

Yukon Housing Corporation

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Section 1: [Yukon population](#)

- The estimated Yukon population on March 31, 2024, was 46,259, an increase of 3.5% or 1,576 from the year before (44,683).
- The Yukon's population is forecast to increase to 51,520 by 2030.
- While the population of most age groups is expected to increase over this period, the number of seniors and people between the ages of 55 and 64 is expected to grow the fastest.

Section 2: Housing statistics

Table 1: Average Whitehorse house prices (YBS)

	2023 Q1	2024 Q1	% Change
Single-detached house	\$635,000	\$629,500	-0.9%
Condominium	\$403,800	\$456,400	13.0%

Table 2: Yukon rents and vacancies (YBS)

	October 2022	April 2023	October 2023	April 2024
Median rent (all types)	\$1,300	\$1,325	\$1,350	\$1,420
Vacancy rate (all types)	1.9%	2.2%	1.8%	1.8%

Table 3: New residential permits issued, Yukon (YBS)

Year	# of new residential permits
2020	657
2021	635
2022	416
2023	429

Table 4: Residential building construction, Yukon (YBS)

	January-June 2023	January-June 2024
# residential permits issued*	518	329 (-35% decrease)
\$ value of new permits*	\$59.4 million	\$47.6 million (-20% decrease)

*In addition to new dwelling units, residential permits include renovations, garages, and additions. The totals do not include permits issued for plumbing or stoves.

Table 5: City of Whitehorse, new housing completions (CMHC)

Year	Homeowner	Rental	Condo	All
2018	66	100	61	227
2019	55	78	110	243
2020	80	116	152	348
2021	86	57	53	196
2022	111	194	181	486
2023	129	189	126	444

Section 3: Tenants in Yukon Housing RGI units

Table 6: YHC programs as of November 6, 2024

YHC Program	Units occupied	Units under allocation, capital or repair	Total units
Rent-Geared-to-Income (RGI)	671	40	711
Employee housing	165	9	173
Rent supplement (River Bend)	50	0	50
Rent supplement (Other)	23	4	27
Seniors assisted living (Normandy)	25	1	26
Total units			

Table 7: Length of RGI Tenancy as of November 6, 2024

Length of RGI Tenancy in years	Non-Senior	Senior	Total
<1	81	46	127
1-2	95	37	132
2-3	40	33	73
3-4	25	12	37
4-5	24	21	45
5-10	74	96	170
10-15	20	24	44
15-20	8	14	22
20+*	67	9	16
Total tenants	374	292	666
Average tenancy in years	3.6	5.6	4.5

*The longest running tenancy is 29 years.

Section 4: Waitlist (TAB #13)

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

Community	Waitlists as of November 6, 2024				
	Non-Senior RGI	Senior RGI	Total RGI	YG Employee	Total (RGI+YG)
Beaver Creek	N/A	N/A	N/A	0	0
Carcross	1	0	1	0	1
Carmacks	2	0	2	0	2
Dawson	8	9	17	1	18
Destruction Bay	N/A	N/A	N/A	0	0
Faro	0	0	0	1	1
Haines Junction	2	2	4	2	6
Mayo	0	0	0	0	0
Old Crow	N/A	N/A	N/A	0	0
Pelly Crossing	N/A	N/A	N/A	0	0
Ross River	1	0	1	0	1
Teslin	0	0	0	0	0
Watson Lake	9	3	12	2	14
Whitehorse	137	95	232	N/A	232
TOTAL	160	109	269	6	275
Percentage of total	58.18%	39.64%	97.82%	2.18%	100.00%

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

Table 9: RGI Waitlist based on Priority Status as of November 6, 2024

Priorities	Non-Senior	Senior	TOTAL
Priority – Victim of violence	48	2	50
Priority – Medical	9	20	29
Priority – Mobility	8	32	40
Affordability	91	53	144
By-Name List/Homeless (Community)*	4	2	6
TOTAL	160	109	269

*Note this category is used to identify homeless priority in the rural communities outside of Whitehorse. This does not represent the total number of individuals and/or households on the Community By-Name List. Individuals who are homeless may be included in the affordable category until information is shared from the Coordinated Housing Access Team.

Section 5: Canada-Yukon Housing Benefit (TAB #18)

- The program helps low-to-moderate-income Yukoners in private market rental housing who cannot afford rent. Applicants can receive \$200, \$400, \$600 or \$800 per month which will be paid directly to the individual.
 - Applicants must provide proof of income to be eligible.
 - Since the program’s launch in November 2020, over 300 households have been supported.
- As of November 6, 2024:
 - 170 households were approved for the original benefit.
 - 9 households were approved for the Gender Based Violence stream.

Table 10: Canada-Yukon Housing Benefit - Rental Stream breakdown by benefit level as of November 6, 2024.

Benefit Level	# of Clients	Monthly Budget
\$200	67	\$13,400.00
\$400	27	\$10,800.00
\$600	42	\$25,200.00
\$800	34	\$27,200.00
Total:	170	\$76,600.00

Table 11: Canada-Yukon Housing Benefit - Rental Stream recipients as of November 6, 2024

	Senior	Non-Senior	Total	% of total
Rural communities	4	5	9	5%
Whitehorse	40	121	161	95%
Total	45	126	170	100%
Percentage of total	26%	74%	100.00%	

*Note: CYHB is not waitlisted. Only communities with at least one person receiving benefits are reported.

Section 6: Loans and Grants programs

1. **Developer Build Loan (DBL) Program** – Provides loans for short-term construction financing to Yukon developers who are not eligible for funding from traditional lenders. The program is for land and infrastructure development for residential purposes or building homes and multi-

unit residential buildings. The loan is fully repayable to Yukon Housing Corporation. (TAB #32)

i. Table 12: Developer Build Loan

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total	%
Approved	1	1	1	0	1	4	40
Declined	0	0	2	1	0	3	30
Cancelled	0	2	0	1	0	3	30
TOTAL	1	3	3	2	1	10	100

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

Table 13: Home Ownership Loan Program

Applications	Rural Program			Expanded to Whitehorse	Total	%
	2020-21	2021-22	2022-23	2023-24		
Approved	11	4	3	0 ¹	18	15%
Declined	11	10	16	24	61	50%
Cancelled	10	14	3	15	42	35%
Total	32	28	22	39	121	100%

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

Table 14: MMRCP:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Sep 24	Total	%
Approved	13	12	17	12	6	60	64.5
Declined	2	1	3	4	0	10	10.8
Cancelled	1	0	12	10	0	23	24.7
TOTAL	16	13	32	26	6	93	100.0

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

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

Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	40	46	34	17	5	143
Declined	0	2	3	3	2	9

Session Briefing Note

**TAB #1
Fall 2024**

YHC Master Sheet

Yukon Housing Corporation

Cancelled	6	14	9	8	5	42
Total	46	62	46	28	12	194

Loans stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	0	6	8	10	2	26
Declined	0	5	10	12	3	30
Cancelled	0	25	32	24	15	96
Total	0	36	50	46	20	152

Accessibility stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	10	8	14	7	4	43
Declined	0	1	2	1	2	6
Cancelled	1	3	8	14	1	27
Total	11	12	24	22	7	76

Emergency Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	10	6	6	5	2	29
Declined	0	2	6	11	5	24
Cancelled	1	1	4	36	8	50
Total	11	9	16	52	15	103

Wildfire Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	n/a	n/a	n/a	11	10	21
Declined	n/a	n/a	n/a	0	0	0
Cancelled	n/a	n/a	n/a	16	3	19
Total	n/a	n/a	n/a	27	13	40

5. 2023 Flood Recovery Program – Application deadline was October 4, 2023 (TAB #33)

Table 20: Flood Recovery Program

As of March 31, 2024	Payout	# of unique Clients helped
Principal Residence Grant	\$656,109	22
Flood Recovery Chattel Grant	\$107,529	20
Accommodation Grant	\$22,000	2
Total	\$785,638	24

6. Housing Initiatives Fund (HIF) – Provides capital construction grants for planning and development of new affordable home ownership or rental housing. Affordable is defined as at or below the median market rent or house price. All projects funded under HIF must remain affordable for 20 years. (TAB #40)

Table 21: Housing Initiative Fund

Intake	UNITS APPROVED			UNITS APPROVED BUT NOT COMPLETED			UNITS COMPLETED		
	Total	Affordable	Market	Total	Affordable	Market	Total	Affordable	Market
HIF 1	154	146	8	0	0	0	154	146	8
HIF 2	58	58	0	3	3	0	55	55	0
HIF 3	145	79	66	10	10	0	135	72	66
HIF 4	150	150	0	114	114	0	31	21	10
HIF 5	167	165	2	142	140	2	17	17	0
HIF 6	159	159	0	158	158	0	1	1	0
HIF 7	98	80-	18	98-	80	18	0-	0	0
TOTAL	931	837	94	525	505	20	393	312	84

Approved: **November 21, 2024**

Recommended response:

- Yukon Housing Corporation recognizes that Yukoners' housing needs vary and require tailored programs to meet each stage of the housing continuum.
- The corporation administers funding programs for renters, homeowners and developers that include the Housing Initiatives Fund, the Municipal Matching Rental Construction Program, the Home Repair Program and the Developer Build Loan Program.
 - Yukon Housing Corporation also administers programs specifically to assist those in the rental market such as the Canada -Yukon Housing Benefit.
- These programs provide affordable housing options for Yukoners and support our five-year plan, Creating Home, which aims to offer stable, quality housing that strengthens communities and creates opportunities.

Additional response:

- The corporation is committed to understanding the needs and prioritizing the wellbeing and outcomes of our clients.
- Addressing housing pressures faced by Yukoners requires partnerships, and we will continue working with community organizations and developers to find housing solutions that work for communities.

Context:

- Yukoners are keen to understand the programs that may support their housing need from rent subsidy to homeowner repair.

Background:

Programs YHC offers

Program	Description
Developer Build Loan Program (TAB #32)	<p>What: short-term construction financing to Yukon developers who are not eligible for during construction funding from traditional lenders.</p> <p>Who: supports land infrastructure development for residential purposes or building homes and multi-unit residential buildings.</p> <p>Terms: the loan is fully repayable to Yukon Housing Corporation</p>
Housing Initiatives Fund (TAB #40)	<p>What: capital grants for the construction of new affordable rental housing and innovative housing projects across the Yukon.</p> <p>Who: Community housing providers including public or private non-profit housing organizations or rental co-operatives, including First Nations governments and development corporations, municipalities, private sector companies and individuals</p> <p>Terms: Affordable is defined as at or below the median market rent or house price. All projects funded under the Housing Initiatives Fund must remain affordable for 20 years. This grant program, stacked with other government programs, can provide a great start to a substantial project.</p>
Home Repair Program (TAB #31)	<p>What: fund repairs or upgrade primary residence</p> <p>Who: lower income Yukon homeowners</p> <p>Terms: The income-tested program includes four streams of funding: Emergency Grants (up to \$10,000), Accessibility Grants (up to \$30,000), Wildfire Grants (up to \$1,500) and Home Repair Loans to upgrade or repair their home (up to \$70,000, including a possible grant up to \$10,000).</p>
Yukon Home Ownership Loan Program (TAB #14) (currently under review)	<p>What: loan to buy or build a home</p> <p>Who: residents of the Yukon to buy or build a home.</p> <p>Terms: build or purchase a home for their primary residence and be unable to get a loan from traditional lenders.</p>
Canada-Yukon Housing Benefit rental subsidy (TAB #18)	<p>What: a rental benefit based on household income and size.</p> <p>Who: helps Yukoners on low to moderate incomes in private market rental housing who cannot afford rent.</p>

	<p>Terms: Eligible applicants can receive \$200, \$400, \$600 or \$800 per month paid directly to the individual. Each year, applicants must provide their proof of income and a lease agreement to be eligible.</p>
<p>Canada-Yukon Housing Benefit gender-based violence rent subsidy (TAB #18)</p>	<p>What: helps Yukon on low to moderate incomes in private market rental housing who cannot afford rent. Who: survivors of gender-based violence Terms: eligible applicants can receive up to \$2,000 per month for the first 12 months followed by a gradually reduced benefit for an additional six months paid directly to the individual. Applicants must provide their lease agreement to be eligible</p>
<p>Rent-Geared-to-Income (RGI) program (TAB #11)</p>	<p>What: provides income-tested, subsidized shelter Who: low-income Yukoners in need of affordable, suitable and accessible rental housing. Terms: Rents are calculated at 25% of the total gross annual household (combined) income, which is broken down into monthly installments.</p>

Approved: August 30, 2024

Housing Accomplishments

Yukon Housing Corporation

Recommended response:

- Our goal is to increase housing options across the continuum, making housing more available and affordable for Yukoners.
- We are actively reshaping Yukon’s housing landscape to ensure future generations have access to a stable and fair housing system throughout the territory.

