon government embarked on a joint master plan for the Range Point neighbourhood. • In 2022, Yukon Housing Corporation (YHC) provided a \$2.5M loan to Kwanlin Dün First Nation's (KDFN) affiliated business entities,
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Session Briefing Note

**Housing Action Plan (HAP), Yukon
Housing Accomplishment Table (April
2019 – March 2022)**

Yukon Housing Corporation

<p>Supportive Housing building in Takhini. Opened in December 2022. (See TAB #38).</p> <p>o Trondëk Hwëch'in First Nations received funding to construct a new Men's Shelter in Dawson City. (See TAB #42)</p>	<p>clients under our Rent Supplement program.</p> <p>o Highways and Public Works awarded the construction of a 10-plex housing unit in Old Crow in 2021. The anticipated completion date is Spring of 2023. (See TAB #24)</p>	<p>Chu Níkwän Limited Partnership (CNLP) and other partners for a residential land development project in Copper Ridge West in Whitehorse (See TAB #35)</p>
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Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note**Spring 2023****Health and Wellness Yukon (PPF)**Health and Social
Services

Government priority:

- The Government of Yukon is committed to creating a person-centered health care system and to creating a health authority to deliver coordinated and integrated health services.

Key messages:

- One of the key recommendations in the *Putting People First* report is to create an arm's length government agency for the delivery of some health and social services – Health and Wellness Yukon.
- Health and Wellness Yukon is a foundational element of health system transformation. Over time, we anticipate:
 - jointly improving the health care system hand-in-hand with Yukon First Nations such that it eliminates the systemic racism that exists today;
 - every Yukoner will have access to a regular care team and can receive quality services when needed;
 - services are connected to each other and are culturally safe;
 - care is provided closer to a person's home or their community;
 - communities and people with lived experience are involved; and
 - there is a focus on prevention, including investing in the upstream determinants of health.
- Our first priority is to complete the legislation necessary to establish Health and Wellness Yukon.
- Setting up Health and Wellness Yukon is a complex initiative, and we are going to take the time to do it right.

Session Briefing Note**Spring 2023****Health and Wellness Yukon (PPF)**Health and Social
Services

Key facts:

- In November 2018, an Independent Expert Panel was appointed to complete a comprehensive review of health and social services in the Yukon.
- The comprehensive review resulted in the *Putting People First* report which was endorsed by the Government of Yukon in 2020.
- On November 24, 2022, the first *Putting People First Annual Report* was released and reported on the status of the 76 recommendations:
 - at that time 70% of the recommendations are operational or in progress;
 - 14 actions are operational;
 - 39 actions are in progress;
 - 23 actions are in the initial planning phases or have yet to be started; and
 - four recommendations are overarching principles or approaches for the delivery of health care.

Partnerships:

- We are committed to partnering with Yukon First Nations on key aspects of health system transformation, including the creation of Health and Wellness Yukon.
- The new health authority will respect and recognize Yukon First Nations' history, governance and cultural traditions.

Session Briefing Note**Spring 2023****Health and Wellness Yukon (PPF)**Health and Social
Services

- The Health System Transformation Team met with some Yukon First Nations governments and the Council of Yukon First Nations in summer 2022 and has proposed the creation of a Transition Committee as one means to solidifying our partnership with Yukon First Nations.
- In March 2023, First Nations leaders met and committed to establishing a Chiefs Committee on Health to provide advice on the implementation of Putting People First recommendations and oversight of the Health and Wellness Yukon Transition Committee.
 - Membership of the Chiefs Committee on Health is being determined by First Nations, but all First Nations are welcome and encouraged to participate.
- The Transition Committee will have First Nations membership and will lay the foundation for health system transformation by:
 - providing recommendations related to the creation of Health and Wellness Yukon; and,
 - identifying opportunities for health system integration.
- The Yukon Hospital Corporation is participating in the development of Health and Wellness Yukon and we will be working with other health system partners, such as the Yukon Medical Association, the Yukon Registered Nurses Association, allied professionals and others.
- We are also committed to engaging with staff, the health and social services workforce and other stakeholders. This engagement will occur directly with staff and through union engagement.

Session Briefing Note

Spring 2023

Health and Wellness Yukon (PPF)

Health and Social
Services

Staff:

- We are focused on achieving a health and social system that is integrated, collaborative, culturally safe, anti-racist, and puts Yukoners at the center.
- A key step to achieving this is building Health and Wellness Yukon in a way that supports providers and Yukoners alike by breaking down barriers and silos across the system.
- Establishing Health and Wellness Yukon is a foundational step towards addressing the changes that Yukoners have asked for.
- This work is in its early stages, and we are committed to working with staff, the health and social services workforce, our health system partners, Yukon First Nations, and other stakeholders as this work progresses.
- We are aware that there is an ongoing health human resource crisis, and we are committed to supporting the workforce throughout this work – we need and value all the exceptional health and social service providers in the Yukon.

Approved by:

Deputy Minister, Health and Social Services

[Date approved]

Session Briefing Note**Spring 2023****Rural Land Development
Projects**Community Services
Energy, Mines and Resources

Recommended response:

- We recognize that Yukon communities are growing quickly and there is a need for a range of lot types to support their growth.
- We are working on land development projects in partnership with every Yukon municipality.
- We are partnering with Yukon First Nations and private industry to meet lot demand.
- We appreciate partnering and collaborating with municipalities and Yukon First Nations in this work.

Additional response:

- In the next year, we are looking forward to more lots becoming available in Carmacks, Faro, Dawson, Haines Junction, Mayo, Teslin and Watson Lake.
- Currently these projects are in varying stages, including feasibility, planning, implementation and surveying.

Context—this may be an issue because:

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

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

Background:

- Community Services' Land Development Branch program aims to:
 - create and maintain lot inventories in Whitehorse and the communities;
 - support opportunities for private sector land development projects; and,
 - support First Nations in developing their land.
- Municipal and First Nation roles can vary by community. In general, Land Development Branch supports municipalities and First Nations governments during Official Community Planning or integrated planning processes to confirm areas of interest for development through feasibility studies. Where possible, joint processes with Yukon First Nations and municipal governments are applied to advance master plans and preliminary designs prior to approval by the municipal council.
- A key principle under the recently approved First Nation Land Development program is to promote the highest and best use of land by targeting cost recovery through lot sales/leases and requiring landowners to pay for development of their land. The Government of Yukon pays for all costs associated with developing public land and recovers those costs through lot sales.
- Under the First Nation Land Development program, the Government of Yukon supports First Nations to develop their own lands. Land Development Branch provides a range of supports and the Yukon Housing Corporation manages a loan program for viable First Nation land development projects.
- The land development process takes time and delays can occur because of need for additional engagement to work through conflicting land-use interests and visions, and due to time consuming and complex feasibility work. For example, the legal survey and lottery preparation require up to three months for Land Management Branch to complete.

Tab #56

Session Briefing Note

Spring 2023

Rural Land Development Projects

Community Services
Energy, Mines and Resources

- Cost recovery can often be difficult in rural Yukon, with supply chain issues, contractor capacity and availability, zoning, subdivision and regulatory processes.
- Feasibility, planning, regulatory, design work and/or construction is underway in each Yukon municipality.

Session Briefing Note**Spring 2023****Canada-Yukon Housing
Benefit – rent subsidy**Yukon Housing
Corporation

Recommended response:

- The Canada-Yukon Housing Benefit is a rental subsidy program run by Yukon Housing Corporation that provides financial support to help Yukoners meet their housing needs.
- The subsidy is paid directly to the individual, allowing portability and tenant confidentiality.
- The Canada Yukon Housing Benefit is currently helping 137 households, for a total of over 300 households since the program launched in November 2020.

Additional response:

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

Context—this may be an issue because:

- The program launch occurred on November 4, 2020.

Background:

- Eligibility for the Housing Benefit is based on the following:
 - be renting a house in the Yukon and not receiving any other housing benefit or subsidy;

Session Briefing Note**Spring 2023****Canada-Yukon Housing
Benefit – rent subsidy**Yukon Housing
Corporation

- have an annual household income (combined income of all adults 19 or older who are living in the home) under the Affordable Household Income Limits for your eligible unit size (based on the National Occupancy Standards);
- have less than \$100,000 in assets; and
- file an annual Canadian Income Tax Return and have income from a qualifying source.
- Approved clients receive cheques before the first day of the month for which they have been approved.

Pad rent for mobile homes: (see TAB #71)

- This program does not currently 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.

Canada Yukon Housing Benefit Funding Summary

- The CYHB builds on the Canada – Yukon Bilateral Agreement, under the National Housing Strategy. (See TAB #29)
- The program includes \$9.1 million of federal funding, combined with a mix of territorial cost matching, for a total of \$18.2 million that will support affordable housing subsidies for Yukoners.
- Additional funding for this program was announced in the 2021 federal budget.
- Current budget allocation:

Fiscal Year	CMHC Contribution to YHC for the Canada Yukon Housing Benefit
2020-21	\$584,300
2021-22	\$749,200
2022-23	\$1,154,600
2023-24	\$1,205,700

Session Briefing Note**Spring 2023****Canada-Yukon Housing
Benefit – rent subsidy**Yukon Housing
Corporation

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:

Date approved

President, Yukon Housing Corporation

Session Briefing Note**Spring 2023****Community Housing
Program**Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation's new Community Housing approach aims to provide housing that is focused on better outcomes and fiscal responsibility.
 - This means providing better quality, safer housing, in more socially mixed buildings and neighbourhoods, with intentional supports for tenants who struggle to maintain housing.
- Another key objective of the Community Housing transformation is to increase partnerships that diversify housing options and support the broader housing sector.
 - Examples of key partnerships include the Northern Community Land Trust, Da Daghay Development Corporation, the Safe at Home Society, Normandy Living and the Vimy Heritage Housing Society.
- This new approach not only mirrors changes occurring across the Canadian affordable housing sector, but also aligns with the National Housing Strategy and addresses findings from the 2022 Auditor General's Report on Yukon Housing.

Additional response:

- The Community Housing program is comprised of the following programs:
 - Rent-Geared-to-Income;
 - Employee Housing;
 - Rent Supplement;
 - Canada Yukon Housing Benefit; and
 - Senior Supportive Housing framework.

Session Briefing Note**Spring 2023****Community Housing
Program**

Yukon Housing Corporation

- YHC Loans and Grants provide additional housing tools that support the broader housing sector.
- Feedback from tenants and partners, coupled with annual evaluations, will support an understanding of what improvements are necessary to ensure the success of Community Housing.

Context:

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

Background:

- Community Housing is not limited to housing that is owned and operated by YHC. It includes housing operated by community partners, such as not-for-profit organizations, private companies or First Nations partners.
- Initiated by the launch of the National Housing Strategy in 2017, the concept and vision of Community Housing is being embraced across Canada. It recognizes that all subsidized housing is a valuable community asset and should be used by the community, where it is needed most.
- In 2019, YHC recognized 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 YHC Board approved in September 2021.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

Evictions

TAB #58a
Spring 2023

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation is implementing the Community Housing strategy to improve housing services, affordability, and adequacy for all clients.
- The goal is to help those with the highest needs remain appropriately housed and to promote positive movement along the housing continuum.
- Evictions are always a measure of last resort and are preceded by two warnings. The corporation will continue working with community partners to ensure a broader understanding of how these cases are managed to support safe housing for all.