Section 1: Capital projects recently completed by YHC or partners

Since 2022:

- 10 YHC-led projects have been completed, creating a total of 77 new residential units; and
- 8 major partnership projects have been completed through the Housing Initiatives Fund, creating over 276 new units.

YHC projects completed 2022-2024

YHC Project	Construction Start Date	Construction Completion Date	Number of Units
401 Jeckell Street, Whitehorse	May 2020	December 2022	47
RHI affordable triplex, Whitehorse	June 2021	June 2022	3
RHI affordable triplex, Watson Lake	June 2021	March 2022	3
RHI affordable triplex, Mayo	June 2021	March 2022	3
Accessible duplex, Mayo	July 2022	June 2023	2
Accessible duplex, Carmacks	August 2022	July 2023	2
RRDC staff trailer, Ross River	June 2023	December 2023	3
10-plex*, Old Crow (*Asset owned by HPW and managed by YHC)	Summer 2021	Jan 2024	10
Accessible duplex, Faro	Summer 2023	Spring 2024	2
Affordable duplex, Dawson City	August 2022	June 2024	2
Total units completed (YHC projects):			77

Major partnership projects completed 2022-2024

Project (Lead)	Construction Completion Date	Number of Units
Bringing Citizens Home, Whitehorse (Champagne and Aishihik FN)	Summer 2022	20
Cornerstone multi-use building, Whitehorse (Opportunities Yukon)	July 2022	53
Normandy Living seniors supportive residence, Whitehorse (KBC)	December 2022	84
Boreal Commons apartments, Whitehorse (536754 Yukon Inc)	January 2023	87
Affordable modular housing, Mayo (Na-Cho Nyäk Dun FN)	March 2023	8
Jêje Zho 12-bed men’s shelter, Dawson City (Tr’ondëk Hwëch’in FN)	July 2023	8

Housing Accomplishments

Yukon Housing Corporation

VGFN elders complex, Old Crow (Vuntut Gwitchin FN)	January 2024	9
VGFN mobile homes, Old Crow (Vuntut Gwitchin FN)	March 2024	7
Total units completed (major partnerships):		276

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

YHC projects underway (113 units):

- 10-unit Watson Lake Supportive Living Residence building
- 34-unit residential building with 8 accessible units in Dawson (former Korbo Apartments)
- 45-unit residential building with 12 accessible units in Whitehorse (former Ryder Apartments)
- 3 Burwash Landing staff duplexes with 6 units (2 accessible)
- 18 two-bedroom units – purchase of 190 Olive May Way in Whitehorse

YHC upcoming projects (37+ units):

Community housing	Staff housing
<ul style="list-style-type: none"> • 10 units in Mayo • 6-plex in Teslin • 6-plex in Carcross • 6-plex Haines Junction • Accessible triplex in Whitehorse • Accessible duplex in Ross River 	<ul style="list-style-type: none"> • Accessible duplex in Destruction Bay • Accessible duplex in Pelly Crossing

Section 3: Rent subsidy programs to make life more affordable for renters and seniors

- In July 2023, the corporation acquired an additional 16 units for lease from Normandy, for a total of 26 units to lease to YHC clients through its rent supplement program.
- Since 2020, the corporation has supported over 300 households pay rent through the Canada-Yukon Housing Benefit.
 - 170 clients are receiving monthly support through Canada Yukon Housing Benefit as of November 13, 2024.
 - The Gender Based Violence stream is currently supporting nine clients as of November 13, 2024.

Section 4: Support for homeowners

- On March 8, the Canada-Yukon Housing Benefit Homeowner Stream was announced for homeowners in severe core housing need¹ with annual household incomes under \$100,000:
 - Clients received a one-time payment of up to \$2,000 for Whitehorse homeowners and \$3,000 for homeowners living outside of Whitehorse.
- In June 2023, the Yukon government launched an \$8.25 million flood recovery program for residents and businesses affected by flooding in the Klondike Valley. (TAB #33)
- In April 2023, YHC launched the expanded Yukon Home Ownership Program to provide qualified households with mortgages to build or buy their homes across the territory, including Whitehorse. The program was recently discontinued due to low uptake and YHC is currently exploring alternative program options to support homeownership. (TAB #14)
- In 2020, YHC launched the revised Home Repair Program to support low to moderate-income Yukon homeowners to remain in their homes and age in place by providing funding to address mobility requirements, repairs, or core housing needs. (TAB #31)

Section 5: Support for new residential land development

September 2024	<p>As part of the Government of Yukon’s ongoing commitment to increase land and housing availability and support business growth, new residential and industrial lots are being released in communities across the Yukon in partnership with municipalities and Yukon First Nations.</p> <ul style="list-style-type: none"> • seven residential lots in Haines Junction, Mayo and Watson Lake; and • three industrial lots in Teslin and Haines Junction <p>This is the sixth lot release this year and is a direct result of the Government of Yukon’s historic investment in land development. Through the lotteries and tenders process, the Government of Yukon has released 685 lots across the territory since 2021 and is on track to release over 1,000 lots by 2026 (TAB #59).</p>
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¹ Severe core housing need is spending 50% or more of a household’s income on shelter costs.

Housing Accomplishments

Yukon Housing Corporation

August 2024	As part of its efforts to work in collaboration with municipalities and Yukon First Nations governments to address housing and business space needs across the territory, the Government of Yukon has released 33 new residential lots across the Yukon. <ul style="list-style-type: none">• Twelve lots are available in Carmacks and Faro• 21 country residential lots are now available in the Lone Tree subdivision north of Teslin.
June 2023	Government of Yukon partnered with the Government of Canada and the City of Dawson to develop four new residential lots in Dawson.
February 2023	120 lots, including single family, multi-family and townhouse lots in Whistle Bend made available through public lottery.

Approved: **November 21, 2024**

Recommended response:

- Yukon Housing Corporation’s development projects are meeting the need for affordable housing and advancing the five-year plan, Creating Home, which aims to build healthy, sustainable and inclusive Yukon communities.
- **Corporation-led** projects underway include:
 - 10-unit supported living residence in Watson Lake; and
 - Construction contracts awarded in summer 2024 for the 34-unit “Korbo” build in Dawson and the 45-unit Ryder replacement build in Whitehorse.
- **Corporation partnership** projects supporting Creating Home include:
 - Da Daghay Development Corporation’s 105-unit Winter Crossing project in Whistle Bend will be the largest affordable housing build in Yukon history; and
 - The Hearth – Safe at Home Society’s retrofit of the former High Country Inn in downtown Whitehorse – will create 67 units of permanent supportive housing.

Additional response:

- The corporation’s capital projects are budgeted through the Government of Yukon’s Five-Year Capital Plan, which seeks to grow the Corporation’s stock to serve the needs of Yukoners.
 - The corporation’s Five-Year Capital Plan is aligned with:
 - the federal bilateral and Northern Carve-out agreements, which include Yukon cost-matching requirements; and
 - the Capital Asset Management Plan to address both an aging housing stock and increased community needs.
-

Context:

- Housing pressures across the continuum have informed housing build priorities for the corporation and partners.
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Session Briefing Note

**TAB #3
Fall 2024**

YHC Housing Pipeline (YHC and Partnerships)

Yukon Housing
Corporation

Background:

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

Table 1: YHC projects underway

Project	Start Date	Anticipated Completion Date	Number of Units
Watson Lake - 10-unit supportive living residence (TAB #28)	Summer 2023	December 2024	10
Dawson – 34-unit housing project – Korbo lot (TAB #27)	Fall 2024	TBD	34
Whitehorse – 45-unit Ryder replacement (TAB #26)	Fall 2024	Summer 2026	45
Burwash Landing – 3 staff duplexes (TAB #39)	Fall 2024	2025/26	6
Whitehorse – Purchase of 190 Olive May Way	July 2024	December 2024	18
Total units underway:			113

Table 2: Major partnership projects underway

Project	Anticipated Start Date	Anticipated Completion Date	Number of Units
Safe at Home Society’s permanent supportive housing “The Hearth”	March 2024	Spring 2026	67
Safe at Home Society’s temporary housing at 408 Alexander	May 2024	December 2024	17
DDDC’s affordable rental project “Winter Crossing”	Spring 2024	Spring 2026	105
Northern Community Land Trust Society’s “Project 1096”	June 2024	December 2025	32
HIF-7 funding recipients	Spring 2024	Fall 2026	78
Total units			299

Table 3: YHC projects planned

Project	Anticipated Start Date	Anticipated Completion Date	Number of Units
Teslin – 6-plex with Village of Teslin and Teslin Tlingit Council	Design – 2025/26	2027/28	6
Carcross – 6-plex	Lot selected, YESAB approval in progress	2027/28	6
Mayo – 10-Unit Community Housing Project	Lot selected, Design – 2025	2029/30	10
Destruction Bay and Pelly – accessible staff duplexes	2025/26	2028/29	4
Ross River – duplex	2025/26	2027/28	2
Haines Junction – 6-plex	2025/26	2028/29	6
Whitehorse – Accessible Triplex at 44-13 th Ave.	Deferred due to lack of city sewer/water infrastructure, plan to upgrade in 3-5 years.		3
Total units planned:			37

Approved: November 21, 2024

Creating Home (Five-Year Strategic Plan)

Yukon Housing
Corporation

Recommended response:

- Creating Home, the corporation's new five-year strategic plan, seeks to adopt a more client-centred, collaborative approach that integrates enhanced support for improved outcomes for Yukoners and their communities.
- The plan draws on a recognized framework intended to re-design and transform health care delivery, called the Quadruple Aim, and adapts it to housing.
- This innovative approach to housing delivery will lead to better outcomes by:
 - Improving the client and provider experiences;
 - Strengthening community wellbeing; and
 - Contributing to a sustainable future.

Additional response:

- Creating Home represents a significant shift in how the corporation operates and delivers housing services. The corporation is focused on more than just physical structures.
 - Enhanced support and social connection are key to stable housing and positive outcomes.
-

Context:

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

Background:

- Yukon Housing Corporation's Board of Directors sets the corporation's vision and supporting actions through the five-year strategic plan.
-

Creating Home (Five-Year Strategic Plan)

Yukon Housing
Corporation

- Creating Home was publicly launched on January 29, 2024. The implementation of Creating Home is outlined in Yukon Housing Corporation's Annual Operating Plan.
- Key priorities and actions for 2024-25 include:
 - **Improve the client experience**
 - Mapping the client experience for Yukon Housing Corporation's Rent-Geared-to-Income program; and
 - Reviewing and amending the tenant allocation policy.
 - **Strengthen community wellbeing**
 - Supporting partnerships to realize more housing options for Yukoners, such as Da Daghay Development Corporation's Winter Crossing project; and
 - Developing a rapid response to homelessness approach.
 - **Improve the provider experience**
 - Implementing business improvement initiatives to better support staff by streamlining processes and increasing efficiencies; and
 - Developing a revised partnership framework to enhance consistency and transparency with partners.
 - **Build a sustainable future**
 - Reviewing and adjusting where needed the Homeownership Loan and Housing Initiatives Fund programs to meet emerging needs and ensure efficient allocation of resources; and
 - Creating a standard way to assess housing needs in communities to inform development decisions and policy solutions.
- Progress on Creating Home is captured in the corporation's annual report which is tabled in the Legislative Assembly.

Approved: August 30, 2024

Recommended response:

- Yukon Housing Corporation is committed to working with organizations to understand the housing needs of Yukon’s communities and find solutions that work to increase housing supply.
- The corporation’s key program is to provide Rent-Geared-to-Income targeted to low-income Yukoners.
 - The program has a higher income threshold for individuals in the communities, set at \$100,000 per household.
- More housing stock is required across the continuum, including stock for high-income earners who provide valuable services within communities.

Additional response:

- Other programs are available to assist communities increase housing supply, including the Housing Initiatives Fund, Developer Build Loan or Municipal Matching Rental Construction Grant Program.
- The corporation will continue to help support ways to increase supply as evidenced by the successful uptake of the Housing Initiatives Fund, which is funding shovel-ready projects in Carcross, Carmacks, Dawson and Ibex Valley.
 - 46 units will be provided in these communities through this fund.

Context:

- A resolution was passed requesting Yukon Housing Corporation to review the Rent-Geared-to-Income program.
- The resolution highlights a gap in rental housing for high-income earners or skill-set specific workers who do not qualify for the Rent-Geared-to-Income program.

Background:

- Specifically, the interest is to address the unique challenges faced by communities affected by housing shortages and high-income residents requiring rental solutions.

- December 18, 2023, the corporation’s Vice President of Corporate Services met with AYC to understand housing needs of communities, discuss opportunities and further strengthen the relationship.

Rent-Geared-to-Income (RGI) program (TAB #11):

- Provides income-tested, subsidized shelter for low-income Yukoners in need of affordable, suitable and accessible rental housing.
- Rents are calculated at 25% of the total gross annual household (combined) income, which is broken down into monthly installments.
- To be eligible, an applicant must:
 - be a Yukon resident and have lived in the Yukon for 12 continuous months prior to application;
 - be a low-income individual, family or senior citizen who cannot obtain affordable and suitable housing on the private market;
 - not have assets worth more than \$100,000 or own a home;
 - be in good standing with the Yukon Housing Corporation; and
 - household income must be under \$100,632 in the communities.
- Other programs that could be useful for communities are:
 - Developer Build Loan Program (TAB #32),
 - Housing Initiatives Fund (TAB #40),
 - Canada-Yukon Housing Benefit (TAB #18),
 - Home Repair Program (TAB #31).

Table 1: YHC waitlist

Community	Waitlists as of November 6, 2024				
	Non-Senior RGI	Senior RGI	Total RGI	YG Employee	Total (RGI+YG)
Beaver Creek	N/A	N/A	N/A	0	0
Carcross	1	0	1	0	1
Carmacks	2	0	2	0	2
Dawson	8	9	17	1	18
Destruction Bay	N/A	N/A	N/A	0	0
Faro	0	0	0	1	1
Haines Junction	2	2	4	2	6
Mayo	0	0	0	0	0

Session Briefing Note

TAB #5

Fall 2024

Association of Yukon Communities – RGI Housing Resolution

Yukon Housing
Corporation

Old Crow	N/A	N/A	N/A	0	0
Pelly Crossing	N/A	N/A	N/A	0	0
Ross River	1	0	1	0	1
Teslin	0	0	0	0	0
Watson Lake	9	3	12	2	14
Whitehorse	137	95	232	N/A	232
TOTAL	160	109	269	6	275
Percentage of total	58.18%	39.64%	97.82%	2.18%	100.00%

Table 2: Canada-Yukon Housing Benefit - Rental Stream recipients as of November 6, 2024

	Senior	Non-Senior	Total	% of total
Rural communities	4	5	9	5%
Whitehorse	40	121	161	95%
Total	45	126	170	100%
Percentage of total	26%	74%	100.00%	

*Note: CYHB is not waitlisted. Only communities with at least one person receiving benefits are reported.

Table 3: YHC projects completed in communities 2022-2024

Project	Construction Start Date	Construction Completion Date	Number of Units
Mayo – RHI affordable Triplex	June 2021	March 2022	3
Mayo – Accessible duplex	July 2022	June 2023	2
Carmacks – Accessible duplex	August 2022	July 2023	2
Old Crow – 10-plex* Asset owned by: HPW Managed by: YHC	Summer 2021	Jan 2024	10
Faro – Accessible Duplex	Summer 2023	Spring 2024	2
Dawson – Affordable Duplex	August 2022	June 2024	2
Total units completed:			21

Session Briefing Note

**TAB #5
Fall 2024**

Association of Yukon Communities – RGI Housing Resolution

Yukon Housing
Corporation

Table 4: Rural YHC projects underway

Project	Start Date	Anticipated Completion Date	Number of Units
Watson Lake 10-unit supportive living residence (TAB #28)	Summer 2023	Fall 2024	10
Dawson – 34-unit housing project – Korbo lot (TAB #27)	Fall 2024	TBD	34
Burwash Landing – 3 staff duplexes (TAB #39)	Fall 2024	2025/26	6
Total units underway:			50

Table 5: YHC projects planned

Project	Anticipated Start Date	Anticipated Completion Date	Number of Units
Teslin – 6-plex with Village of Teslin	Design – 2025/2026	2027/28	6
Carcross – 6-plex	Lot selected, YESAB approval in progress	2028	6
Mayo – 10-Unit Community Housing Project	Design – 2025 Lot selected	2027/28	10
Destruction Bay and Pelly – accessible staff duplexes	2025/26	2029/30	4
Ross River – duplex	2025/26	2027/28	2
Haines Junction – 6-plex	2025/26	2028/29	6
Total units planned:			34

Approved: **November 21, 2024**

Recommended response:

- Yukon Housing Corporation and the Department of Health and Social Services released the first progress update on the joint work plan on December 28, 2023.
- Of the 34 work plan actions:
 - 11 actions are jointly led.
 - 7 actions are complete and 4 are underway.
 - 11 actions are led by the Department of Health and Social Services.
 - 12 actions are led by Yukon Housing Corporation.
 - 4 actions are complete.
 - #31.2: amendment of the tenant prioritization system,
 - #40.3: work with representatives from the Housing Assessment Resource Tool (HART) project to better understand housing needs in the territory,
 - #40.4: analysis of Yukon Housing Corporation’s rent-geared-to-income waitlist,
 - #90.3: development of Yukon Housing Corporation’s new 5-year strategic plan; and
 - 7 actions are underway, and 1 action has not started.
- Yukon Housing Corporation-led actions currently underway or not started are estimated to be completed by winter 2025.

Additional response:

- The work plan reflects this government’s commitment to provide Yukoners with stable, affordable, quality housing and ensure the right supports are in place so all Yukoners have a safe place to call home.
- Progress on the work plan will be updated annually every December on Yukon.ca.

Session Briefing Note

**TAB #8
Fall 2024**

Office of the Auditor General – Yukon Housing Audit

Yukon Housing
Corporation

Context:

- The 2022 Office of the Auditor General Report received broad media attention focused on the corporation's waitlist and an ineffective working relationship with Health and Social Services.

Background:

- The work plan contains 34 actions linked to the nine recommendations in the 2022 Office of the Auditor General of Canada's report on Yukon housing.

YHC led work plan actions	Status
31.2 Amend the prioritization system and eligibility requirements in the Community Housing Operational Policies.	Complete
40.3 Continue meeting with representatives from the Housing Assessment Resource Tool (HART) project to integrate Yukon housing needs data into a broad understanding of housing need in the territory.	Complete
40.4 Conduct an in-depth analysis of eligibility and subsequent waitlist to better understand demand/need for Yukon Housing Corporation's rent-geared-to income program.	Complete
90.3 Develop the next 5-year strategic plan that is informed by recommendations and findings of the 2022 OAG report.	Complete
40.1 Update the Integrated Housing Strategy (IHS), informed by community needs assessments	In progress
40.2 Generate estimates of the value of maintenance and capital items during annual inspections to derive 5-year capital and maintenance deficits.	In progress
40.6 Continue to work with federal partners on existing and new funding programs and initiatives to align housing resources with Yukon housing needs as informed by community needs assessments and the Integrated Housing Strategy.	In progress
48.1 In our effort to increase accessibility and energy efficiency, create a responsive maintenance system and a reliable software system for documenting maintenance, including major and emergency repairs.	In progress
48.2 Continue to conduct energy efficiency and accessibility upgrades to Yukon Housing Corporation's existing housing in accordance with Our Clean Futures	In progress
90.1 Develop performance measurement and evaluation frameworks for Yukon Housing Corporation programs falling under Community Housing.	In progress
90.2 Develop capacity related to data gathering, indicators and evaluation through internal and external sources to further enhance the culture of evidence-based decision making within the Yukon Housing Corporation.	In progress
40.5 The Integrated Housing Plan and accompanying reports will inform the Capital Asset Management Plan to better align stock with identified needs.	Not started
Jointly led work plan actions	Status

Session Briefing Note

**TAB #8
Fall 2024**

Office of the Auditor General – Yukon Housing Audit

Yukon Housing
Corporation

31.1 Yukon Housing Corporation (YHC)/Health and Social Services (HSS) ADM Steering Committee on Housing to review the corporation's rent assessment and eligibility, including those on social assistance.	Complete
79.1 Establish multi-year MOU between Ministers.	Complete
79.2 Conduct review of partnership framework to ensure alignment with the MOU and to support recommendations for future partnership agreements.	Complete
79.3 Yukon Housing Corporation's and HSS to initiate the necessary work to address 5.15 of Putting People First.	In progress
79.4 Review Terms of Reference of the Joint Yukon Housing Corporation's and HSS ADM Steering Committees.	Complete
79.5 YHC/HSS ADM Steering Committee on Housing to agree on short- and long-term priorities and associated timelines.	Complete
87.1 YHC and HSS establish an interdepartmental Housing Working Group to work with other YG departments to better understand, and respond to, the housing system from land development to Community Housing.	Complete
87.2 Liaise with Yukon First Nations (YFNs) self-governments, Yukon municipalities, community groups, universities, and the Federal government to share information and data on housing in the Yukon: <ul style="list-style-type: none">• develop a common understanding of all housing needs;• inform subsequent housing priorities for housing providers.	In progress
87.3 Support full implementation of Coordinated Access with tools such as the By Name List, so that the full spectrum of supportive housing and Community Housing needs are captured, and housing access is coordinated.	In progress
87.4 Conduct community assessments of all Yukon communities with an established reporting cycle and publish an annual summary, including recommendations to inform decision making and resource allocation	In progress
87.5 Publish the Housing Action Plan (HAP) three-year action plan report for 2019-2022.	Complete

Approved: August 30, 2024

**Session Briefing Note
Downtown Whitehorse
Community Safety****Fall 2024**Justice
Yukon Housing Corporation

Recommended response:

- The Government of Yukon takes the safety of downtown residents and businesses seriously and is working to implement the actions of the Downtown Whitehorse Safety Response Action Plan.
- The Action Plan is a roadmap aimed at enhancing the safety, health and overall wellbeing of downtown Whitehorse.
- We are committed to working closely with partner agencies, Yukon First Nations, the RCMP, the City of Whitehorse and the community to determine a strategic way forward that includes both immediate and long-term actions.

Additional response:**Department of Justice**

- The Department of Justice is taking new actions that will be implemented in 2024-25 to address community safety concerns in Whitehorse, including:
 - Funding for two additional RCMP members to complement the current Whitehorse detachment;
 - Support for one additional investigator to the Safer Communities and Neighbourhoods (SCAN) Unit;
 - Development of a new funding program to support crime prevention initiatives for businesses, NGOs and organizations who have been impacted by crime; and
 - Funding for a Community Safety and Wellbeing Plan to be developed in partnership with the City of Whitehorse that brings together community perspectives and identifies key actions for safety and wellbeing.

**Session Briefing Note
Downtown Whitehorse
Community Safety**

Fall 2024

Justice
Yukon Housing Corporation

- The Department of Justice will also be facilitating restorative justice circles at 405 Alexander, providing opportunities for healing, knowledge sharing, and constructive dialogue for those interacting with the shelter.
- These circles will help to establish a base for positive ongoing community relationships.

Yukon Housing Corporation

- Yukon Housing Corporation renovated **408 Alexander Street** so that the Safe at Home Society can operate a supportive housing program.
- **Opening this December, 408 Alexander** will offer secure, supervised housing to Yukoners that focuses on enhancing the tenant experience and strengthening community wellbeing and safety.
- Yukon Housing and the Department of Health and Social Services partnered with Safe at Home Society to build and operate **The Hearth** to provide safe, supportive, permanent housing alongside services such as:
 - advocacy support;
 - crisis intervention;
 - cultural pursuits;
 - employment readiness;
 - eviction prevention;
 - food security;
 - healthcare access; and
 - harm reduction.
- Yukon Housing Corporation has supported The Hearth through a total investment to date of \$12.9 million (which is approximately 30 per cent of the total \$42 million project cost). **(YHC TAB #17)**
 - This is a joint initiative involving federal, territorial and municipal governments.