Additional response:

- Reviews of the corporation's Rent-Geared-to-Income program showed that evictions were highest among priority groups – especially those categorized as experiencing homelessness.
 - This point was highlighted by the Office of the Auditor General of Canada.
- As recommended by the auditor's report, staff at the corporation are working to improve information systems related to evictions.
- The goal is to generate insightful reports detailing the reasons for evictions, as well to provide ongoing data for evictions among priority groups, so that we can better support our clients.

Context—this may be an issue because:

Session Briefing Note

TAB #58a
Spring 2023

Yukon Housing Corporation

Evictions

- Evictions among priority groups – and a lack of up-to-date data on evictions – were raised as key concerns by the Auditor General's Report on Yukon Housing.
 - High eviction rates among priority groups – and a revolving door wherein recently evicted tenants are prioritized for housing due to a points system – have been cited as justifications for the Community Housing transformation and the new tenant allocation policy.
-

Background:

- A report from 2019 showed that between 2012 to 2017, 89% of all tenants' evictions were for those experiencing homelessness and victims of violence (59% and 30%, respectively).
- From January 1, 2022, to December 31, 2022, there were 30 Yukon households evicted from Yukon Housing Corporation units.
- There are several reasons why tenants may be evicted: non-payment of rent, ongoing noise and disturbance, damage to the property, smoking inside the unit, etc.
- The corporation will evict tenants only if they are in violation of their tenancy agreement.
- The corporation works hard to avoid the last resort option of pursuing evictions and works with all tenants to understand their needs and how best to support their housing needs.
 - We provide two notices and strive to support our tenants to resolve issues and to remain housed.

Approved by:

<hr/>	Date approved
President, Yukon Housing Corporation	

Session Briefing Note

Developer Build Loan Program

TAB #59
Spring 2023

Yukon Housing Corporation

Recommended response:

- Our government knows that to improve affordability and availability of housing in the Yukon, the availability of land and stock needs to increase.
- That is why we are pleased to share that the Yukon Housing Corporation- Developer Build Loan (DBL) program has now been expanded to include the ability to finance land and infrastructure development necessary to construct residential housing.
- The DBL program provides low interest loans for short term construction financing to qualified Yukon developers who are building houses and residential land developments but are not eligible for financing from traditional lenders.

Additional response

- Through the DBL program, YHC approved Chu NíKwan Limited Partnership for an initial \$2.5 million loan to support the first development phase of their Copper Ridge West project. When all phases are completed, it will provide 150+ serviced lots for housing development.
- This bridge financing through the DBL program will increase housing options available to Yukoners.
- Private and First Nations Development Corporations now have an additional financing option for land and infrastructure development that will directly support more housing for Yukoners.

Context—this may be an issue because:

- Housing development on settlement land has not been tested in the Yukon.
-

Session Briefing Note

Developer Build Loan Program

TAB #59
Spring 2023
Yukon Housing Corporation

Background:

- The Developer Build Loan program was established in 2018 and has supported the development of 78 new housing units.
- The program initially provided construction financing to developers who were project-ready but without appropriate financing to construct units.
- A new regulation provided YHC 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 residential buildings construction.
- Chu NiiKwan Limited Partnership is the first proponent to receive financing to develop Kwanlin Dün First Nation settlement land at Copper Ridge West, yielding 150+ serviced lots.
- Two clients – SPK Home Construction and Opportunities Yukon (formerly Challenge Disability Resource Group) - have previously accessed funding under the DBL program for housing development.

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note

YHC Energy programs and Our Clean Future (OCF)

TAB #60
Spring 2023

Yukon Housing Corporation

Recommended response:

- Part of our government's approach to reducing greenhouse gas emissions is to make government-owned housing more energy efficient.
 - Between 2019 and 2023, Yukon Housing Corporation allocated \$8.4 million for energy retrofits for community housing to help decrease energy use and make our tenants more comfortable.
- From 2019-2020 to 2021-2022, Yukon Housing Corporation reduced greenhouse gas emissions by 40.35 per cent in 34 units, which is significantly higher than the 30 per cent targeted reduction.
- This is in addition to the near completion of eight more energy retrofits for the 2022-2023 fiscal year.

Additional response:

- The Government of Yukon secured funding under the Government of Canada's Low Carbon Economy Fund to help Yukoners live in energy-efficient housing.
- All 14 Yukon First Nations can also access additional funding to support reduction of greenhouse gas emissions through the First Nations Energy Efficiency Program.

Context—this may be an issue because:

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

Session Briefing Note

YHC Energy programs and Our Clean Future (OCF)

TAB #60
Spring 2023

Yukon Housing Corporation

Background:

- \$6.96 million from the Low Carbon Economy fund supports the First Nations Energy Efficiency Program for First Nations' government-owned housing.
- The First Nations Energy Efficiency Program, funded in part through the Government of Canada Low Carbon Economy Fund, is designed to increase the adequacy and energy efficiency of First Nations-owned housing in all Yukon communities.
- The Low Carbon Economy Fund funding stream for 2023-2024
 - 209K is allotted for YHC's housing stock;
 - 2,210K is allotted for First Nation Energy Efficiency program.
- First Nations Energy Efficiency Program ends in 2023-24 and each First Nation is eligible for a grant of up to \$344,250.
 - COVID-19 restrictions, staff changes in FNs and the lack of available professionals to perform pre-energy and post energy audits have adversely impacted the uptake of this program and therefore funding remains in the pool.
 - YHC will continue to inform and engage each First Nations so that they can access the funds and carry out much needed energy efficient repairs to their housing stock.
 - The table below is a summary of the funds approved for six (6) First Nations as of December 2022.

Clients	Total Amount Approved
Kluane First Nation	344,250
Selkirk First Nation	344,250
Kwanlin Dun First Nation	344,250
Vuntut Gwitchin First Nation	344,250
Tr'ondek Hwech'in First* Nation	344,250
Nacho Nyak Dun First Nation	344,250
	2,065,500

Session Briefing Note

YHC Energy programs and Our Clean Future (OCF)

TAB #60
Spring 2023
Yukon Housing Corporation

- The following amounts are provisionally allocated for the Our Clean Future program:

	First Nation Energy Efficiency program	YHC's housing stock	Total
2024-2025	\$100,000	\$501,000	\$601,000
2025-2026	\$450,000	\$1,501,000	\$1,951,000
2026-2027	\$903,000	\$1,501,000	\$2,404,000
2027-2028	\$1,000,000	\$1,501,000	\$2,501,000

Approved by:

President, Yukon Housing Corporation

Date approved

Session Briefing Note **Energy Programs**

Tab #61
Spring 2023

Energy, Mines and Resources

Recommended response:

- Our energy programs help us collectively meet our climate change commitments, lessen our energy consumption, increase our use of renewable energy and protect our environment.
- We are successfully helping Yukon residents, businesses, municipal and First Nations governments choose low carbon options that reduce greenhouse gas emissions.
- New programs like the Better Buildings Program, combined with our Good Energy rebates, make it more achievable for home and property owners to complete energy efficient retrofits to their buildings.
- We are electrifying the Yukon's transportation sector and increasing the amount of electricity generated from renewable energy sources.

Additional Response:

- To date, there are 204 zero emission vehicles registered in the territory. To date, we have issued rebates for 755 electric bicycles, 117 residential smart electric heating systems and supported 79 high-performance building retrofits.
- Our efforts are also transforming the housing industry. On average, new homes built in Whitehorse since 2020 are 46 per cent more energy efficient than current building code standards.

Context — this may be an issue because:

- There may be questions on what the government is doing to reach its targets in Our Clean Future.

Background:

Clean transportation

- The *Our Clean Future* target is to have 4,800 zero-emission vehicles on the road by 2030. With 204 zero-emission vehicles registered in the Yukon to date, the government is behind in achieving this target.
- We are installing electric vehicle fast-charging stations for public use across the territory. [Eleven](#) of 13 road-accessible communities in the Yukon can now be reached in an electric vehicle and we are working to include the remaining [two](#) communities ahead of the 2027 target in *Our Clean Future*.

Renewable heating

- The *Our Clean Future* target for renewable heating is to install 1,300 smart electric heating devices. To date, we have supported the installation of 117 smart electric heating systems. We are behind in achieving this target.
- We anticipate the new Better Buildings Program will accelerate the installation of smart electric heating systems to help achieve the target.
- *Our Clean Future* targets the installation of 20 biomass systems by 2030 in non-Yukon government buildings. [\(See BN #36\)](#)

High performance buildings (new and existing)

- The *Our Clean Future* targets related to buildings are to support 2,000 high-performance retrofits to non-government buildings and support the construction of 500 high-performing new homes by 2030.
- Since the launch of *Our Clean Future*, [137](#) high performance retrofits have been completed and the Energy Branch issued rebates to [490](#) high performance new homes. The Yukon government is on track to achieving the new homes target but behind in achieving the retrofits target.
- We are coordinating a trade network and subsidizing professional development to help building contractors and local businesses provide energy efficient products and services and grow the green economy.

Session Briefing Note
Energy Programs

Tab #61
Spring 2023
Energy, Mines and Resources

Approved by:

A/Deputy Minister
Department of Energy, Mines and Resources

Date approved

Session Briefing Note

Flood Relief Program (2021 and 2022)

TAB #62
Spring 2023

Yukon Housing Corporation

Recommended response:

- In 2021 and 2022, the Yukon experienced record setting snowpacks across all watershed basins creating a persistent and widespread high risk of freshet, summer lake flooding, and high ground water tables.
- Our government responded to these events with a remediation and recovery program to assist affected Yukoners.
- The Yukon Housing Corporation launched a Flood program that received 18 applications for the 2021 event and 7 applications for the 2022 event.

Additional response:

- We realize the strain from these floods is experienced for some time. This is why YHC extended access to the 2021 Flood Relief program from May 16, 2022 to July 22, 2022.
- In 2022, we wanted to ensure the immediate availability of the program to Yukoners affected by the 2022 flooding and ensure 2021 flood affected Yukoners could still apply for funding. The 2022 Flood Relief program was made available from August 25, 2022 until November 25, 2022.

Context—this may be an issue because:

- Flooding across the Yukon impacted a number of waterfront residences in several communities. The cleanup, identification of vulnerable properties, and an assessment of future mitigation efforts are all elements of the recovery.
-

Background:

- The 2021 Flood program was followed up with program improvements for the 2022 season. These improvements were informed by 57 responses to a survey done on the program and 51 on-site residential property inspections.

Session Briefing Note

Flood Relief Program (2021 and 2022)

TAB #62
Spring 2023

Yukon Housing Corporation

- The Government of Canada provides financial assistance for property flood victims through the Disaster Financial Assistance Arrangement Assistance.
 - Funding is paid to the province or territory – not directly to affected individuals, businesses or communities.
 - To support Yukon's discussions with Canada, documentation from communities and landowners will be collected, and a territorial request will be submitted to the Government of Canada.
 - Under this program, eligible expenses may include, but are not limited to: evacuation operations, restoring public works and infrastructure to their pre-disaster condition, as well as replacing or repairing basic, essential personal property of individuals, small businesses and farmsteads.
- YHC's Flood Relief program provides three different funding components:
 - Grant funding for restoration, replacement, or repairs to principal residences up to \$35,000 per principal residence;
 - Loans for restoration, replacement, or repairs to existing principal and secondary residences, as well as outbuildings damaged by flooding. Some flood mitigation measures related to building structure and systems may be approved up to \$50,000 per eligible residence; and
 - Grant funding for principal resident owners and tenants with chattel possessions damaged in the flood (e.g., furniture, clothing, appliances) up to \$6,000 per eligible applicant.