**Session Briefing Note
Downtown Whitehorse
Community Safety****Fall 2024**Justice
Yukon Housing Corporation

- Yukon Housing Corporation’s five-year strategic plan, **Creating Home**, commits to significantly reducing homelessness by supporting the territory’s most vulnerable residents. Achieving this goal requires collective action and sustained investment to address the complex challenges that contribute to homelessness.

Context:

- In August 2024, the RCMP issued a news release indicating property crime has been on the rise in Whitehorse.
 - Concerns related to the Whitehorse Emergency Shelter have been shared with Members of the Legislative Assembly, the Chamber of Commerce, the media, the City of Whitehorse, Connective and law enforcement by business owners and individuals in the area demanding a response to the identified issues.
-

Background:

- During the first quarter of 2024, Whitehorse RCMP received about the same number of calls for service as they did last year; however, calls related to property crime increased.
- During that same quarter, over half of the total police calls for service occurred in the downtown area.

Downtown Whitehorse Safety Response Action Plan

- On May 25, 2023, businesses in the downtown core of Whitehorse signed a letter to the Premier expressing overwhelming frustration with alleged criminal activity taking place around the Whitehorse Emergency Shelter.
- On July 20, 2023, the Commanding Officer of RCMP “M” Division stated the RCMP will step up enforcement around the Shelter.
- On October 12, 2023, partners participated in a downtown community partners roundtable.
- Following several meetings, engagements and educational sessions involving government departments, organizations, businesses and the community, the Downtown Whitehorse Safety Response Action Plan was released on December 21, 2023.
- This plan is a commitment by the Government of Yukon and partners to address the safety concerns of downtown Whitehorse.

**Session Briefing Note
Downtown Whitehorse
Community Safety****Fall 2024**Justice
Yukon Housing Corporation

405 Alexander

- On October 1, 2022, Connective assumed responsibility for the operation and management of the shelter, in partnership with the Council of Yukon First Nations.
- Operating 24/7, the shelter maintains a minimum of three on-site staff. Services include a referral care clinic, Kwanlin Dün First Nation outreach clinic, mental wellness and substance use support, the Emergency Medical Services paramedic specialist program, and cultural activities facilitated by a Cultural Support Worker.
- Numerous inquiries have been raised as to the roles of the Government of Yukon and the RCMP in responding to the concerns of the community, businesses and the public regarding the shelter.
- In October 2023, Premier Pillai announced a commitment to address public safety concerns relating to 405 Alexander.

Gun and Gang Violence Action Fund

- The SCAN Unit has increased its investigational and analytical capacity through support from the federal Gun and Gang Violence Action Fund.
- These enhancements have increased the capacity of the SCAN Unit by three investigators and one crime prevention analyst so that the Unit can address the evolving nature of criminal activities reported in Yukon communities and neighbourhoods.
- Following the success of the initial Gun and Gang Violence Action Fund initiative, Public Safety Canada announced in May 2023 that they would invest an additional \$390 million over the next five years, funding provinces and territories to support a variety of initiatives, including law enforcement and prevention programs.
- The Government of Yukon's new five-year (2023-28) funding allocation under this program is \$3,998,194.
- This is an increase of \$1,747,459 from the previous funding agreement in 2018-23 (\$2,250,735).

Community Safety and Wellbeing Planning

- Community Safety Planning has been adopted by the Government of Yukon, and its scope has grown to encompass initiatives that also promote community wellness for priorities identified that are specific to each community.
- In February 2023, the Government of Yukon launched the Community Safety Planning Program. Phase One of the program provides to \$200,000 to Yukon First Nations

**Session Briefing Note
Downtown Whitehorse
Community Safety****Fall 2024**Justice
Yukon Housing Corporation

governments, enabling them to develop and implement Community Safety and Wellbeing Plans.

- The Department of Justice and City of Whitehorse are exploring a Community Safety and Wellbeing Plan for the City of Whitehorse.
- The Department of Justice has reached out to the Canadian Centre for Safer Communities (CCSC) and to the Aboriginal Community Safety Planning Initiative (ACSPI) to discuss options for a Whitehorse Community Safety and Wellbeing Plan.
- Both the CCSC and the Aboriginal Community Safety Planning Initiative will support urban and rural municipalities, Indigenous communities, agencies, groups and individuals in their efforts to prevent crime and increase community safety in the communities and neighborhoods in which they work, live, learn and play.

408 Alexander Street

- Built in 1975, 408 Alexander Street is a 17-unit YHC owned and operated Rent-Geared-to Income building. .
 - Amending how the building is operated aligns with the approach taken by YHC's recent launch of a Request for Information to attract an alternate operator.
- The goal is to address downtown safety concerns and increase the wellbeing of residents by repurposing the building as a 17-unit supportive housing facility for vulnerable people.
- The Safe at Home Society will offer a supportive housing program that provides safe, stable housing for vulnerable Yukoners, reduces street-level disturbances, and enhance community safety.

The Hearth

- In February 2024, the Yukon government reaffirmed its commitment to reducing homelessness with a total investment of \$12.9 million for The Hearth, which includes:
 - \$1 million from the Housing Initiative Fund, allocated in the 2023-24 and 2024-25 budgets;
 - \$5 million through the Rapid Housing Initiative in 2021-22;
 - \$6 million from the 2024-25 budget; and
 - \$900,000 slated for 2025-26.

**Session Briefing Note
Downtown Whitehorse
Community Safety**

Fall 2024

Justice
Yukon Housing Corporation

- The Hearth will enhance safety and well-being in Downtown Whitehorse by providing supportive housing for those most in need. This will contribute to a vibrant, safe and inclusive downtown. It is a key component of our Downtown Whitehorse Safety Response Action Plan.

Approved: November 19, 2024

Recommended response:

- The Government of Yukon is committed to improving the well-being, health, and safety of downtown Whitehorse.
- The renovation and repurposing of 408 Alexander into a supportive housing program, operated by the Safe at Home Society, will offer safe, stable housing for vulnerable Yukoners, reduce street-level disturbances and enhance community safety through guest management and support staff.
- **Opening December 2024**, 408 Alexander will provide secure, long-term housing stability with 24/7 safety and essential support services, ensuring 17 units for previously unhoused individuals as winter sets in.

Additional response:

- This initiative demonstrates the tangible action of the Creating Home Strategy and Downtown Whitehorse Safety Response Action Plan by building a stronger, more supportive and inclusive community.
-

Context:

- In October 2024, non-governmental organizations urged for more transparency in federal funding allocation across the territory and emphasized the need for stronger collaboration with community partners to create innovative solutions to prevent poverty and homelessness.
 - Concerns about safety and public health have frequently been raised.
 - Yukon Housing Corporation continues to manage complaints from nearby businesses and households, including discussions regarding the future of adjacent businesses.
-

Background:

- Built in 1975, 408 Alexander Street operated as part of Yukon Housing Corporation's Rent-Geared-to-Income program.
 - The repurposed building contains 17 rental units: 5 one-bedroom, 10 two-bedroom, two bachelor units and a lobby with office space.
 - The building is zoned as CM2 Mixed Use Commercial 2.
-

Session Briefing Note

TAB #9A
Fall 2024

408 Alexander

Yukon Housing Corporation

- The 2024 renovations include changing traffic flow in the building so all people entering walk through a lobby that now contains office space for supportive housing staff.

Approved: November 18, 2024

Bed Bugs

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation treats all cases of pest infestations seriously – we understand the disruption and stress this can cause tenants.
- The corporation provides tenants with information on bed bug prevention and treatment upon move in, through tenant meetings, newsletters and as needed.
- Prevention of bed bugs is key, which is why the corporation includes bed bug-resistant building features in all new buildings and as part of flooring renovations.
 - As a proactive step, the corporation conducts monthly inspections and quarterly treatment of all common areas in multi-unit buildings in Whitehorse.
 - Pest infestation in communities is dealt with on a case-by-case basis.

Additional response:

- If treatment is required, the corporation engages a certified pest control contractor who conducts the necessary treatment and then follows up with two additional inspections.
 - The corporation covers all treatment costs, including heat treatment to both the unit and furniture as required.
 - Treatment of furniture is recommended over disposal and replacement.
 - Upon request, tenants can contact the corporation and can be provided early detection or preventative tools such as bed bug traps or mattress covers at no cost to the tenant.

Context:

- The issue of bed bugs in the corporation's units has garnered media and opposition attention.

Bed Bugs

Yukon Housing Corporation

Background:

- The corporation has a Bed Bug Policy that ensures attending to bed bug issues is done on a case-by-case basis as all infestations require differing degrees of response.
 - Yukon Housing Corporation continues to address concerns from tenants in letting them know that proof of bed bugs is not required to request an inspection and to remind tenants to notify the corporation of the presence of bed bugs at first detection.
- Yukon Housing Corporation continues to seek ways to improve our responses to bed bug concerns:
 - The corporation or its contractors can assist in bagging belongings and furniture for treatment.
 - Tenants are relocated temporarily during treatments, if required.
- Bed bugs are not known to spread disease and bed bug bites do not generally require medical attention.

Approved: August 30, 2024

Rent-Geared-to-Income (RGI) program

Yukon Housing
Corporation

Recommended response:

- We are dedicated to enhancing housing access for Yukoners most in need.
- The corporation introduced a revised asset cap, requiring all new applicants, including seniors, to have less than \$100,000 in assets.
- Whitehorse was the first community where the new tenant allocation model was implemented.
 - A new system for prioritizing housing allocations has also been implemented to better meet the needs of our community.

Additional responses:

- Our government recognizes the importance of ensuring program eligibility is transparent and equitable for all tenants.
- Impacts of this model are being reviewed with updates expected in 2025. This information will be useful in Yukon Housing Corporation's work with communities to update their allocation models. Units in Whitehorse are allocated as follows:
 - 20% prioritized to people experiencing homelessness, on the *By-Name List*;
 - 20% prioritized for individuals who have experienced intimate family violence or need medical accommodation;
 - 60% of units allocated to people with financial need; and
 - Support plans are required for all prioritized applicants prior to tenanting for staff to better understand how to support their tenants.
- A standard asset cap helps target the limited public housing resources to where they are most needed and will have the biggest impact.

Context:

- The corporation implemented a new tenant allocation model in Whitehorse in January 2023. This policy is currently being evaluated.
- On December 6, 2022, the corporation introduced a new Asset Cap that applied equally to all applicants. This policy change garnered significant media attention.

Rent-Geared-to-Income (RGI) program

Yukon Housing
Corporation

Background:

- The corporation's historic tenant allocation model applied a points system based on severity of vulnerabilities.
- Yukon Housing Corporation's Social Housing Transformation Plan led to the Community Housing Framework following consultation with NGOs, the Department of Health and Social Services and the Housing Action Plan – Implementation Committee.
- The corporation developed three Rent-Geared-to-Income (RGI) policies to operationalize this new direction:
 - Tenant Allocation Policy (and support plan).
 - Priority Policy; and
 - Asset Cap Policy.
- Purpose-built and seniors' facilities are not included in the policy.
- Policy adjustments were made based on community feedback:
 - Unit Allocation: the Housing Income Limits (HILS), a lower income limit to what was to have been applied, the Affordable Housing Income Limits (AHILS), is used in response to Yukon's current economic climate.
 - Support Plan: format and timing were modified based on NGO feedback.
- The changes to the asset cap policy did not apply retroactively to seniors already housed in corporation housing units or those on the waitlist when the changes were implemented.

Approved by: August 30, 2024

Recommended response:

- Yukon Housing Corporation currently has 300 senior households living in our Rent-Geared-to-Income units.
- The corporation and the Department of Health and Social Services continue to collaborate in the provision of supportive housing for seniors with choices that allow them to age in place and prevent premature entry into long-term care.
- This includes 26 affordable housing units at Normandy Living for low-income seniors who require support to live independently.

Additional response:

- Our government released the final report on the Aging in Place Action Plan, detailing progress underway to help ensure older Yukoners live safely, independently and comfortably in their own homes or communities for as long as possible.
- We continue to provide funding and assistance to help seniors live comfortably and independently:
 - The Canada-Yukon Housing Benefit assists low- to moderate-income Yukoners, including seniors and elders, with rent.
 - The Pioneer Utility Grant helps cover heating costs, ensuring seniors can maintain safe, comfortable homes during winter. In 2023, eligible recipients received up to \$1,398, based on location, marital status, and income.
 - The Seniors' Home and Yard Maintenance program helps seniors, elders, and those with disabilities remain independent at home.