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note

Housing Initiatives Fund

TAB #63
Spring 2023

Yukon Housing Corporation

Recommended response:

- The Housing Initiatives Fund supports the development of affordable housing options for Yukoners - from housing with services, to rental housing and home ownership.
- To date, through five successful intakes, the Housing Initiatives Fund:
 - has helped to fund the completion of 361 units that have provided homes to Yukoners; and
 - is supporting the current construction of more than 150 units.
- Housing Initiative Fund demonstrates the continued partnerships with First Nations governments, First Nations Development Corporations, developers, contractors, community organizations and the general public in providing more affordable housing options in the Yukon.
- The intake for shovel-ready funding applications was open from November 14, 2022, to February 3, 2023. The corporation received 24 applications and has notified all applicants on the status of their application.

Additional response:

- Projects funded under the Housing Initiative Fund collectively contribute to an increase in the availability of affordable housing over the long-term in the Yukon.
- Major projects that received funding through previous intakes include Normandy Living, Boreal Commons and Opportunities Yukon-Cornerstone. These three projects alone provide more than 200 units.

Context—this may be an issue because:

- The 6th Housing Initiatives Fund (HIF) closed on February 3, 2023, applications are currently being evaluated.

Session Briefing Note

Housing Initiatives Fund

TAB #63
Spring 2023

Yukon Housing Corporation

Background:

- Key changes to Housing Initiative fund cycle 6 were:
 - Project Concepts stream is now accepting applications throughout the year.
 - This stream provides up to \$20,000 to support costs for pre-development activities related to the construction or renovation of affordable housing projects.
 - In previous HIF intakes, projects were assessed and granted based on top scoring projects regardless of community, but under HIF 6, projects will be approved per community.
 - Under HIF 6 there is also greater flexibility to consider eligible projects that were not awarded at the initial intake to be considered later, and for projects to be awarded or reviewed after the intake period if there is remaining funding available.
- The number of units incentivized is based on the applications received.
- As developers start to work, building sites, bylaws and design issues may affect the total number of units that are possible to build. Developers' plans may also be affected by unexpected factors such rising costs.
- The YHC board approved funding program is reviewed annually to ensure it is targeting housing development needs as they evolve.
- Through the five previous HIF intakes, Yukon Housing Corporation has committed over \$20 million to affordable housing partnership projects.
- The Housing Initiatives Fund requires that:
 - units be energy efficient;
 - 20 per cent of the units in a multi-unit building are accessible; and
 - units remain affordable for 20 years.
- HIF 6 total approved projects (13):
 - 2 Project Concepts
 - 8 Shovel Ready, Rural
 - 3 Shovel Ready, Whitehorse

Session Briefing Note
Housing Initiatives Fund

TAB #63
Spring 2023

Yukon Housing Corporation

Approved by:

President, Yukon Housing Corporation

Date approved

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

Government priority:

- The Government of Yukon remains committed to ending and preventing homelessness in the Yukon and working closely with our 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 Yukon's Housing Action Plan, Safe at Home: Community-Based Action Plan, 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 Safe at Home Government Partners Committee, and the Reaching Home Community Advisory Board.
- We are working to increase access to housing and support services to Yukoners. We are pursuing government-led projects while also supporting partners to develop new additions to housing with services for vulnerable Yukoners.
 - Projects include support for a Council of Yukon First Nations Indigenous women and children's shelter; a Housing First residence in Watson Lake; the Safe at Home Society's commitment to supportive housing prioritizing women, youth and Indigenous Yukoners; seniors' supportive housing such as Normandy Living and Vimy Heritage Housing Society's proposed Rowan Place.

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Services

- I would like to thank our many community partners for their commitment to ending and preventing homelessness in the territory.

Key facts:

- As of February 20, 2023, there were 240 people in Whitehorse on the By Name List due to experiencing homelessness.
 - There are an additional 71 children connected to those on the List.
- The majority of those experiencing homelessness are in temporary sheltered situations such as couch surfing, shelters, hotel/motel, public institutions like corrections and treatment centers or are in transitional housing situation.
- 79% of those on the By Name List are experiencing chronic homelessness.
 - This equates to 190 individuals who have been homeless for at least six months or have been homeless 18 out of the previous 36 months.
- From July to September 2022, there was an average of 74.8 shelter guests per night across the Yukon.
- Community Outreach Services provided intensive case management focused on meeting basic needs, including housing, for an average of 63 households per month in 2022.
- The Point-in-Time Count and survey on homelessness in Whitehorse, led by Safe at Home Society, was last completed on April 24, 2021.
 - In 2021, there were 151 individuals identified as homeless.
 - In 2018, there were 195 individuals.
 - In 2016, there were 219 individuals.
 - Safe at Home started a new Point-in-Time survey on April 18, 2023, which is being conducted over a 24-hour period that ends the afternoon of April 19, 2023.

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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.

Funding for NGOs:

- In 2022-23, we have committed **\$13.1M** (\$13,108,990) to non-governmental organizations to address homelessness. We have:
 - Budgeted **\$3.8M** (\$3,812,000) for the not-for-profit sector for the operation of shelters in the territory, excluding 405 Alexander.
 - Committed **\$3.2M** (3,176,274) for 2022-23 and **\$5.4M** (\$5,427,000) for 2023-24 and 2024-25 annually for operations of 405 Alexander under Connective.
 - Committed **\$1.1M** (\$1,090,227) in funding for Opportunities Yukon to operate supportive housing options for adults with disabilities (Max's Place and Granger Haven)
 - Committed **\$1.3M** (\$1,332,548) in funding for Options for Independence to operate two supportive housing options for adults with disabilities.
 - Committed **\$305K** (\$305,140) with Aspen Group Home for supportive housing for adults with disabilities.

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- Committed up to **\$727K** (\$727,139) for Opportunities Yukon to deliver Supported Independent Living services for identified tenants at the Cornerstone Community Building.
- Committed approximately **\$2.2M** (\$2,189,310) to Connective for both of the Housing First on Wood Street project and the supportive living arrangements for Yukon Review Board clients.
- Committed **\$476K** (\$476,352) to Safe At Home to provide partial and temporary accommodations at the former High Country Inn for 6-months to provide safe secure accommodations for single individuals and couples.

Hotels:

- We are aware that some Yukoners rely on or choose to live or stay in hotels.
- From July to September 2022, an average of 2% of social assistance clients stayed in a hotel for a month or part of a month.
- Seasonal fluctuations with the Yukon's hotel availability and affordability commonly occurs 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 philosophy and program approach. Its goal is to permanently house Yukon's most vulnerable people by shifting to a low-barrier, high-support model of service delivery.

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- We are committed to a Housing First approach to ensure the most vulnerable in our community can access stable homes.
 - It is an approach focused on empathy and compassion.
 - Every Yukoner deserves to have access to a safe and affordable home.
 - Housing First is an approach that reduces barriers such as sobriety or receiving treatment.
 - We have committed to working closely with our partners to advance a range of treatment, harm reduction, prevention, and awareness initiatives in response to the substance use health emergency.
 - Over the next 24 months, we expect to see new additions to housing with services for vulnerable Yukoners.
 - There are already 57 supportive housing units available in Whitehorse operating under Housing First principles.
 - We will continue to promote initiatives which meet the supportive housing and temporary shelter needs of vulnerable Yukoners.

Housing Stock:

- There are **105 shelter beds available** in the territory.
 - There are 54 beds at 405 Alexander, 15 beds at Kaushee's Place, and 11 beds at Skookum Jim Friendship Centre's Youth Emergency Shelter in Whitehorse.
 - There are 11 beds at the Help and Hope for Families in Watson Lake, 5 beds at Tr'ondëk Hwëch'in Jëje Zho, and 9 beds at the Dawson Women's Shelter in Dawson City.
- There are **19 units for second stage housing for women and their children** fleeing violence in the territory.
- There are **57 supportive housing units** available in Whitehorse operating under Housing First principles.

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Services

- This includes 20 units at 405 Alexander, 16 units at the Wood Street Housing First location, and 21 beds at Cornerstone.
- There are **31 approved caregiver homes** for adults with disabilities.
- There are **41 supportive housing beds** available in Whitehorse for those with disabilities.
 - This includes 3 beds at Max' Place, 4 beds at Granger Haven, 14 beds through Options for Independence, 3 beds at Aurora House, 5 beds at Aspen group home, 10 beds at Saint Elias group home, and 2 residences for Yukon Review Board clients.

OAG Report:

- On May 25, 2022, the Office of the Auditor General of Canada released a report on housing in the Yukon.
- The department accepts all recommendations and is on track to complete all department-specific recommendations by spring 2023.
- 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 plan outlines how our government will address the recommendations from the OAG report, timelines, and status.

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- Health and Social Services is committed to addressing the recommendations in this report. This includes:
 - # 62. The Department of Health and Social Services should, in consultation with housing partners, undertake regular and comprehensive needs analysis, including a review of the use of hotels as temporary accommodation, and take appropriate action to meet client needs.
 - #64. The Department of Health and Social Services should ensure that agreements with third-party providers are comprehensive and are monitored for key deliverables.
 - #79. The Yukon Housing Corporation and the Department of Health and Social Services should ensure that there is governance and oversight in place by effectively working together and with other housing partners to demonstrate meaningful progress, resolve problems, and achieve results.
 - #87. The Yukon Housing Corporation and the Department of Health and Social Services should work together and with housing partners to identify gaps and improve 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.
- The department and the Yukon Housing Corporation jointly produced an Action Plan to guide implementation of this work.

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Services

- The Plan was shared with the Office of the Auditor General in late November 2022 and released publicly.

Safe at Home and High Country Inn:

- Our government appreciates the ongoing work done by the Safe at Home Society to end and prevent homelessness in our territory.
- In February 2023, the Safe at Home Society began providing short-term supportive housing at 4051 4th Avenue, the former Coast High Country Inn, to alleviate the pressures of homelessness faced by vulnerable Yukoners.
 - The Transfer Payment Agreement was signed on February 15 with budget and expectation to fill 20 units (bachelor suites)
 - This agreement is temporary until June 30
 - The cost in 2022-23 is \$476,352 and there is \$340,252 budgeted in 2023-24.
- This initiative aligns with their goal to provide supportive housing to those experiencing significant vulnerabilities.
- We will continue to work with the Safe at Home Society and other partners on new, innovative ways to address homelessness in our community.
- Conversations are ongoing between the Department and Safe at Home Society to explore the supports and services that may be required for future tenants in these supportive housing units.

Supportive Housing:

- Supportive housing units are subsidized housing options that provide residents with various supports and services, depending on the needs of the individual and structure of the program.

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- Supportive housing is an important part of our housing continuum, as it delivers person-centered services in the most cost-effective manner.
- In alignment with commitments made to respond to the OAG report, the department is working with housing partners to understand Yukoner's current supportive housing needs and finalizing a framework for forecasting Yukoner's supportive housing needs going forward.

405 Alexander:

- Our government provides funding to support 405 Alexander, which is operated by Connective in partnership with Council of Yukon First Nations.
- We continue to provide a range of supports on-site including EMS, home care, social supports, and Mental Wellness and Substance Use outreach services.
- We understand that many of the homeless and street-involved individuals connected to 405 Alexander also experience drug and alcohol-related dependencies.
- We are committed to ensuring these Yukoners can access the supports they need directly at the shelter. These supports include:
 - access to wrap-around Mental Wellness and Substance Use Services, including counselling, social work and nursing supports;
 - access to a physician from the Referred Care Clinic provides Opioid Treatment Services at 405 Alexander two days per week, an approach which has been very successful in increasing engagement in Opioid Treatment Services;

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Services

- access to a mobile Paramedic Response Unit supported by Yukon EMS at 405 Alexander Street, which is equipped to provide mobile drug testing services and other health care services;
- access to harm reduction education and supplies, including Naloxone kits, and connection to appropriate supports and services; and
- 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 of the outreach van.

Approved by:_____
Deputy Minister, Health and Social Services_____
[Date approved]

Session Briefing Note**Spring 2023****Rental Rate Index**Community Services

Recommended response:

- We heard from Yukoners about the need to work together, and we continue to do so under the new 2023 Confidence and Supply Agreement. This includes evolving the rent index with the aim of achieving stable, affordable housing for all Yukoners.
- We have renewed the residential rent index, with some changes to buffer against the impact of high inflation. Rental increases are limited to 5 per cent, and should inflation fall below 2 per cent, landlords are still able to adjust rent by 2 per cent as a minimum.
- Indexing residential rent provides much needed stability for many of Yukon's renters, particularly through this difficult and unstable time.
- The rental index is one of the initiatives being taken with a focus on housing in the territory, including working with our partners across governments to increase housing options for Yukoners.

Context:

- This may become an issue as many are concerned about rising inflation and the cost of rental housing.

Background:

- The annual Consumer Price Index (CPI) for Whitehorse is used to calculate allowable rent adjustments. The Yukon Bureau of Statistics calculates the CPI every year. Rents cannot be increased by more than 5% in years when the CPI for the previous calendar year was equal to or greater than 5%.
- The rent index year runs from May 15 of one year to May 14 of the next.

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Rental Rate Index

Community Services

- The Regulation defines “Consumer Price Index” as the CPI for Whitehorse as published by the Yukon Bureau of Statistics (YBS). The CPI is the average of the change in the cost of a set of goods over the year (from January to December). For 2022, the CPI for Whitehorse was 6.8%. This means that as of May 15, 2023, landlords in the Yukon may increase their residential rents up to 5%.
- The *Residential Landlord and Tenant Act* requires landlords to give three months’ written notice of an increase in rent. The notice must be received by the tenant the day before the rent is due. In most cases, the rent is due on the 1st of the month. Therefore, for a rent increase to take effect June 1, the tenant must receive the written notice of the rent increase no later than February 28.
- Below is a cursory cross-jurisdictional scan on rent control:

Jurisdiction	Rent Control
NWT	No
NU	No
AB	No
SK	No
QC	No (tenants can dispute rent increase if they feel it is unfair)
NL	No
NB	No (had for one year - Jan to Dec 2022).
NS	Yes, from February 2022 to Dec 2023 – set at 2%. Yes, for mobile home pad tenants different amount than other tenancies.
BC	Yes (capped at inflation or below - 2% for 2023)
MB	Yes (set by the government – 0% for 2023)
ON	Yes (increase tied to inflation or below – 2.5% for 2023)
PEI	Yes (increase is set by a commission – 0% for 2023)

Approved by:

Date approved

Deputy Minister, Community Services

Session Briefing Note**Spring 2023****Rent-Geared-to-Income**Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation continues to work with federal, provincial, territorial, municipal and First Nations partners to address our housing pressures by increasing the availability and range of affordable housing.
- This work includes the provision of Community Housing Rent-Geared-to-Income Housing, which provides affordable rental housing to Yukon families and individuals.
 - Eligibility is based on household income limits.
 - Rent is calculated at 25 per cent of gross household income.
- On average, this program provides housing to more than 700 clients. It also supports housing options through partnerships such as with the Da Daghay Development Corporation.

Additional response:

- The Rent-Geared -to-Income housing program provides non-market rental housing and supportive housing in line with the Housing Action Plan - Pillar #1 Housing with Services.
- Combined with the corporation's Canada-Yukon Housing Benefit, this program makes affordable housing available to Yukoners.

Context—this may be an issue because:

- The Yukon is experiencing a housing shortage and a housing affordability crisis.
-

Background:

- Canada Mortgage and Housing Corporation funds Yukon Housing Corporation (YHC) to support the Rent-Geared-to-Income (RGI) Housing Program in two ways:
 1. Social Housing Agreement (SHA); and

Session Briefing Note**Spring 2023****Rent-Geared-to-Income**Yukon Housing Corporation

2. CMHC-Yukon Bilateral Agreement under the National Housing Strategy.
- To be eligible for the RGI program, a client must be a Yukon resident, have a household income below the Housing Income Limits (HILS) and be in good standing with YHC.
 - A client's income is assessed based on line 15000 of the Notice of Assessment taxation form.
 - As of January 1, 2023, HILS threshold that a client's income must fall below are:
 - Bachelor: \$51, 500
 - 1 bedroom: \$51,500
 - 2 bedrooms: \$64,540
 - 3+ bedrooms: \$76,500
 - To apply for a RGI housing in a Yukon community and rural area, your yearly household income must be under \$95,968.
 - YHC programs that are complimentary to RGI include:
 - Canada-Yukon Housing Benefit – a rental subsidy program that has helped over 300 households in private market rental housing.
 - Partnerships with Da Daghay Development Corporation – which has housed 50 clients from YHC's waitlist.

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note**Spring 2023****Staff Housing / Housing
for Employees**Yukon Housing Corporation
and Public Service
Commission

Recommended response:

- We continue to provide employee housing in rural Yukon communities to help with staff recruitment and retention.
- The employee housing policy was revised in 2019 to:
 - Prioritize housing for essential positions, such as health professionals and teachers;
 - Limit tenancies to three years to encourage alternative housing options, and develop private-market housing supply; and
 - Realign each community's rental rates to be closer to private market.
- These policy changes are intended to incentivize private sector investment in rural housing and prioritize housing for employees considered critical for community well-being.
- An evaluation of the revised policy and program is planned for 2023.

Additional response:

- While tenancies are now limited to three years, the policy allows for extensions in some situations, such as where alternative housing options do not exist in an employee's community.
 - In 2022, all employees whose leases were set to expire were granted a one-year extension upon request.
- Yukon Housing Corporation's loans and grants programs support the development of new rental and home ownership housing in all communities.

Session Briefing Note**Spring 2023****Staff Housing / Housing
for Employees**Yukon Housing Corporation
and Public Service
Commission

Context—this may be an issue because:

- Housing for employees has been a high-profile issue generally, and availability of housing for Yukon government employees, especially in communities, is an important part of recruitment and retention.
-

Background:

- Yukon Housing Corporation employee housing portfolio is currently comprised of more than 170 units that are used to house Yukon government employees.
- As of January 19, 2023, there were eight staff housing requests on the waitlist.
- Private developers and landlords in communities note that because Yukon Housing Corporation's rents for employee housing have historically been 'below market,' they have acted as a disincentive for private sector investment in community housing.
- Rental rates for employees renting prior to May 2019 are being increased by the amount allowed by their collective agreements. Increases are limited by the current rent cap.
- In January 2021, the Government of Yukon began reporting the taxable housing benefit received by employee housing tenants who are paying below market rents. These changes bring us into alignment with Canada Revenue Agency requirements.
- There has been previous media coverage regarding the one pet limit in Yukon Housing Corporation housing. As Yukon Housing Corporation has moved towards a Community Housing program, we will be reviewing our policies, including the pet policy, to ensure that our Community Housing approach meets the needs of Yukoners.

Tenancy Duration Limit

- A process for requesting an extension to the three-year tenancy limit was developed by the Public Service Commission and Yukon Housing Corporation. The Yukon Association of Educational Professionals and the Yukon Employees' Union had the opportunity to provide input on the process as it was developed.

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for Employees**Yukon Housing Corporation
and Public Service
Commission

- Employee housing tenants who were existing tenants when the new policy came into effect reached the three-year tenancy duration limit in May 2022. Of the 33 employees whose leases were set to expire, 31 were granted a one-year extension. The remaining two employees found alternate housing.

Action on new housing availability

- Yukon Housing Corporation's loans programs provided targeted support for rural home ownership.
- The Housing Initiatives Fund prioritizes projects building new housing for employees in Yukon communities.
- We continue to maintain our Community Housing units for employees across the territory, and we continue to add Community Housing units in various communities through conversion of single-family dwellings to multi-unit dwellings.
- A new mixed-use 10-unit Community Housing project in Old Crow will be flexible and adaptable to Yukoner's housing needs.

Approved by:

President, Yukon Housing Corporation

Date approved_____
Date approved

Public Service Commission

Session Briefing Note**Spring 2023****Income Supports (Social Assistance)** Health and Social Services

Government priority:

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

Key messages:

- We recognize that some Yukoners face financial challenges in meeting core needs like food and shelter.
- Our government, along with a number of community partners, have programs and services available to help alleviate poverty.
- We continue to explore ways to support Yukoners most affected by rising inflation.
- We are preparing a review of social assistance rates and examining income supports in response to the *Putting People First* recommendations.
 - This includes a recommendation to increase the Yukon Supplementary Allowance for those excluded from the workforce due to disability or age.
 - The Confidence and Supply Agreement also includes starting public engagement on social assistance rates in 2023.
- I would like to thank our many community partners for their commitment to helping to alleviate poverty for Yukoners.

Key facts:

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

Session Briefing Note**Spring 2023****Income Supports (Social Assistance)** Health and Social
Services

- In 2022, there was an increase in the Consumer Price Index of 5.7% in Whitehorse. As of November 1, 2022, there was a 5.7% increase to basic assistance rates.
- In 2021-22, there was an average of 897 social assistance cases (households) monthly, comprising an average of 1,261 recipients (individuals).
 - An average of 52.4% of social assistance cases (470 households) were in receipt of the Yukon Supplementary Allowance.
- In the third quarter of 2022-23, there was an average of 877 social assistance cases (households) monthly, comprising an average of 1,242 recipients (individuals).
 - An average of 53% of social assistance cases (465 households) were in receipt of the Yukon Supplementary Allowance.
- In 2021-22, there were 1,350 **Yukon Seniors Income Supplement** recipients and 2,146 **Pioneer Utility Grant** recipients.
 - Between April and December 2022, there was a monthly average of 1,023 **Yukon Seniors Income Supplement** recipients.
 - As of January 17, 2023, there were 2,260 **Pioneer Utility Grant** payments issued for 2022.