Context:

- The number of Yukon seniors aged 75+ is anticipated to triple in the next 40 years (while the rest of Canada's will double), which is anticipated to increase territorial health and housing pressures.
- As of November 13, 2024, 109 seniors were on the Rent-Geared-to-Income waitlist.

Seniors Housing

Yukon Housing Corporation

- In 2022, the corporation introduced a revised asset cap, requiring all new applicants, including seniors, to have less than \$100,000 in assets (TAB #1A).
-

Background:

- In addition to improving seniors' housing options, the Yukon government provides benefits and tax credits to improve home accessibility:
 - The Canada-Yukon Housing Benefit is funded by the Canada Mortgage and Housing Corporation for low-to-moderate income Yukoners.
 - Seniors' Home and Yard Maintenance program – through Yukon Council on Aging to administer program and cost matched by the Yukon government
 - Pioneer Utility Grant – supports seniors' home heating costs for their primary residence through Health and Social Services.
- On December 1, 2022, the Yukon government advanced seniors supportive housing choices by enacting the Seniors' Supportive Housing Program Regulation, which permits the corporation to provide services such as food and cleaning services at Normandy Living.
 - Normandy Living is the first facility to support seniors outside of the established government-run homecare program. (TAB #41)
- Not providing alternative housing options for seniors increases the cost to Yukoners through the increased use of long-term care or in-patient hospital care.

Approved: **November 20, 2024**

Recommended response:

- Yukon Housing Corporation maintains a waitlist for the Rent-Geared-to-Income program.
- As of November 6, 2024, there were:¹
 - 269 eligible applicants on the waitlist for the Rent-Geared-to-Income program, with:
 - 232 on the Whitehorse waitlist; and
 - 37 in rural communities.
- Applicants are required to re-certify annually to remain eligible by providing their household's annual income and information about other relevant household changes.

Additional response:

- The corporation has partnered with the Coordinated Housing Access Table chaired by the Safe at Home Society, as the stewards of the *By-Name List*, to prioritize housing for individuals experiencing or at risk of experiencing homelessness.
- In Whitehorse, Rent-Geared-to-Income units are allocated as follows:
 - 20% are prioritized to people experiencing homelessness and on the *By-Name List*;
 - 20% are prioritized for individuals who have experienced intimate family violence or need medical accommodation.
 - 60% of units are allocated to people with financial need.

Context:

- Between September 2023 and September 2024, the waitlist decreased by 10%.
- The waitlist was reduced by 95 households in September 2024 because of annual recertification. Approved applicants must re-certify annually by providing income verification documentation (notice of assessment) and reporting any other household changes. Those who didn't complete this process are notified to provide the required information to maintain their eligibility.

¹ Source: YHC Data Dashboard. <https://yukongovernment.sharepoint.com/sites/yhc>

Waitlist

Yukon Housing Corporation

Background:

- The 2022 Auditor General of Canada report on Yukon housing found that Yukon Housing Corporation’s waitlist grew more rapidly than the population did. (TAB #8)
 - Each summer, Yukon Housing Corporation reviews the eligibility of households on the waitlist. Applicants must submit Notice of Assessments for all household members, as well as update-to-date contact information and relevant demographic details, to re-certify their application.
- If the information is not received, the applicants are notified and provided with a timeline to submit the required documents to maintain their application.

Priority Status – Waitlist as of November 6, 2024

Priorities	Non-Senior	Senior	TOTAL
Priority – Victim of violence	48	2	50
Priority – Medical	9	20	29
Priority – Mobility	8	32	40
Affordability	91	53	144
By-Name List/Homeless (Community)*	4	2	6
TOTAL	160	109	269

*Note this category is used to identify homeless priority in the rural communities outside of Whitehorse. This does not represent the total number of individuals and/or households on the Community By-Name List. Individuals who are homeless may be included in the affordable category until information is shared from the Coordinated Housing Access Team.

Waitlist Survey

- In fall of 2023, the corporation, in collaboration with the Yukon Bureau of Statistics, administered a client survey to better understand waitlisted clients.
- All 298 waitlist applicants at that time were invited to participate and 186 completed the questionnaire (62% response rate).
- Homelessness: 17% of respondents self-reported experiencing homelessness, and an additional 16% reported being at risk of homelessness.
- Among respondents who were housed and not living in temporary accommodation:
 - 23% reported living in unsuitable housing (housing lacks enough bedrooms to reasonably accommodate everyone in their household).
 - 16% reported living in inadequate housing (requires major repairs such as plumbing, electrical or structural issues).
 - 57% of respondents reported “More affordable housing” as their primary motivation for applying to the Rent-Geared-to-Income program.

- General demographics:
 - 55% of respondents were seniors.
 - Most frequently reported primary sources of income:
 - Government pensions (48%).
 - Employment income (30%).
 - 34% identified as Indigenous.
 - 33% reported having a physical disability.
 - 21% reported dealing with mental health or addiction issues.
 - 15% identified as survivors of domestic violence.
 - 10% reported having a mental disability.

Waitlist reduction efforts:

1. Expanding YHC's Housing portfolio

- A 34-unit complex in Dawson City with anticipated completion by 2026.
- A 45-unit complex in Whitehorse with planned completion by 2026.
- Completion of duplexes in Dawson City and Faro in 2024.
- 47 units at 401 Jeckell Street added in January 2023.
- Completion of duplexes in Carmacks and Mayo in 2023.
- Completion of triplexes in Watson Lake, Mayo and Whitehorse in 2022.

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

- Da Daghay Development Corporation currently has 50 units allocated to YHC clients and is working with YHC on their next development, Winter Crossing, with commitment from YHC to lease a further 75 units. (TAB #36)
- 26 seniors' supportive housing units at Normandy Living. (TAB #41)
- Working with Vimy Heritage Housing Society on the feasibility of future seniors' supportive housing units. (See TAB #42)
- Collaborating with the Northern Community Land Trust Society on a different model of affordable homeownership. (TAB #37)

3. Private rental market subsidies

- As of November 6, 2024, 170 households were receiving monthly Canada-Yukon Housing Benefit subsidies to help those unable to afford private market rents. (TAB #18)
- Working with the Canada Mortgage and Housing Corporation, Yukon Housing Corporation introduced a second stream to the Canada-Yukon Housing Benefit for people fleeing gender-based violence in June 2024. (TAB #18)

Session Briefing Note

TAB #13
Fall 2024

Waitlist

Yukon Housing Corporation

- As of November 6, 2024, nine households were approved for the Gender Based Violence stream.

Approved: November 20, 2024

Home Ownership Loan Program

Yukon Housing
Corporation

Recommended response:

- The Home Ownership Loan Program was a mortgage lending program intended to help eligible Yukoners purchase or build a home.
- In 2023, Yukon Housing Corporation expanded the rural focus of the program to include Whitehorse.
 - All 38 of the applications received in 2023-24 were ultimately declined or cancelled.
- The corporation reviewed the program in spring 2024 and determined that the decline rate was reflective of the general housing affordability challenges in the Yukon and across Canada.

Additional response:

- Our government remains committed to helping more Yukoners attain homeownership.
 - The corporation is exploring alternative program options to support homeownership while ensuring that Yukoners are not exposed to undue financial risk or overburdened by excessive mortgage debt.
-

Context:

- The limited number of approved home ownership loan applications was criticized during the fall 2023 sitting of the Legislative Assembly.
-

Background:

- The program supported eligible Yukoners to build or purchase a primary residence by providing loans at 1% below the average posted five-year rate of major banks.
 - Three intakes occurred annually to accommodate the timelines of home builders who need financing to coincide with construction seasons. Eligible applicants would have up to two years to complete the construction of their home.
 - The previous Rural Home Ownership Loan program supported 18 clients (including 12 construction projects) across seven rural communities over 3 years, spending a total of \$8.6 million.
-

Home Ownership Loan Program

Yukon Housing
Corporation

Home Ownership Loan Program (Rural until 2023-24)

	Rural Program			Expanded to Whitehorse		
Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	11	4	3	0 ¹	18	15%
Declined	11	10	16	24	61	50%
Cancelled	10	14	3	15	42	35%
Total	32	28	22	39	121	100%

¹ One client was pre-approved but subsequently cancelled their project.

- Criteria under the expanded program remained the same, including:
 - being a Yukon resident for at least 90 days.
 - demonstrating ineligibility for traditional lender financing.
 - demonstrating an acceptable credit history and adequate income to support the loan; and
 - be building or buying a new home on titled lots or First Nations land.

Approved: August 30, 2024

Recommended response:

- Completed in late July, the duplex at 925-7th Avenue in Dawson has helped ease the pressure on affordable housing in the community.
- This energy efficient build is 35 per cent above the National Energy Board of Canada's minimum requirements and replaces the original single detached home destroyed by fire several years ago.
- Yukon Housing Corporation owns this duplex and operates it under the Rent-Geared-to-Income program, which assists Yukoners in need of affordable housing.

Additional response:

- The total cost of construction was \$1.5 million, which was funded through the corporation's five-year capital plan.
 - The main floor unit is 1,108 square feet with two bedrooms while the upper unit is 785 square feet with one bedroom.
-

Context:

- In July 2024, Yukon Housing Corporation responded to two media inquiries on a subcontractor not being paid.
 - The business claiming to have suffered the loss had their story published. There are likely other businesses affected by the contractor's actions.
 - While these situations are unfortunate, businesses, contractors and subcontractors are primarily responsible for managing their own relationships.
-

Background:

- Completion of the duplex was delayed due to a contract dispute with the original contractor.
- Units will be assigned to those on the corporation's Dawson waitlist.
 - Each unit is equipped with laundry within the unit, individual heat recovery ventilators and electric baseboard heating.
- Due to the severe slope of the lot, it was not feasible to make the units accessible.

Approved by: August 30, 2024

Safe at Home Society: The Hearth Project

Yukon Housing
Corporation

Recommended response:

- This partnership with Safe at Home Society is strongly aligned with the Downtown Whitehorse Safety Response Action Plan.
- The Hearth will improve the lives of tenants while strengthening the community through safe, supportive and permanent housing with critical services such as:
 - advocacy support;
 - crisis intervention;
 - cultural pursuits;
 - employment readiness;
 - eviction prevention;
 - food security;
 - healthcare access; and
 - harm reduction
- Yukon Housing Corporation has supported this project through a total investment to date of \$12.9 million (which is approximately 30 per cent of the total \$42 million project cost).
 - This is a joint initiative involving federal, territorial and municipal governments.

Additional response:

- Yukon Housing Corporation's five-year strategic plan, Creating Home, commits to significantly reducing homelessness by supporting the territory's most vulnerable residents.
- The Hearth is a transformative means to provide supportive housing for those Yukoners who need it, and this government is committed to meaningful change to better serve the public.

Context:

- In February and August 2024, the media and opposition highlighted concerns about project costs, funding and timelines.

Session Briefing Note

TAB #16
Fall 2024

Safe at Home Society: The Hearth Project

Yukon Housing
Corporation

Background:

- The Safe at Home Society initially anticipated project costs of \$16 million.
- The current budget, which includes \$10 million for the property purchase, is now projected at \$42.1 million.
- In February 2024, the Yukon government reaffirmed its commitment to reducing homelessness with a total investment of \$12.9 million:
 - \$1 million from the Housing Initiative Fund, allocated in the 2023-24 and 2024-25 budgets;
 - \$5 million through the Rapid Housing Initiative in 2021-22;
 - \$6 million from the 2024-25 budget; and
 - \$900,000 slated for 2025-26.
- In August 2024, Canada committed to investing more than \$14 million to support renovations and upgrades to The Hearth. Canada provided an additional \$5 million to support innovative programing to assist residents achieve success.
- Additional funding provided by Canada and the City of Whitehorse includes:
 - \$16.4 million from Canada Mortgage and Housing Corporation (CMHC), including almost \$11.4 million through the Canada Greener Affordable Housing (CGHA) program and \$5 million through the Affordable Housing Innovation Fund (AHIF)
 - \$3.3 million from Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC), including \$1.6 million through the Northern Responsible Energy Approach to Community Heat and Electricity (REACHE) program, and \$1.7 million through the Climate Change Preparedness in the North (CCPN) program.
- \$140,000 in contributions from the City of Whitehorse through the Rental and Supportive Housing Development Incentive and the Non-Profit or Non-Governmental Organization Incentive. The Safe at Home Society's project is also eligible for future municipal tax grants upon completion.