Federal Benefit Exemption:

- The Government of Canada has introduced new benefits for Canadians, including a top-up to the Canada Housing Benefit for eligible Canadians, and a temporary Canada Dental Benefit for children under the age of 12 without access to dental insurance.
- Our government has amended our *Social Assistance Regulation* to ensure that these new federal benefits are not counted towards income

Session Briefing Note**Spring 2023****Income Supports (Social Assistance)** Health and Social Services

when determining a recipient's social assistance eligibility and determination of assistance in the Yukon.

Guaranteed Annual Income:

- *Putting People First* recommendation 5.7 recommends the government design and implement a guaranteed annual income pilot in collaboration with the Yukon Anti-Poverty Coalition, and potential other partners such as the federal government, health and social research programs, and others.
- The Department of Health and Social Services is conducting preliminary research regarding a guaranteed annual income program.
 - This includes preparing for a feasibility study of guaranteed annual income in the Yukon.
- We are also preparing for a review of our income support programs to ensure services effectively meet the needs of clients.
 - The Final Report on Basic Income in BC, released by an expert panel in January 2021, recommends the province should work to improve existing social programs rather than implementing a separate guaranteed annual income.

Inflation:

- The Yukon's social assistance benefit rates are among the highest in the country. Our earned income exemptions, which support people re-entering the workforce, are also greater than many other jurisdictions.
- Social assistance rates for shelter, food, fuel and utilities, and clothing are tied to annual inflation.

Session Briefing Note**Spring 2023****Income Supports (Social Assistance)** Health and Social
Services

- The increase takes effect in November and is based on the Consumer Price Index for Whitehorse, which was 5.7% in fall 2022.
 - The Yukon Seniors Income Supplement will also increase by 5.7%, effective as of October 2022.
 - The Yukon's rate increases over recent years include: a 1.9% increase in November 2019, a 1.6% increase in November 2020, and a 1.9% increase in November 2021.
- The rates of social assistance payment vary by family size and location.
- As of November 2022, the amount given to a single person living in Whitehorse on social assistance to meet their monthly food, clothing, and incidental needs is \$455.
- The maximum rate for shelter varies by family size.
 - For a single person the maximum amount provided monthly for shelter is \$635.
- The maximum rate for fuel and utilities varies by season, family size, and location.
 - For a single person living in Whitehorse, the maximum monthly rate in the winter is \$568.
- Our government provided social assistance and Seniors Income Supplement clients with a one-time \$150 top-up payment to address inflation and the rising cost of living.
- This top-up was issued with November benefit payments.
 - To further address the impacts of inflation on Yukoners, we have provided Pioneer Utility Grant recipients for the 2022 calendar year with a one-time 10% top-up payment, which was distributed in February 2023.

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- Discretionary Aid is an available option for those currently in receipt of social assistance and may be used to address situations of transient need.
- People who are ineligible for assistance through the *Social Assistance Regulation* may be eligible for Emergency Aid to alleviate an immediate health or safety risk.
- As part of inflationary relief measures the 2023 Confidence and Supply Agreement includes implementing a \$100 per month increase for social assistance recipients until the more comprehensive rate enhancements are in place.

Pioneer Utility Grant:

- The Pioneer Utility Grant assists Yukon seniors with the cost of heating owned or rented homes.
- Yukon seniors who are 65 or older in the year of the grant can apply and they must apply every year thereafter.
- The Pioneer Utility Grant increases annually based on the Consumer Price Index in January.
 - In 2022, there was an approximately 3% increase over the 2021 Pioneer Utility Grant.
- To address the high rate of inflation in 2022, we provided Pioneer Utility Grant recipients with a one-time top-up of 10% in February.
- Pioneer Utility Grant payments for 2023 will be based on the Consumer Price Index increase as of January 2023.
- Yukoners must apply annually to receive the Pioneer Utility Grant; applications are accepted between July 1 and December 31 of the year.
- Eligible applicants receive one payment, typically within a few weeks of application.

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- Eligibility for the grant is based on income, marital status and residential address.
- If you receive another housing subsidy or subsidized housing, you are ineligible for Pioneer Utility Grant.
- The difference paid to couples and singles is because couples may have more expenses than singles.
- The maximum amount available is \$1,173 in Whitehorse and \$1,257 outside Whitehorse.
- Amounts are based on income which cannot exceed \$130,923 for a single person and \$184,636 for married or common law couples.

Seniors Income Supplement:

- All Canadians aged 65 years and older receive Old Age Security.
- In addition to Old Age Security, eligible seniors will receive Guaranteed Income Support.
- This income support provides a monthly non-taxable top-up to the Old Age Security. The program is income-tested and intended for people in the lowest income bracket.
- An additional **\$808,000** has been budgeted in the 2023-24 Main Estimates to reduce inflation and interest-related financial pressures for Yukon Seniors' Income Supplement recipients.
- Recipients will receive temporary inflation relief payments monthly valued at approximately 38.75% of their Yukon Seniors' Income Supplement payment.
- The additional relief payments will be applied from April 2023 to March 2024.
- Following the October 2022 CPI adjustment of 5.7%, the maximum monthly payment for Yukon Seniors' Income Supplement recipients is \$288.61.

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- The proposed percent increase of 38.75% is comparable to the average increase of 37.13% of costs for fuel (61.1%) and energy (18.9%) between October 2021 and October 2022.
- Approximately 1,100 Yukoners are receiving Yukon Seniors' Income Supplement payments.
- As part of the *Aging in Place Action Plan*, the Department of Health and Social Services is preparing a more in-depth review of income supports for seniors to ensure they have funding that helps meet their needs.

Rising Rental Costs and Hotel Use:

- The shelter allowance for social assistance clients is provided by regulations and varies by household size and location and is indexed to inflation.
- For a single individual in Whitehorse, the current monthly shelter allowance is \$635.
- Recipients may also qualify for additional funding for fuel and utilities (for a single person living in Whitehorse \$426 to \$568 per month depending upon the season).
- According to the Yukon Bureau of Statistics' April 2022 Yukon Rent Survey, the Yukon's median rent was \$1,300 for all building types.
- We are aware that there are Yukoners, including those in receipt of Social Assistance, who may be living in hotels for extended periods due to lack of alternatives.
- Living in a hotel is considered to be 'provisionally accommodated' as it is temporary and lacks security of tenure.
- Health and Social Services is a participant to the Housing and Homelessness Taskforce chaired by the Safe at Home Society to

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Income Supports (Social Assistance) Health and Social Services

consider the opportunities to better meet the needs of provisionally accommodated and homeless Yukoners.

Social Assistance and Rate Review:

- Our government is committed to a review of social assistance rates alongside the *Putting People First* recommendations outlined in Chapter 5 – Closing the gaps for low-income Yukoners.
- The Yukon's social assistance rates are among the highest in Canada and are indexed to inflation; however, we continually monitor the program and rates.
- We are finalizing a plan to respond to the *Putting People First* recommendations pertaining to income supports.
 - This includes action towards recommendation 5.11 to increase the Yukon Supplementary Allowance for those excluded from the workforce due to disability or age to reflect inflation and continue to index Yukon Supplementary Allowance to inflation going forward.

Approved by:

Deputy Minister, Health and Social Services

[Date approved]

Session Briefing Note**Spring 2023****Mobile Home Parks and
No Cause Evictions**Community Services

Recommended response:

- Mobile home parks are an important housing option for many Yukoners. The *Residential Landlord and Tenant Act* applies to mobile home sites where the mobile home owner rents the land that the mobile home rests on.
- The Residential Tenancy Office works to support healthy landlord - tenant relationships and strives for stability and clarity for park owners, mobile home owners and tenants. The Office is a resource for all parties as they navigate their rights and responsibilities under the law.
- As with all Canadian jurisdictions, Yukon's law specifies how mobile home tenancy agreements may end. A mobile home site landlord may end a tenancy using a 12 month notice, if they, or an immediate family member, will occupy the mobile home site. A tenancy may also end 'for cause' with a 14-day notice.

Context:

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

Background:

- Under the Residential Landlord and Tenant Act, a landlord (or tenant) may end a tenancy with cause. This applies to both rental units such as apartments, secondary suites, and houses as well as mobile home sites. The Residential Tenancy Office should be contacted if a mobile home owner who is also a tenant has concerns about the actions of the mobile home park owner (landlord). There
-

Session Briefing Note**Spring 2023****Mobile Home Parks and
No Cause Evictions**Community Services

are protections relating to a notice was not served correctly, is served in retaliation, or where the landlord has unreasonably interfered with the sale of a mobile home, or for other prescribed reasons.

- If a mobile home park landlord wishes to end the tenancy other than with cause, a landlord may end a tenancy using a 12 month notice, if they, or an immediate family member, will occupy the mobile home site. The notice must be on the approved form, serve it in one of the prescribed ways, and give the tenant at least 12 clear months' notice (section 49 of the Act).
- If a mobile home park landlord wishes to change the use of the mobile home park to a non-residential or non-mobile home park (ex. a condo development), the landlord must use the approved form, serve it in one of the prescribed ways, and give the tenant at least 18 clear months' notice (section 50 of the Act).
- If a mobile home park landlord wishes to end a tenancy with cause, the normal rules apply. The mobile home park landlord must use the approved form, serve it in one of the prescribed ways, and give the tenant at least 14 days' notice.
- If a landlord ends a tenancy in retaliation for the tenant exercising their rights, the Residential Tenancies Office can refuse to issue an order of possession. Also, a mobile home park landlord may not unreasonably interfere with the sale of a mobile home.

Approved by:

Date approved

Deputy Minister, Community Services

Session Briefing Note**SPRING 2023****Marwell Grader Station - Relocation**Highways and
Public Works

Recommended response:

- The Marwell Grader Station in Whitehorse is approximately 60 years old, is in poor condition, and no longer meets the needs of the Department of Highways and Public Works.
- In addition, the current buildings have high energy use and maintenance costs.
- Replacing the Marwell Grader Station is the most economical long-term option and will free up valuable land that may be better suited to other types of development.
- We are still determining where the new grader station may be located before moving this project forward. There are several possible sites, and a final decision will be part of the next phase of planning.

Additional response: Kwanlin Dün First Nation

- Under the Kwanlin Dün First Nations Final Agreement, Kwanlin Dün First Nation has first right of refusal to purchase, lease or otherwise acquire or use the land of the existing site in Marwell.
- The Yukon government will work with the Kwanlin Dün First Nation as this project moves forward.

Additional response: Energy use and GHG emissions

- Last year, the Marwell Grader Station emitted approximately 188 tonnes of CO₂. In terms of energy consumption, the building uses mainly electricity and propane, as well as some oil.

Session Briefing Note**SPRING 2023****Marwell Grader Station - Relocation**Highways and
Public Works

- Replacing the grader station with a modern facility has the potential to reduce the energy consumption of the building by up to 75 per cent.
-

Context—this may be an issue because:

- Minister Clarke's July 5, 2021 mandate letter includes: "begin the process of relocating the Grader Station in the Marwell area, working with the Kwanlin Dün First Nation."
-

Background:

- In 2015, Highways and Public Works completed initial planning for a replacement grader station. These plans were updated with new cost estimates in 2021.
- The future planned site is located at Robert Service Way and the Alaska Highway. If water and sewer services are available at the time of construction, this is where the new grader station will be located. The Yukon government has been working with the City of Whitehorse and Kwanlin Dün First Nation to promote development of the area.
- The current site in Marwell is known to be heavily contaminated and will require significant remediation before it can be used for any new development, particularly if it will be used for any type of non-industrial use.

Approved by:	
Deputy Minister, Highways and Public Works	Date Approved

Session Briefing Note**Spring 2023****Whitehorse Land
Development**Community Services &
Energy Mines and Resources

Recommended response:

- Whitehorse is a vibrant and growing community and we expect a persistent and long-term demand for housing. We work with our partners at the City of Whitehorse to meet this demand and help Whitehorse grow to its potential. We are also collaborating with Kwanlin Dun First Nation and Ta'an Kwäch'än Council to support their land development objectives in the City.
- Whistle Bend is our focus for lot development to meet demand in a rapidly growing city. Our contractors are on schedule to finalize Phases 6, 7A, and 8 this summer and Phases 7B and 9A by the late fall.
- When complete in four to six years, Whistle Bend will comprise \$300 million of investment and provide a full-service, sustainable neighborhood of over 2,000 lots to accommodate our growing population.
- This year, in addition to phase development in Whistle Bend, Land Development Branch is advancing multiple landscaping projects, a new lift station, and the necessary storm water infrastructure.

Additional Response:

- In addition to Whistle Bend, we are advancing feasibility, planning and design work throughout Whitehorse per the City's new Official Community Plan.
- Under the new First Nation land development support program, we

Session Briefing Note**Whitehorse Land Development**Community Services &
Energy Mines and Resources

are expanding our partnerships with Ta'an Kwäch'än Council and Kwanlin Dun First Nation to advance joint projects like Range Point Road and support their efforts to develop their own lands.

Context:

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

Background:

- Community Service's Land Development Branch (LDB) prepares lots and then Energy, Mines and Resources' Land Management Branch (LMB) takes them to market for sale.
 - LDB has a range of land development work underway in Whitehorse, including:
 - Continued Whistle Bend lot development: [\(TAB EMR #81 / CS LD 03\)](#)
 - Hemlock Street extension: planning underway, YESAA, detailed design work, tender in fall 2023 / early 2024.
 - South Access Highway Industrial Subdivision: joint with KDFN, feasibility work complete, City is planning, tender early 2024.
 - Range Point Road: finalizing joint KDFN and YG master plan, YESAA, detailed design, tender in 2024.
 - Copper Ridge parcel for private sector developers: City planning. EMR release of a parcel, 2024.
 - Valleyview South Master Plan (including Tank Farm): City leading multi-owner master plan for late summer completion.
 - Whistle Bend South Bench: working with City on approval to harvest granular material for 2024 area projects.
 - Some delays have been experienced in Whistle Bend because of supply chain
-

Session Briefing Note

Whitehorse Land Development

Community Services &
Energy Mines and Resources

challenges, high demand for materials, labour shortages and contractor availability and delivery. Delays are anticipated to continue in 2023 and are accounted for in project planning. See CS BN #ID-4 on supply chain issues and project delays for more details.

- We are working to update the 2006 YG-City Land Development Protocol which outlines the land development roles for the City, LDB and EMR-LMB to recognize changed roles and the emergence of development of First Nations lands.

Approved by:

Deputy Minister, Community Services

Date approved

Deputy Minister, Energy Mines and Resources

Date approved _____

Session Briefing Note

Spring 2023

Lot Completion Targets and Lot Releases

Community Services
Energy Mines and Resources

Recommended response:

- We continue to work in partnership with municipalities and First Nations on land development projects to meet lot supply needs.
- In 2022, Land Development Branch advanced the development of 55 rural and 175 Whistle Bend lots. In 2023, it is advancing development of over 75 rural and 130 Whitehorse lots.
- On March 31, Land Management Branch opened a lottery for 120 lots in Whistle Bend. In addition, rural lots in various communities will be released this spring.
- Lotteries for additional Whistle Bend lots will be planned once lot development wraps up in October.

Additional response:

- Once lot development has concluded, the lots are prepared for sale through completion of legal requirements and the development of lottery and tender information.
- We expect First Nations governments and the private sector to play an increasing role in delivering lots to Yukoners.
- The subdivision of private land, where supported by community plans and zoning regulations, can also result in the creation of additional private lots with no loss of public land.

Context—this may be an issue because:

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Spring 2023

Lot Completion Targets and Lot Releases

Community Services
Energy Mines and Resources

- The demand for lots varies by community but most municipalities are asking for lots and may have concerns about the timing of lot deliveries, the price of lots or lottery conditions.

Background:

Land Development Branch

- Community Services' Land Development Branch program aims to:
 - create and maintain lot inventories in Whitehorse and the communities;
 - support opportunities for private sector land development projects in addition to its ongoing role as primary land developer; and
 - support First Nations governments in developing their land for citizen housing and economic development opportunities.
- The land development process requires multiple steps. Depending on the development, it can take multiple years to deliver lots. Different phases of development, from feasibility, planning and preliminary design and construction work, are underway in all municipalities and several communities.
- A Summary of LDB's current projects is available in notes Whitehorse Land Development Projects (TAB EMR #80 / CS LD-03) and Rural Land Development Projects (TAB EMR #77/LD-02).

Land Management Branch

- The sale of developed lots occurs once the development is complete. Before lots can be sold, legal requirements such as registering the legal survey and titling the lot must be met. The legal survey fabric must be in the Yukon government's corporate spatial warehouse to ensure accurate mapping and database updates.
- The departments of Community Services, Energy, Mines and Resources, and Yukon Housing Corporation work together to identify serviced vacant lots in Yukon communities and re-develop and release them when possible.

Session Briefing Note

Spring 2023

Lot Completion Targets and Lot Releases

Community Services
Energy Mines and Resources

Rural communities - Past and future lot development

Year	Location/Development	Lots Released/ to be Completed	Total Lots Completed / Fiscal
2016-17	Dutch Harbour Recreation	11	13
	Faro	1	
	Carmacks	1	
2017-18	Dawson misc.	10	10
2018-19	Grizzly Valley	20	43
	Mayo Country Residential	19	
	Dawson	4	
2021-22	Dawson	2	5
	Mayo	3	
2022-23	Carmacks 3 Dawson 3 4 Haines Junction 7 Ross River 2 (industrial) Mayo 2 Watson Lake 5 7 Faro 1 Destruction Bay 1	20 to 30 (Lottery in 2023/24)	TBD
2023-24 Targets (not all of these capital projects will advance this fiscal due to budget constraints)	Carmacks 6 Dawson City 10-15 Grizzly Valley - 12 Haines Junction 12 Mayo 4 5 Faro 10-15 Teslin area 21 to 25 Watson Lake 25 Community vacant lots 5-15 Whitehorse Periphery - 3-5	75 to 130+	TBD

Session Briefing Note

Spring 2023

Lot Completion Targets and Lot Releases

Community Services
Energy Mines and Resources

Whitehorse and Whistle Bend – Past and future lot releases

Year	Location/Development	Lots Released	Total Lots /Fiscal
2017-18	Whistle Bend Ph 3A	29	29
2018-19	Whistle Bend Ph 3C	76	76
2019-20	Whistle Bend Ph 3D1, 4A, 4B	129	129
2020-21	Whistle Bend Ph 3D2, 3E1, 4C, 5	262	267
	Whitehorse Country Residential	5	
2021-22	Whistle Bend Ph 6A	70	101
	Whistle Bend 3E2	27	
	Whitehorse Logan subdivision lots	4	
		Total Lots Release	602

Whitehorse and Whistle Bend Lot Completion Targets

Year	Location/Development	Lot Targets	Lottery Dates	Total Lots
Early 2023-24	Whistle Bend Ph 6B*	102	March 31/23	176 (1 private sector development)
	Whistle Bend Ph 7A*	57	Summer	
	Whistle Bend Ph 8*	16	March 31/23	
	5 th & Rogers (EMR)	1	March 9	
2023-24	Whistle Bend Ph 7B Whistle Bend Ph 9A Miscellaneous Infill	76 51 68	TBD	133-135
2024-25	Whistle Bend Ph 9B Whistle Bend Ph 12-13 Hemlock Road Hwy Industrial Subdivision Copper Ridge (EMR) Range Point Road (YG KDFN joint project)	47 ~50 ~25 ~20 1 (possibly 0 to ~50)	TBD	143-196 1 private sector development

*Indicate almost finished in 2022 and will be completed early in 2023/24

** Additional lots turned back from clients for previous phases will also be included in upcoming lotteries and are not captured above

Session Briefing Note

Spring 2023

Housing Issues

Yukon Housing Corporation

Recommended response:

- As we are aware, homelessness has far-reaching consequences that impact Yukoners. The substance use health emergency and the COVID-19 pandemic have only intensified these issues.
- Meanwhile, rental options are too few and often too expensive. Vacancy rates in the rental market have dropped to 0.8% - the lowest in years –a reality that influences the Yukon Housing waitlist.
- Down payment costs remain out of reach for many Yukoners, and homeownership may be less affordable as interest rates rise.
- Across government, we are working with stakeholders to develop new land parcels, increase housing stock, and rapidly increase housing supply while also responding to the findings of the 2022 Office of the Auditor General Report on Housing.

Additional response:

- We continue to enhance our Community Housing stock to support a full housing continuum - 47 new affordable units at 401 Jeckell, 10 units of affordable and supportive housing for seniors through Normandy Living and three new triplexes in Watson Lake, Mayo and Whitehorse demonstrate how we are responding to the 2022 Office of the Auditor General of Canada recommendations on housing.
- Partnership with Da Daghay Development Corporation for the construction of 98 new units is one of numerous housing examples that further support vulnerable Yukoners.
- Through our new approach to housing YG employees in communities, we aim to decrease the housing cost disparities in communities, further incentivize private sector investment in housing, and prioritize

Session Briefing Note

Spring 2023

Housing Issues

Yukon Housing Corporation

allocations of the government's existing staff housing units to meet critical needs for community well-being.

- Finally, as part of the response to the 2022 Office of the Auditor General of Canada recommendations on housing, we have expanded capital incentive programs to include land development for residential housing, while also enhancing our Community Housing stock.

Context—this may be an issue because:

- Since COVID-19, Yukoners have faced additional housing challenges including increased housing prices and low vacancy rates.
- The recently declared substance use health emergency in the Yukon and closure of Chilkoot Trail Inn have added strain on the housing crisis.

Background:

Recent interest rate hikes

- The Bank of Canada raised interest rates for an eighth time in January, bringing the Bank rate to 4.50%. At the start of 2022, that rate was 0.25 %. Rising debt costs will make it more challenging for homeowners to qualify for a mortgage and will increase monthly debt costs for existing homeowners and developers.

Housing Action Plan and Safe at Home Plan

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

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Housing Issues

Yukon Housing Corporation

- The Safe at Home Society was awarded \$10 million under the Northern Carve-Out of the National Housing Co-Investment Fund, \$5 million in funding under the federal Rapid Housing Initiative 2.0, and \$1.02 million in funding from YHC's Housing Initiatives Fund - for a supportive housing project.