Approved: **November 20, 2024**

Recommended response:

- The Government of Yukon is committed to supporting the health and well-being of all Yukoners. Work is underway to address water quality in our buildings to ensure health and safety standards are met.
- Yukon Housing Corporation units are typically occupied, meaning the plumbing infrastructure is used frequently.
 - This regular use helps flush water through the pipes, reducing exposure to potential contaminants.
- In addition, regular maintenance is conducted on all Yukon Housing Corporation buildings, including the replacement of water pipes and plumbing fixtures with modern materials as the need arises.

Additional response:

- Safe drinking water is a shared responsibility between the municipal, territorial and federal governments.
 - Municipally fed water lines are tested at water treatment facilities and again at many buildings across the territory.
-

Context:

- In summer 2024, concerns about school drinking water quality were raised in the Yukon and across Canada.
 - On October 15, 2024, Yukon Employees' Union raised a grievance urging the government to complete remediation efforts in Yukon schools before the Christmas holidays begins.
-

Background:

- Lead in drinking water originates from older lead service lines (water pipes), brass fittings and lead solder (used to join fittings).
 - In 1986, the National Plumbing Code advised that plumbing lead solders were no longer permitted.
-

Session Briefing Note

TAB #17
Fall 2024

Water Quality: YHC Buildings

Yukon Housing
Corporation

- The corporation follows Health Canada's guidelines for testing, maintaining and remediating well and tank water drinking sources.
 - Testing for biological contaminants (excluding metals) is conducted through the Yukon government's Environmental Health Unit.

Approved: November 20, 2024

Recommended response:

- The Canada-Yukon Housing Benefit has two portable rental subsidy streams available through Yukon Housing Corporation that provide direct financial support to help Yukoners with affordability challenges.
 - The first rental subsidy, launched in November 2020, is for eligible Yukoners requiring rent support.
 - The second, launched on June 26, 2024, is for survivors of gender-based violence (GBV).
- Since the program's launch in November 2020, over 300 households have been supported.
 - As of November 6, 2024:
 - 170 households were approved for the original benefit.
 - Nine households were approved for the Gender Based Violence stream.

Additional response:

- Applicants to the portable rent subsidy stream may receive \$200, \$400, \$600 or \$800 monthly based on household income and eligibility.
- Applicants for the Gender Based Violence stream can receive up to \$2,000 a month based on their current 12-month rental agreement.
 - An additional six months are available with a 10% subsidy reduction and the option to transition into the portable rent subsidy stream.

Context:

- Housing affordability - including high rental rates - continues to impact Yukoners.
- There has been a reduction in the number of people receiving the benefit. This is attributable to the annual recertification process that reviews whether applicants are still eligible to receive the benefit.

Background:

Canada-Yukon Housing Benefit

Yukon Housing
Corporation

- The Canada-Yukon Housing Benefit (CYHB) builds on the Canada-Yukon Bilateral Agreement, under the National Housing Strategy. (TAB #45)
- Financial breakdown for the two programs includes:
 - Original Rent Subsidy program:
 - \$18.2 million over eight years with \$9.1 million of federal funding and cost-matching by Yukon government
 - Gender Based Violence Rent Subsidy program:
 - \$8.4 million over four years with \$4.2 million of federal funding cost matched by Yukon government.
- Eligibility criteria for both programs requires that clients must:
 - live in the Yukon;
 - have an annual household income below the Affordable Household Income Limits for their eligible unit size (based on the National Occupancy Standards); and
 - file an annual Canadian Income Tax Return.
- Additional criteria for the original stream include:
 - Clients must not be receiving other housing benefits or subsidies; and
 - Clients must have less than \$100,000 in assets.
- Approved clients receive cheques before the first day of the month.
- The program does not cover pad rental for mobile homes or condominium fees; however, mobile homes rented out as private market rentals that include both rent and pad rent, if applicable, are currently eligible.
- The corporation launched a fall 2023 campaign to promote the CYHB rental subsidy due to low uptake. This campaign and dedicated resources to administer the program have resulted in the program being oversubscribed.

Table 1: CYHB Original Stream Funding

Fiscal Year	Contribution from CMHC
2020-21	\$584,300
2021-22	\$749,200
2022-23	\$1,154,600
2023-24	\$1,205,700
2024-25	\$1,241,400

Session Briefing Note

**TAB #18
Fall 2024**

Canada-Yukon Housing Benefit

Yukon Housing
Corporation

2025-26	\$1,328,200
2026-27	\$1,379,200
2027-28	\$1,446,100
Total	\$9,088,700

Table 2: CYHB GBV Stream Funding

Fiscal Year	Contribution from CMHC	Contribution from YHC
2024-25	\$ 1,036,400	\$ 1,036,400
2025-26	\$ 1,056,800	\$ 1,056,800
2026-27	\$ 1,061,900	\$ 1,061,900
2027-28	\$ 1,063,100	\$ 1,063,100
Total	\$4,218,200	\$4,218,200

Approved: **November 6, 2024**

Staff Housing/Housing for Employees

Yukon Housing Corporation
Public Service Commission

Recommended response:

- Our government continues to provide employee housing in rural communities to facilitate staff recruitment and retention.
- Yukon Housing Corporation currently manages 79 direct leases with employees.
 - Employees typically stay in staff housing for an average of three years.
- There are 5 employees on the waitlist as of November 13, 2024:

Waitlist by Community	
Community	Employee
Beaver Creek, Carcross, Carmacks, Destruction Bay, Mayo, Old Crow, Teslin	0
Dawson City	1
Haines Junction	2
Faro	1
Pelly	0
Ross River	0
Watson Lake	1
Total:	5

Additional response:

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

Context:

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

Staff Housing/Housing for Employees

Yukon Housing Corporation
Public Service Commission

Background:

- In addition to the 79 direct leases, the corporation also leases 73 units under agreements for special use with departments.
 - Education: 4 units
 - Health and Social Services: 45 units
 - Yukon Hospital Corporation: 23 units
 - Highways and Public Works: 1 unit
- In 2024, YHC reviewed its pet policy, helping to address concerns raised by staff seeking flexibility in the number of pets allowed. Key updates include:
 - A household may keep **a maximum of two dogs or two cats or one dog and one cat.**
 - A household **may also keep one fish tank, terrarium or cage no larger than 38 liters or 10 gallons.**
- While tenancies are now limited to three years, the policy allows for extensions in situations where alternative housing options do not exist in an employee's community.
 - In 2023, 23 employees whose leases were set to expire were granted a one-year extension, upon request.
- As of January 2021, YHC and PSC began reporting taxable housing benefits for employees paying below-market rents, aligning with Canada Revenue Agency requirements.
- Rural private developers and landlords note that the corporation's rent for employee housing have historically been below-market rates, discouraging private housing investment.
 - Rental rates for employees renting before May 2019 are being increased per collective agreements and are limited by the current rent cap.

Approved: November 13, 2024

Recommended response:

- Yukon Housing Corporation reviewed auto-attendant call routing and call data, and in November 2023 adjusted how calls and voicemails are handled.
- These changes have resulted in a noticeable decrease in response times.
 - However, we will continue to monitor and adjust the phone system to ensure reliable, timely communication to improve the client service and experience.
- These efforts reflect the corporation's broader commitment, through the Creating Home strategy, to provide a more responsive and client-centred experience.

Additional response:

- The corporation is committed to client-focused communication and has set service-level standards that clearly outline response time expectations for both staff and clients.
 - Other improvements include:
 - Increasing follow-up responsiveness by adding additional staff to monitor voice mail.
 - Reducing the amount of time calls ring before going to voicemail to reduce abandoned calls.
-

Context:

- Yukon Housing Corporation received feedback that too many calls were going to voicemail, and response times were unacceptable.
 - In the spring 2024 legislative session, questions were raised about Yukon Housing Corporation's use of after-hours emergency phone lines and how they work.
-

Background:

- VoIP (Voice Over Internet Protocol) is a technology that enables users to make and receive phone calls over the Internet instead of using the traditional landline or cellular connections.
-

Session Briefing Note

TAB #20

Fall 2024

YHC Client Communication Response Time

Yukon Housing
Corporation

- The implementation of VoIP was a Yukon government initiative overseen by HPW.
- Yukon Housing Corporation rolled out VoIP phone calls in November 2021.
- In October 2022, the auto-attendant feature was added.
- In Whitehorse, tenants can contact Yukon Housing Corporation's front desk during office hours and security and maintenance services outside of office hours.
- In communities, tenants can call the community office during community specific office hours or the community maintenance contractor for maintenance emergencies after hours. (TAB #21)

Approved: November 20, 2024

Safety for Tenants: Whitehorse

Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation is committed to creating a safe and secure environment in all buildings.
- To enhance safety for Whitehorse tenants, the corporation provides:
 - After-hours and weekend security service in multi-unit buildings.
 - Security camera monitoring in all 16 multi-unit buildings in Whitehorse.
 - Four rotational on-call employees who respond to emergency maintenance calls after hours and on weekends.
- The corporation is also actively engaged in the Downtown Whitehorse Safety Response Action Plan and to-date has:
 - Engaged with people with lived experience of poverty and homelessness, as well as downtown residents, on safety and security improvements in our Rent-Geared-to-Income buildings.
 - Initiated implementation of a new supportive housing approach at the 408 Alexander Street including building renovations to ensure staff and tenants' safety and optimal program success
 - Renovated and repurposed 408 Alexander into a supportive housing program, operated by the Safe at Home Society. This initiative will offer safe, stable housing for vulnerable Yukoners, reduce street-level disturbances and enhance community safety through guest management and support staff (TAB #9B).

Additional response:

- The corporation works with agencies such as the Department of Health and Social Services, Safe Communities and Neighbourhoods Unit and the RCMP to resolve safety-related issues.
- A Privacy Impact Assessment and a Yukon Housing Corporation Video Surveillance policy were approved prior to security camera activation.
 - Areas recorded: common areas including hallways, entrances, laundry rooms and building parking lots.

Safety for Tenants: Whitehorse

Yukon Housing
Corporation

Context:

- Downtown Whitehorse and other areas have experienced break-ins and other criminal activity, resulting in safety concerns for tenants and the community.
-

Background:

- Yukon Housing Corporation has two security contracts to ensure tenant safety:
- On call and patrol services for multi-unit residential buildings in Whitehorse available between 4:30pm and 8am, 7 days a week.
 - This three-year contract is the continuation of patrol services that have been in place for several years at Whitehorse properties.
- Fire watch and other security services, such as support when an elevator is down in a seniors' building are on an on-call basis.
- As required under the ATIPP Act, all buildings with cameras have signage indicating the presence of security cameras, contact information and the collection authority.
- As part of the lease agreement, tenants are instructed to call 911 for fire, police or emergency medical services.

In Whitehorse:

- Safety and security issues, aside from emergencies requiring 911, can be reported to the security contractor between 4:30 p.m. and 8:00 a.m., seven days a week.
- For all maintenance emergencies, tenants can contact:
 - Yukon Housing Corporation's front desk during regular business hours; and Yukon Housing Corporation's answering service outside of regular business hours.

In Communities:

- Maintenance emergency calls are directed to the on-call service contractor 24 hours a day, 7 days a week.

Approved: November 21, 2024

Evictions

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation continues to improve housing services, affordability and adequacy for all clients.
- The corporation works hard to resolve tenancy issues and ensure clients are supported; evictions are always a last resort.
 - An agreement with the Safe at Home Society supports tenants providing housing stability services to include:
 - eviction prevention;
 - outreach,
 - goal setting;
 - case planning;
 - referral to support services and guest management;
 - and neighbourhood relationship support.

Additional response:

- Consistent with the recommendations made by the Auditor General, staff continue to improve information systems to better understand:
 - when evictions are used;
 - what supports are working and what is missing; and
 - patterns of housing stability and movement along the continuum.
-

Context:

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

Background:

- Tenants are evicted only when they are in violation of their tenancy agreement.
 - The most common reasons for evictions are:
 - ongoing noise and disturbance,
 - damage to the property,
-

Session Briefing Note

**TAB #22
Fall 2024**

Evictions

Yukon Housing Corporation

- smoking inside their unit; and
- non-payment of rent.