Land Development

- The Government of Yukon continues to support new land development to increase the supply of land available for housing development. This includes:
 - Government-led land initiatives in Whistle bend, as well initiatives to sell the 5th and Rogers site (See TAB #34) and old Macaulay Lodge site (See TAB #37);
 - First Nations land development projects – KDFN's Copper Ridge West (See TAB #35) and Range Point projects;
 - Private Sector land development project initiatives – the Tank Farm (See TAB #40).
- Community Services estimates an additional 1,476 new housing lots will come online by 2026, enough to accommodate 2,713 additional housing units.

New Housing Construction and partnerships with the Private Sector

- Yukon Housing Corporation offers several loans and grants programs (See TAB #4) to incentivize new housing construction – namely, the *Housing Initiative Fund* (See TAB #63), the *Developer Build Loan* (See TAB #59), and the *Municipal Matching Rental Construction Program* (MMRCP).
- These territorial-based programs complement new housing construction incentive programs under the National Housing Strategy, including the *National Housing Co-investment Fund* and the *Rapid Housing Initiative*.
- Finally, we provide subsidies to households living in private market housing through the *Canada Yukon Housing Benefit* (See TAB #57) and the *Rent Supplement* program.

Community Housing and the Most Vulnerable

- Yukon Housing Corporation and its partners continue to implement the new Community Housing Program, which aims to improve better client outcomes and fiscal resiliency (See TAB #58)
- Currently, YHC offers over 700 units through the Community Housing program in which eligible Yukoners pay 25% of their income for rent (rent-geared-to-income), we provide

Session Briefing Note

Spring 2023

Housing Issues

Yukon Housing Corporation

support to more than 80 households through our rent supplement program and more than 130 Yukoners through the Canada Yukon Housing Benefit.

- Starting in early 2023, YHC is introducing a mixed-income and mixed-use tenant's allocation policy to its Whitehorse buildings while providing tenants with appropriate partner supports to help them maintain housing.
- Work continues with the Safe at Home Society with the intent of allocating a percentage of units to individuals on the By-Name List.
- YHC is working to implement the Aging in Place Action Plan, which includes broadening programming to include Senior Supportive Housing Program as an option for seniors who require additional supports.
- YHC will be operating and maintaining a new 10-plex in Old Crow (See TAB #23);
- Finally, YHC and housing providers have recently completed or are currently making significant capital investments to expand the community housing stock, including:
 - The 401 Jeckell – 47-unit building (See TAB #19);
 - Three new triplexes in Mayo, Watson and Whitehorse (See TAB #21);
 - A new Housing First building in Watson Lake (See TAB #25); and
 - Duplexes in Carmacks, Dawson, Mayo, and Faro (See TAB #20).

Major investments in housing include:

- The Canada Yukon Housing Benefit, an eight-year rent subsidy program to support low to moderate income Yukoners renting private market rental housing (See TAB #57).
- Normandy Living was supported with approximately \$34.5 million from the Government of Canada through the Canada Mortgage and Housing Corporation, \$4.5 million from the Government of Yukon through the Yukon Housing Corporation, private investments of more than \$1.8 million, and \$500,000 in development incentives from the City of Whitehorse. (See TAB #38)
- \$21M for the design and construction of the 4th and Jeckell, a 47-unit mixed-income housing development in Whitehorse (See TAB #19).
- \$5.4M for the construction of three triplexes in Mayo, Watson Lake, and Whitehorse including \$3M of federal funding under the Rapid Housing Initiative - contributing nine units of housing options. (See TAB #21)
- \$400K in 2021-2022 for the design of the Watson Lake Housing First project which will be tendered in February 2023 (See TAB #25).

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Spring 2023

Housing Issues

Yukon Housing Corporation

- Design work to support the housing needs in the communities of Teslin, Carcross and Dawson in 2022-2023.
- \$5.7M annually under the Housing Initiatives Fund (See TAB #63).
- \$6.9M for First Nation Energy Efficiency Program and \$8.4M for Community Housing retrofits under the Low Carbon Economy Fund (LCEF) provided on a 75% (Canada) - 25% (First Nations) cost-matching ratio between 2019 and 2024. (See TAB #60 & #61)
- \$4.1M for the construction of a Housing First residence for vulnerable individuals (5th and Wood St.) in Whitehorse.
- Continued commitment by Government of Yukon toward the Municipal Matching Rental Construction program for new rental units.

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

- Since its inception in 2019, the Housing Initiatives Fund (HIF) intakes have brought on line 361 units and 159 are under construction. (See Tab #63).
 - The sixth intake of the Housing Initiative Fund was launched in November 2022. The deadline to submit the application was February 3, 2023.
- The Municipal Matching Rental Construction Grant has supported the construction of over 126 new rental homes throughout the Yukon, ten of which are in progress.
- Since 2020, our homeownership loan program that focuses on providing financial support for the purchase and construction of building projects in rural Yukon, has helped 21 Yukoners to buy or build their first homes. 14 of these projects are completed.

Approved by:

Date approved

President, Yukon Housing Corporation

Session Briefing Note

Spring 2023

Our Clean Future Annual Report

Environment
Energy, Mines and Resources

Recommended response:

- We continue to make significant progress in the implementation of *Our Clean Future*.
- In September 2022, we released our second annual report. It outlines the progress we made in taking action on climate change in 2021.
 - Notably, in 2021, the Yukon Climate Risk Assessment was released and we saw a 12% decrease in our emissions when compared to 2020.
- Through this report we introduced five new actions and revised 13 existing actions to better meet our goals.
- *Our Clean Future* is an adaptive strategy, which means that we assess and adjust the actions we are taking year-over-year to stay on track to meet our long-term goals.
- We will continue to track and report our progress annually.

Additional response:

- Over the past year, we have advanced several key actions, such as:
 - Legislated greenhouse gas emissions reduction targets and associated reporting through the *Clean Energy Act*;
 - Received and analyzed the recommendations from the Yukon Climate Leadership Council ([Ref ENV #24 / EMR #34](#));
 - Established a standard method for determining the health of wetland ecosystems, and tracking baseline conditions to understand future changes;
 - Established a geohazard mapping program to understand risks to the Yukon's transportation corridors; and,
 - Enacted the single-use paper bag ban on January 1, 2023.

Session Briefing Note

Spring 2023

Our Clean Future Annual Report

Environment
Energy, Mines and Resources

Third response:

- Although we have made progress on many of our commitments, there is still significant work required to meet our 45 per cent greenhouse gas emissions target reduction by 2030.
 - We will continue to build on *Our Clean Future* as we learn more about climate change and introduce more actions. This will be reflected in future annual reports.
 - We will also continue to work with experts, stakeholders and partner governments across the territory and beyond, to identify opportunities for new actions and to accelerate and intensify existing actions to reach our ambitious target.
-

Context — this may be an issue because:

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

Background:

- *Our Clean Future* was released in September 2020 and is a 10-year strategy.
- *Our Clean Future* contains 136 actions to reduce greenhouse gas emissions by 2030 and supports the Yukon to be highly resilient to the impacts of climate change.

Truth and Reconciliation Commission – Update on Calls to Action

Executive Council
Office

Recommended response:

- Reconciliation is an ongoing process, and the Government of Yukon is continuing our work to respond to the Truth and Reconciliation Commission's Calls to Action.
- We are working collaboratively with First Nations to advance progress in key areas including health and social services, education, justice and heritage, through the Yukon Forum Joint Priority Action Plan.
- We are also working with Yukon First Nations to implement Yukon's *Missing and Murdered Indigenous Women, Girls and 2-Spirit+ People Strategy*, which will further advance reconciliation and address the Calls to Action.

Additional response:

- The Government of Yukon and Yukon First Nations governments are leaders in demonstrating a collaborative approach to reconciliation.
- At the Yukon Forum in November 2022, we discussed the approach to implementing and reporting on the Calls to Action with Yukon First Nations.
- We will continue our collaborative work to implement and report on the Calls to Action, including implementing the *Putting People First* recommendations for health and social services.

Context—this may be an issue because:

- The Yukon government (YG) previously made public its intention to fulfill its commitments to the Truth and Reconciliation Commission's (TRC) Calls to Action.
- The Calls to Action were a topic at the November 29, 2022 Yukon Forum.

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

Truth and Reconciliation Commission – Update on Calls to Action

Executive Council
Office

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) collaborate on addressing the Calls to Action through the Yukon Forum Joint Priority Action Plan.
- YG has taken 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 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 Office

Session Briefing Note

Corporate Note – Fin/HPW 2022-23

Supplementary Overview

Embargoed until day of budget tabling

C4

Spring 2023

Recommended response:

- Overall, the changes outlined in the Supplementary Estimates #2 show a government that continues to make sure Yukoners and our economy remain healthy as we emerge from the pandemic while also responding to new and emerging challenges.
- Inflation continues to have an impact on Yukoners, as well as an impact on government projects. Several changes included as part of this Supplementary Estimates are in response to higher costs or work progressing faster than planned.
- The capital budget has no overall gross change in this Supplementary Estimates, but this is not because no adjustments were made. Major projects are still getting the resources they need to reach completion, but other projects were decreased to reflect timelines and funds were reallocated accordingly.
- The increase of \$37.5 million for the Department of Highways and Public Works is being offset by deferrals and offsets in other projects.

Session Briefing Note

Corporate Note – Fin/HPW 2022-23

Supplementary Overview

Embargoed until day of budget tabling

C4

Spring 2023

Additional response:

- The largest expenditures are on three important capital projects, accounting for \$53.8 million altogether.
- The first is the replacement of the Nisutlin Bay Bridge. This increase covers higher costs and an accelerated schedule. The additional work on this project results in an increase of \$35.8 million as part of this Supplementary Estimate.
- We also provided additional funding for building the Carmacks Bypass, which is part of the Yukon Resource Gateway Program. Work in this area makes up \$11.8 million of the Capital increase.
- The third project is the construction of the Dempster Fibre Line, which will open a second fibre optic link instead of relying just on one, and so give Yukoners more reliable access to the internet as well as necessary redundancy. This project includes a proposed increase of \$5.7 million.

Session Briefing Note

Corporate Note – Fin/HPW 2022-23 Supplementary Overview

Embargoed until day of budget tabling

C4

Spring 2023

- These increases are offset by decreases in capital. The most significant reductions can be seen in the Yukon Housing Corporation. This is largely the result of revised timelines for various projects and initiatives as well as lower uptake in application-based programs, but also accounts for the housing and building cycle as Normandy Living, Cornerstone and the 47-unit 4th and Jeckell facility are all ready and taking in clients and we are now shifting towards building new relationships for potential future projects.

Context—this may be an issue because:

- The 2022-23 Supplementary Estimates #2 is tabled in the spring session and will be the subject of debate.

Background:

- Opposition may request an explanation for the changes included as part of the Supplementary Estimates #2.

Approved by:

a/Deputy Minister, Finance

Approved

Deputy Minister, HPW

Approved

Session Briefing Note

C5

Spring 2023

Joint Corporate Note Inflation and affordability

Finance
Executive Council Office

Recommended:

- All Yukon households are seeing their budgets stretched by elevated levels of inflation, with lower-income households often feeling the effects more than others.
- The government continues to assess how inflation is impacting Yukoners and several measures included in the 2023-24 Budget will help make life more affordable for Yukoners.
- In 2023–24, the government is extending the Inflation Relief Rebate Program, which provides a \$50 per month rebate on ATCO Electric and Yukon Energy utility bills for the April and May billing periods, along with an additional three months later in the year.
- Other measures in the 2023-24 Budget to help make life more affordable to Yukoners include funding for food in Yukon schools, the timber harvesting incentive to boost fuelwood supply, a quarterly top-up of \$150 to eligible recipients of the Yukon Senior Income Supplement, and a \$100 monthly increase to eligible Social Assistance recipients.

Additional response:

- This government already established a strong record of making life more affordable for Yukoners with almost \$10 million-worth of inflation relief made available in last year's budget.

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Spring 2023

Joint Corporate Note Inflation and affordability

Finance
Executive Council Office

-
- This included more funding for Food Network Yukon, a 10 per cent top up to the Pioneer Utility Grant and rebates on the purchase of firewood.
 - Yukoners are also receiving inflation relief from the federal government. This includes the accelerated Canada Workers' Benefit, the elimination of interest on student loans, a doubling of the GST tax credit, dental care and the Canada Housing Benefit for renters.

Context—this may be an issue because:

- Inflation has increased to decade highs in many countries, including Canada, which is experiencing the highest inflation in almost 40 years.
- Energy prices have been a significant driver and these prices are more obvious to consumers.
- Housing affordability has been a concern in the Yukon for several years.
- March's rate of inflation in Yukon was the highest in Canada at 5.5 per cent vs 4.3 per cent nationally according to the Whitehorse Consumer Price Index.

Background:

Key government initiatives addressing affordability in Yukon

Highlight of affordability spending in Budget 2023-24

- \$5.3 million to extend the Inflation Relief Rebate. Yukoners will receive a \$50 credit on their power bill in April and May and for an additional three months later in the year.

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Spring 2023

Joint Corporate Note Inflation and affordability

Finance
Executive Council Office

- \$300,000 for the Timber Harvesting Incentive program.
- \$1.5 million to increase monthly social assistance payments by \$100.
- Over \$800,000 to recipients of the Yukon Seniors Income Supplement.
- \$500,000 for food in schools.

This builds on previous programs to protect the affordability of Yukoners including

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

Yukoners are also supported by Federal Government affordability programs

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- Accelerated Canada Workers Benefit payments and new minimum entitlement starting in July 2023 (\$4 billion over six years, starting in 2022-23).
- Making all Canada Student Loans and Canada Apprentice Loans permanently interest-free, starting in April 2023 (\$2.7 billion over five years and \$556.3 million ongoing).
- **GST Tax Credit:** The GST tax credit will be doubled for six months in current benefit year. Additional payment will be provided in one lump-sum, before the end of the benefit year. Targeted to individuals and families with low incomes (below \$39,826, and gradually phased out above that level). Single Canadians without children would receive up to an extra \$234 and couples with two children would receive up to an extra \$467 this year. Seniors would receive an extra \$225 on average.

Inflation outlook

- The inflation rate in Whitehorse was 5.5 per cent in March, down from 7.0 in February, but 1.2 percentage points higher than the national inflation rate of 4.3 per cent. Whitehorse's inflation rate was the highest in Canada for fourth consecutive month.
- This ranking is a reversal from earlier in 2022 when Whitehorse had the lowest inflation in Canada. For 2022 as a whole, the relatively lower inflation at the beginning of the year and higher inflation at the end of the year cancelled out, and so, the annual inflation rate in Whitehorse was the same as the national rate: 6.8 per cent.
- It is natural that relatively lower inflation in Whitehorse is eventually followed by relatively higher inflation as prices in Whitehorse follow the national trend over the long term.

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- The Bank of Canada has started to take a more aggressive approach to battling inflation by raising interest rates 4.25 percentage points since March 2022. The Bank's increase of 0.25 percentage point on January 25 brought the overnight rate to 4.5 per cent, the highest rate since early 2008. [This rate was maintained at the April rate announcement.](#)
- The housing market in the Yukon has stayed resilient the face of higher interest rates that have cooled markets in most other parts of Canada. Yukon was the only Canadian jurisdiction that saw residential sales in 2022 increase over 2021
- It wasn't until the fourth quarter until signs of cooling showed in the Yukon data, with average sales prices falling across all housing type. Compared with the end of 2021, prices were down by 1.2 per cent for single-detached, 3.9 per cent for duplexes, 11.4 per cent for condos, and 1.6 per cent for mobile homes.
- Most forecasters expect inflation in Canada will move towards historic norms over the next couple of years as supply chain problems subside and the effect of higher interest rates move through the economy. Canadian inflation is expected to decline from near 7 per cent in 2022, to between 3.5-4.0 per cent in 2023. Inflation in 2024 is expected to return to the midpoint of the Bank of Canada's target range of 1-3 per cent.
- Inflation in Whitehorse follows the national trend and therefore expected to fall to 3.8 per cent in 2023 and to 2.5 per cent in 2024.

INFLATION RELIEF ACROSS GOVERNMENT

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, beginning with the Yukon Business Relief Program (YBRP) in

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2020, which was open to any business from any sector that experienced at least a 30% 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 TRRP committed \$15 million over three years to support the tourism sector and was focused on four 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;
 - Great Yukon Summer (GYS) program;
 - Great Yukon Summer Freeze program;
 - ELEVATE program; and
 - A top-up to the Tourism Cooperative Marketing Fund (TCMF).

Community Tourism Destination Development Fund

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- In October 2022, the Department of Tourism and Culture announced the creation of the new Community Tourism Destination Development Fund, which is slated to run for an initial three-year term.
- The new annual funding program is available to local businesses, First Nations governments, First Nation Development entities, municipalities and not-for-profit organizations for projects that will improve tourism-related services and infrastructure.
- Projects can focus on infrastructure like accommodations, attractions, activities and amenities, and special consideration will be given to umbrella projects, where multiple organizations are working together.

Creative and Cultural Industries

- In November 2021, the Department of Tourism and Culture released *Creative Potential; Advancing the Yukon's Creative and Cultural Industries*, a 10-year strategy to support the growth and development of the creative and cultural industries in the Yukon.
- The CCIS identifies 4 strategic objectives and 22 key actions, which reflect input gathered through extensive public and sector engagement.
- We have identified 10 actions in support of pandemic recovery to be completed over three years as Phase 1 implementation, which includes:
 - Modernizing existing funding;
 - Offering new funding streams;
 - Industry branding and promotion;
 - Marketing and export strategies;
 - Workshops; and

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- Labour market supports.

In 2023-24, three new funding programs will provide \$450,000 annually to the creative and cultural sectors, including:

- Express Micro-grant;
- Indigenous Artists and Cultural Carriers Micro-grant; and
- Creative and Cultural Career Advancement Fund.

Additional Funding Programs

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

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- Tourism Cooperative Marketing Fund;

Yukon Development Corporation:

Inflation Relief Rebate

- The Inflation Relief Rebate provides \$50 per month to all non-government residential and commercial electricity customers to help ease the impacts of rising inflation.
- The IRR initially covered June, July, and August 2022, and was extended to cover October, November, and December 2022. The budgets for these were included in 2022-23 Supplementary Estimates.
- The IRR was subsequently extended for March, April, and May 2023. The budget in 2023-24 is comprised of:
 - \$2,056,000 for program costs in April and May 2023 (costs for March 2023 are included in the 2022-23 Supplementary Estimates #2).
 - \$3,246,000 for a further three additional months. We will continue to monitor inflation and costs of living, and we anticipate this will show on electricity bills next winter when electricity bills are typically higher.

Economic Development:

- Economic Development is in the process of developing a temporary paid sick leave program. Program criteria, including eligibility and duration, are currently being developed.

Energy, Mines and Resources:

Energy retrofits and funding to improve efficiency and offset costs

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- Our energy programs are successfully encouraging Yukon residents and local businesses to reduce their energy use, save money and choose low carbon options to live and move.
- Energy efficiency programs are available for the transportation sector, renewable heating sector, and the construction sector focusing on high efficiency buildings.
- For existing homes, the Energy Branch offers the Good Energy rebate program for high performance heating systems and upgrades to thermal enclosures including insulation and windows and high performance new homes. Taking these measures will save homeowners money on their energy costs.
- For commercial and institutional buildings, the Energy Branch offers rebates for greenhouse gas-reducing retrofits and renewable heating.
- For First Nation and municipal buildings, the Energy Branch offers retrofit and funding support through its Community Institutional Energy Efficiency Program.
- There are two current incentives for wood, one for harvesters and one to offset fuelwood costs:
 - In October 2022 we launched the timber harvesting incentive to provide registered Yukon timber harvesting businesses an incentive of \$10 per cubic metre of timber harvested or sold between April 1, 2022 and March 31, 2023. We have paid out \$163,000 to industry so far.
 - In September 2022, we launched a new firewood rebate to offset the increased costs of firewood for home heating. The rebate provides \$50 for each cord of firewood purchased, up to a maximum of 10 cords. As of February 14, 2023 we processed 586 applications, and paid out approximately \$69,850 in rebates for 1,389 cords of firewood.

Yukon Housing Corporation:

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

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- The 47-unit housing complex at 401 Jeckell Street in Whitehorse opened in January 2023. The building provides new homes to Yukoners, including 5 three-bedroom, 12 two-bedroom, 16 one-bedroom and 14 bachelor units;
- The Opportunities Yukon 45-unit Cornerstone Development in Whitehorse opened in summer 2022 and is providing supportive living and accessible housing;
- Triplex housing units in Watson Lake, Mayo and Whitehorse were completed in spring 2022 and are providing affordable homes to families in each of these communities;
- In Old Crow, the 10-Plex Mixed-Use Housing complex is under construction with expected completion in summer 2023; and
- The 10-Plex Housing First Project in Watson Lake is included in the Northern Carve-Out. Construction is anticipated to begin in 2023-24.

Other highlights from the plan

- More homes will be created for Yukon families in rural communities through the construction of three duplexes in Dawson City, Mayo, and Carmacks. These homes are on track for completion in summer 2023.
- The demolition of Macaulay Lodge in Whitehorse was completed in October 2022. Planning for the redevelopment of the site to support mixed commercial and residential use is underway.

Health and Social Services:

For 2022-23:

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-
- 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 six-month extension of \$500 per month to caregivers of children in out of home care; and
 - Committed \$100,000 to Yukon Anti-Poverty Coalition to continue to support food security across the territory.

For 2023-24:

- a quarterly top-up of \$150 to eligible Yukon Senior Income Supplement recipients; and
- a \$100 monthly increase to eligible Social Assistance recipients.

Public Service Commission: (no change from Fall BN)

Remote work policy in support of employees working in communities

- In fall 2021, the Yukon government introduced a new remote work policy to support employees to continue working remotely in the long term.
- Implementing the new remote work policy is an action in the Our Clean Future strategy, as people are supported to work from home and reduce their emissions by commuting less.
- The new remote work policy also enables employees to work remotely from Yukon communities outside of Whitehorse, in some circumstances.
- The Public Service Commission will strive to support more long-term remote work arrangements throughout the Yukon government where it makes sense, and will track data on long-term arrangements going forward.

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Approved by:

a/Deputy Minister, Finance

Approved

Deputy Minister, Executive Council Office

Approved