Approved: August 30, 2024

Repairs and Maintenance

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation works diligently to maintain our housing stock to support the safety, comfort and well-being of our tenants.
- From April 1, 2023, to March 31, 2024, the corporation completed:
 - 3,168 minor repairs and emergency work orders in Whitehorse; and
 - 1,093 minor repairs and emergency work orders in the communities.
- The corporation has also completed 109 major repairs from April 1, 2023, to March 31, 2024.

Additional response:

- Work order requests, vacancy repairs, general maintenance, emergency and after-hours work (TAB #21) is provided through:
 - 4 Yukon Housing Corporation building maintenance workers;
 - 3 Whitehorse maintenance contractors;
 - Various service contractors; and
 - Community contractors.
- Internal system improvements to accurately track work order status continue to be a key priority for the corporation.

Context:

- The corporation was criticized for the length of time units are under repair and continues working to improve its response times.

Background:

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

Repairs and Maintenance

Yukon Housing
Corporation

- Major repairs like roof re-shingling, full interior or exterior renovations, water and sewer upgrades and furnace replacements may take extra time due to tendering and project management requirements.
- Yukon Housing Corporation Building Maintenance Workers or service contracts address minor repairs, emergency repairs (i.e. appliance repairs, broken windows, plumbing leaks and malfunctioning smoke detectors) and tenant or inspection-initiated work orders.

Approved: **November 21, 2024**

45-Unit Residential Building: Whitehorse (Ryder)

Yukon Housing
Corporation

Recommended response:

- In January 2024, Yukon Housing Corporation awarded a \$675,915 design contact to Kobayashi and Zedda Architects for a new 45-unit residential building on the former Ryder Apartment site in Whitehorse.
- The building will exceed energy efficiency standards by 40% helping to meet the Yukon government's commitments under Our Clean Future.
- In July 2024, Yukon Housing Corporation issued a tender for the build and received three compliant bids
 - Ketz Construction ranked highest at \$27,323,949.
- Work began in August 2024 and completion is set for **summer 2026**.

Additional response:

- The replacement of aging units is one example of how the corporation is working to meet the recommendations of the Office of the Auditor General report and government commitments to increase the supply of affordable housing in the Yukon.
- A public engagement was held at Yukonstruct April 22, 2024, where over 40 Yukoners provided comments and suggestions on the final design build.
- All tenants who previously lived in the Ryder apartment building were relocated to existing Yukon Housing Corporation units, with most moving to our new building at 401 Jeckell Street.

Context:

- There could be neighbourhood concerns with increased disruptions for this multi-year project, in addition to the disruptions already experienced by the adjacent hotel construction.

**45-Unit Residential Building:
Whitehorse (Ryder)**

Yukon Housing
Corporation

Background:

- The project will contain a mixture of units like those within 401 Jeckell Street with 12 (27%) units being accessible.
- Demolition of the building was delayed by several months to allow tenants time to relocate.
- The new building will maximize the unit count for the lot size and comply with the City of Whitehorse development and zoning regulations.
- The project is part of the Yukon Housing Corporation's five-year Capital Plan and is partially funded by the Federal Government through the Canada Mortgage and Housing Corporation's Affordable Housing Fund (Northern Carve-out).

Approved by: **November 21, 2024**

34-Unit Residential Building: Dawson (Korbo)

Yukon Housing
Corporation

Recommended response:

- The government of Yukon is investing in a new 34-multi-unit residential building in Dawson to respond to the community's housing needs.
- The building will be located at 954-6th Avenue in Dawson, previously occupied by a 14-unit apartment building and a single detached house known as the Korbo site/Korbo Apartments.
- This lot is one of the few locations in downtown Dawson zoned for multi-residential use. Upon completion, this residence has the potential to accommodate up to 45 Dawson residents.
- In June 2024, the corporation completed the tender for construction. Wildstone Construction was the highest ranked proponent and was awarded the construction contract for \$26.2 million.

Additional response:

- In July 2024, Wildstone began routine geotechnical groundwork and uncovered a suspected area of contaminated soil. Further excavations and soil sampling uncovered additional areas of hydrocarbon contamination as well as undocumented creosote pilings. Work was paused to prioritize remediation – the remediation efforts extended into late fall until freezing temperatures halted progress.
- From July to late October, remediation work included:
 - Stockpiling suspected contaminated soil for testing in a temporary storage area. Soil that was found to be below the acceptable limits was relocated to a land treatment facility in Dawson with approval from the Department of Environment and City of Dawson.
 - Treating onsite contaminated groundwater using a mobile water treatment system. Once treated, the water was tested and confirmed to be below all applicable Yukon government

**34-Unit Residential Building:
Dawson (Korbo)**

Yukon Housing
Corporation

environment protocol standards for water quality. This water was pumped into the Dawson stormwater system.

- Conducting a drilling program to delineate the site and confirm the extent of the contamination. The drilling program confirmed that the contaminated area is contained within the lot boundaries.
 - A Remedial Action Plan is being developed by an environmental consultant to outline remediation requirements and costs. That plan is expected in the coming weeks.
 - The corporation will provide further updates as remediation efforts and construction advances next spring.
 - We know that finding adequate and affordable housing is a challenge and we remain dedicated to working with community partners to provide stable, affordable, quality housing solutions in Dawson.
 - The new building's design includes groundwater monitoring wells that comply with the Government of Yukon's environmental regulations in relation to the initial discovery of ground contamination in 2010.
-

Context:

- The project was initially delayed due to the lack of electrical distribution infrastructure to support a fully tenanted, electrically-heated building downtown.
 - The corporation worked with Yukon Energy Corporation to ensure that the energy demands of the building can be met once construction has been completed.
-

Background:

- The former Korbo Apartments building was demolished and removed in 2011 after a significant heating oil spill in 2010.
 - That work was followed by soil remediation and backfilling and the site was declared fit for residential use.
 - Five compliant bids were received during the value-driven tender process for the construction of the 34-unit building.
-

**34-Unit Residential Building:
Dawson (Korbo)**

Yukon Housing
Corporation

- The successful bidder was awarded on several considerations including First Nations Procurement Policy evaluation criteria for labour levels and bid value reductions rather than focusing on price alone.
- The initial design contract for \$719, 398 was awarded to Kobayashi Zedda Architects in August 2023.
- Yukon Housing Corporation consulted with community partners including Tr'ondëk Hwëch'in First Nation, City of Dawson, Klondike Development Organization and Chief Issac Inc. on the conceptual design and functional planning for the project.

Approved: **November 21, 2024**

Supportive Living Residence in Watson Lake

Yukon Housing
Corporation

Recommended response:

- A partnership between Canada Mortgage and Housing Corporation and Yukon government secured the ground-breaking for a 10-unit supportive housing complex in Watson Lake in August 2023.
- This project is slated for completion later this fall, providing vulnerable Watson Lake residents with a safe, permanent place to call home.
- The Department of Health and Social Services will oversee the provision of onsite support services and programming.

Additional response:

- An invitational tender was released in June 2024 seeking interest from nongovernmental organizations and First Nation governments prepared to oversee the management of the complex.
 - The Watson Lake supportive housing complex is an example of a successful, collaborative endeavour that provides the community and vulnerable residents more stable housing with networks of support for self-sufficiency.
-

Context:

- The project responds to the need for more supportive housing options identified in a 2020 housing needs assessment of Watson Lake.
-

Background:

Construction and design

- In July 2023, Yukon Housing Corporation awarded the \$11,461,617 construction contract to the Atkinson Construction Ltd.
 - Liard First Nation exercised their right for the construction tender to include a Community Development Agreement.
 - The corporation awarded the design and engineering of the project to Kobayashi and Zedda Architects in fall 2021.
 - The residence was designed with input from the Liard First Nation Chief and Council, Town of Watson Lake Mayor and Council, and local community members.
-

**Supportive Living Residence in
Watson Lake**

Yukon Housing
Corporation

- The complex will include eight studio apartments, two one-bedroom apartments, along with commons rooms, a commercial kitchen, programming and office space, and tenant storage and services rooms.

Demolition of former Lakeview apartments

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

Approved: **November 21, 2024**

Recommended response:

- The Home Repair Program helps Yukon homeowners make their homes safer, more accessible, and more comfortable.
- From inception, three funding streams have been available for:
 - Repairs,
 - Accessibility, and
 - Emergency Repairs.
- A fourth stream, the Wildfire Grant, was introduced in 2023 and offers up to \$1,500 for Yukoners who require air purification equipment or supplies to improve the air quality in their principal residence.

Additional response:

- Our government is committed to supporting low to moderate income Yukoners to remain housed as they age or to make repairs to address core housing needs.
 - 23 applications have been approved since October 2024 with a budget of \$1 million.
 - The program is now available year-round.
-

Context:

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

Background:

Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	40	46	34	17	5	143
Declined	0	2	3	3	2	9
Cancelled	6	14	9	8	5	42
Total	46	62	46	28	12	194

Loans stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	0	6	8	10	2	26
Declined	0	5	10	12	3	30
Cancelled	0	25	32	24	15	96
Total	0	36	50	46	20	152

Accessibility stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	10	8	14	7	4	43
Declined	0	1	2	1	2	6
Cancelled	1	3	8	14	1	27
Total	11	12	24	22	7	76

Emergency Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
Approved/Pre-Approved	10	6	6	5	2	29
Declined	0	2	6	11	5	24
Cancelled	1	1	4	36	8	50
Total	11	9	16	52	15	103

Wildfire Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total
	n/a	n/a	n/a	11	10	21
Declined	n/a	n/a	n/a	0	0	0
Cancelled	n/a	n/a	n/a	16	3	19
Total	n/a	n/a	n/a	27	13	40

- Based upon historic uptake in funding under the HRP, YHC approved several changes to the Regular, Forgivable and Subsidized Home Repair loans programs in the fall 2018.
- These approved changes were designed to create an immediate positive impact on the program and streamline it to the current format.
- HRP funding streams are stackable which allows Yukon homeowners to access funds across all streams if necessary.

Approved: November 21, 2024

Recommended response:

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

Additional response:

- We continue to work with private developers and Yukon First Nations to develop residential land, whether for rental or homeownership options.
 - Expanding the Developer Build Loan Program to include land development costs provides an alternative financing option to encourage more investment in affordable and market-rate housing options for Yukoners.
-

Context:

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

Background:

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

Developer Build Loan Program

Yukon Housing
Corporation

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

Table 1: Developer Build Loan Program

Applications	2020-21	2021-22	2022-23	2023-24	2024-Oct 24	Total	%
Approved	1	1	1	0	1	4	40
Declined	0	0	2	1	0	3	30
Cancelled	0	2	0	1	0	3	30
Total	1	3	3	2	1	10	100

Approved: **October 21, 2024**

Recommended response:

- Our government responded to the 2023 Klondike flooding events with an \$8.25M disaster financial assistance and recovery program.
- The existing program was modernized to compensate eligible households for their uninsured losses up to a maximum of \$250,000.
- The program has now concluded, with \$786,000 being dispersed.
 - Grants have assisted household recovery efforts related to structural and interior damage, site cleanup, restoring site services and essential access, as well as covering some damaged or destroyed personal possessions.

Additional response:

- Our recovery funding strategy is now more closely aligned with the federal Disaster Financial Assistance Arrangements program.
 - We will be seeking a cost sharing arrangement with Canada to recover up to 90 per cent of expenditures.
-

Context:

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

Background:

- This new funding approach uses the popular and faster “compensation for losses” model which pays households up front with no conditions on when and how funding is used; this allows residents to begin recovery efforts while reducing financial and administrative burdens.
 - The Klondike Valley had three floods from an ice jam on the Klondike River; compounding factors of ice jams, high risk of freshet and high ground water tables created dangerous and extraordinary flood conditions.
 - YHC's 2023 Flood Recovery Funding Program provides four different streams:
 - Grants for restoration, replacement, or repairs up to \$250,000 per principal residence;
-

Flood Recovery Funding Program (2023)

Yukon Housing Corporation

- Loans for restoration, replacement, or repairs to existing principal and secondary residences and outbuildings. Some flood mitigation measures related to building structure and systems up to \$50,000;
- Grants for principal residence owners and tenants with flood damaged chattel possessions (e.g., furniture, clothing, appliances).
- Short term accommodation grants to cover up to six months of housing costs resulting from displacement.
- Flood recovery efforts can include rebuilding to disaster-resilient guidelines, relocation to lower-risk areas and/or government buyouts of properties where mitigations are cost-prohibitive or impractical. Buyouts are covered under the federal DFAP, categorized as “innovative recovery solutions” and within scope.
- One Klondike Valley household and agricultural property has been approved for a government buy out owing to the ongoing vulnerability and exposure of the property to future flooding. The transaction is now complete and YG owns the property.
- The Government of Canada provides DFAP to territories and provinces when the size and scale of an event warrants a cost-sharing agreement.
 - Funding is paid to the province or territory – not directly to affected individuals, businesses, or communities.
 - Documentation from affected communities and landowners will be collected, and a territorial request submitted to the Government of Canada by Community Services.
 - Under this program, eligible expenses include: evacuation operations, restoring public works and infrastructure to pre-disaster condition and replacing or repairing basic, essential personal property of individuals, small businesses and farmsteads.
- 2023 Flood Recovery Program – Application deadline was October 4, 2023. A total of 25 households applied for funding, 24 were approved.

As of: March 31, 2024	Payout	# of unique Clients helped
Principal Residence Grant	\$656,109	22
Flood Recovery Chattel Grant	\$107,529	20
Accommodation Grant	\$22,000	2
Total	\$785,638	24

Approved: November 21, 2024

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TAB #36
Fall 2024

Winter Crossing - Da Daghay Development Corporation

Yukon Housing
Corporation

Recommended response:

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

Additional response:

- The investment supports an Indigenous housing provider that is committed to operating safe, energy-efficient affordable housing to support the wellbeing of Yukoners.
- We are committed to working with partners to improve supports for vulnerable Yukoners as recommended in the 2022 Office of the Auditor General of Canada Report on Yukon Housing.

Context:

- DDDC is now the Yukon's largest private landlord, holding agreements with Yukon Housing Corporation for the River Bend development in Whistle Bend.
-

Background:

- Discussions and negotiations with Da Daghay Development Corporation (DDDC) emerged from the 2021 Housing Summit following a request to our partners for help increasing the stock of affordable housing.
- Yukon Housing Corporation currently has a lease agreement with DDDC on 50 units at its River Bend property; these units are dedicated to clients from the corporation's Rent-Geared-to-Income program.
- The intent of the new construction project at Winter Crossing is to adopt the existing design of the River Bend building and benefit from the use of the same construction company.

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TAB #36
Fall 2024

Winter Crossing - Da Daghay Development Corporation

Yukon Housing
Corporation

- DDDC is obligated to maintain long-term affordability per their funding agreements with Canada Mortgage and Housing Corporation and Yukon Housing Corporation.
- The corporation has committed approximately \$10 million in capital funding to this project, with \$5 million from existing budgets and \$5 million from the Affordable Housing Fund (Northern Carve-out) managed by Canada Mortgage and Housing Corporation.

Approved: **November 21, 2024**

Session Briefing Note

Northern Community Land Trust Society

TAB #37
Fall 2024

Yukon Housing
Corporation

Recommended response:

- Construction is now underway on Northern Community Land Trust Society's "Project 1096", a 32-unit affordable homeownership development that will remain permanently affordable for all current and future buyers.
- We commend the Northern Community Land Trust Society on this transformative initiative and its aim to make home ownership more accessible for low-income families and individuals.
- To support this development, the Yukon government has donated the parcel of land in Whistle Bend, and Yukon Housing Corporation will be contributing up to \$5 million in construction funding.
 - We are ensuring this innovative affordability model can stand the test of time, and that legal mechanisms are in place to preserve long-term affordability.

Additional response:

- We know from the 2022 Office of the Auditor General's report that addressing the Yukon's housing needs will require us to adopt innovative approaches that leverage the strength of partnerships.
 - Our support for this project demonstrates our commitment to backing innovative, made-in-Yukon solutions to meet our housing needs.
-

Context:

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

Background:

- The Northern Community Land Trust Society is a Whitehorse-based non-profit organization that aims to build affordable housing in the territory.
 - Using a price-restricted sales model protects the affordability of the home by allowing the owner to resell at prices that can increase over time only at the rate of inflation.
-

Session Briefing Note

Northern Community Land Trust Society

TAB #37
Fall 2024

Yukon Housing
Corporation

- The development will operate as a condominium corporation whose legally binding bylaws are bolstered by changes to the *Land Titles Act* to support ongoing affordability using statutory restrictive covenants.
- The Northern Community Land Trust Society provides an opportunity for households earning less than 80 per cent of the Yukon median income to achieve home ownership and, over time, build equity.
- The Northern Community Land Trust Society intends to use statutory covenants registered on title to limit the increase in resale pricing of the homes to the rate of inflation, to maintain long-term affordability.
- The Government of Yukon prepared amendments to the *Land Titles Act*, which were tabled and brought into force during the fall 2024 sitting of the Yukon Legislative Assembly.
 - The Department of Justice led this work which will enable the enforcement of statutory restrictive covenants, thus allowing for conditions to be attached to property titles, maintaining affordability through ownership changes.

Approved: November 21, 2024

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TAB #38
Fall 2024

Kaushee's Funding Request

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation is a proud supporter of Kaushee's Place Housing Society and its mission to provide transitional housing and supports to women and gender diverse people experiencing violence.
- With an initial grant from Canada Mortgage and Housing Corporation, Kaushee's Place has been hard at work upgrading and retrofitting the transitional housing facility to achieve a significant reduction in greenhouse gas emissions and improve indoor comfort for clients.

Additional response:

- Yukon Housing Corporation is working with Canada Mortgage and Housing Corporation to seek solutions to close the funding gap and help Kaushee's Place resume normal operations as quickly as possible.

Context:

- Gender-based violence is a growing concern in the Yukon, and Kaushee's Place provides a critical service to the community that must remain accessible.

Background:

- What began as a \$3.4 million energy upgrade project has experienced cost increases and now requires an additional \$1.6 million in funding to complete the project (total budget \$5 million).
- The corporation is working with Canada Mortgage and Housing Corporation and Kaushee's Place to finalize a strategy for closing the \$1.6 million gap and to ensure the facility returns to normal operations as soon as possible and ahead of the winter heating season.
- To date, the corporation has provided \$61,000 in funding for project feasibility work; Canada Mortgage and Housing Corporation is and will remain the primary funder.

Approved: August 30, 2024

Recommended response:

- Yukon Housing Corporation works in partnership with First Nations across the territory to pursue joint housing initiatives and land leasing opportunities.
- In Burwash Landing, new staff housing units must be constructed before summer 2026 to coincide with the opening of the new school being delivered by Highways and Public Works.
- The corporation has partnered with Kluane First Nation to support the construction of new staff housing units in the community, including a long-term land lease agreement where the homes will be built.

Additional response:

- The approach to partnering with Kluane First Nation is founded on the successful land leasing arrangement with Vuntut Gwitchin First Nation in Old Crow where YHC's new staff 10-plex is located.

Context:

- The on-time construction of the new school is a significant priority for the community; Education as well as Kluane First Nation are focused on ensuring adequate housing exists to attract and retain key staff positions.

Background:

- In collaboration with Kluane First Nation (KFN), Yukon Housing Corporation (YHC) has been exploring land leasing opportunities in the community to accommodate the development of up to three duplexes based on YHC's proven design used in Faro and Mayo, among other communities.
- KFN has identified two lots spanning six acres in the Copper Joe Subdivision (lots 45 and 46). The site is approximately five kilometers from the future location of the school.
- For fiscal year 2024-25, a pre-development Transfer Payment Agreement valued at approximately \$152,000 has been advanced with KFN. This scope of work will

Session Briefing Note

Employee Housing - KFN Burwash Landing

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Fall 2024

Yukon Housing
Corporation

include site surveying, utilities connections, additional design work and other pre-development activities to ensure the Copper Joe lots are shovel-ready for the 2025-26 construction season.

Approved: September 25, 2024

Recommended response:

- The Housing Initiatives Fund supports the development of new affordable rental options across the territory.
- Since 2018, the program has:
 - committed more than \$35 million in project funding to help unlock more than \$350 million in proponent spending to support 931 new housing units, 837 of which will be affordable; and
 - At present, nearly 400 of the 931 housing units have been successfully completed – of which 312 are affordable.
- The seventh, most recent intake for the Housing Initiatives Fund continues to experience high demand. The intake received 18 submissions, and the successful proponents were confirmed in Spring 2024.

Additional response:

- This funding program is successful because of the commitments of First Nations governments, developers, contractors, community organizations and the public to improve affordable housing options in the Yukon.
- Major Housing Initiatives Fund-funded projects include:
 - 32 units being delivered by the Northern Community Land Trust Society (in progress);
 - 105 units being delivered by the Da Daghay Development Corporation (in progress);
 - 84 units at Normandy Living;
 - 87 units at Boreal Commons;
 - 53 units at Opportunities Yukon – Cornerstone; and
 - 67 units at Safe at Home Society's The Hearth (in progress).

Context:

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

Background:

- Of the 78 shovel-ready construction projects approved since 2018, 31 have been completed, 33 are in progress and 14 projects have been cancelled due to unforeseen circumstances.
- The 7th intake (November 14, 2022, to February 3, 2023) was fully subscribed and resulted in support for 8 shovel-ready projects which are expected to create 80 new affordable units. The Housing Initiatives Fund requires that:
 - Units are energy efficient;
 - 20% of units in a multi-unit building are accessible; and
 - Units remain affordable for 20 years.
- Recent changes to Housing Initiatives Fund:
 - New project completion timeline requirements: proponents must ensure housing is ready for occupancy within two years of signing an agreement.
 - Project Concepts stream is now accepting applications throughout the year.
 - This stream provides up to \$20,000 to support costs for pre-development activities related to construction.
 - In previous Housing Initiatives Fund intakes, projects were assessed and awarded funding based on top scores regardless of community; under the program 6 projects were approved with consideration for a more equitable distribution across communities.
- As developers commence work, issues related to building sites, bylaws and design challenges may affect the total number of units that move forward for construction. Developers' plans may also be affected by market factors such as supply chain challenges, rising costs and interest rate variability.
- The Housing Initiatives Fund is reviewed annually by the Yukon Housing Corporation Board to ensure it is targeting housing development needs as they evolve.

Table 21: Housing Initiative Fund

Intake	UNITS APPROVED			UNITS APPROVED BUT NOT COMPLETED			UNITS COMPLETED		
	Total	Affordable	Market	Total	Affordable	Market	Total	Affordable	Market
HIF 1	154	146	8	0	0	0	154	146	8
HIF 2	58	58	0	3	3	0	55	55	0
HIF 3	145	79	66	10	10	0	135	72	66
HIF 4	150	150	0	114	114	0	31	21	10
HIF 5	167	165	2	142	140	2	17	17	0

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Housing Initiatives Fund

Yukon Housing Corporation

HIF 6	159	159	0	158	158	0	1	1	0
HIF 7	98	80	18	98	80	18	0	0	0
TOTAL	931	837	94	525	505	20	393	312	84

Approved: August 30, 2024

Senior Supported Housing: Normandy Living

Yukon Housing
Corporation

Recommended response:

- Normandy Living is the first Yukon facility that provides meals, and household support to assist seniors to continue to live independently.
- This housing facility demonstrates how partnerships can meet the needs of seniors and help them age in place.
- 26 seniors who are Yukon Housing Corporation tenants, receive supported housing at Normandy Living.

Additional response:

- Joint investments from the City of Whitehorse, Canada Mortgage and Housing Corporation and Yukon government and private developers of approximately \$41 million led to the development of Normandy Living, which helps reduce the costs associated with premature moves into continuing care now and in the future.
 - The Department of Health and Social Services worked with the corporation to identify eligibility criteria for this program which include:
 - Income testing under the Housing Income Limits;
 - Placing an asset cap of \$100,000 for eligible applicants; and
 - Using a frailty assessment to establish the need for supportive services.
 - Like with the Rent-Geared-to-Income program, senior clients pay 25% of their annual gross income towards rent and additional 40% towards services at Normandy Living. All Normandy tenants can receive Government of Yukon Home Care services.
-

Background:

- Normandy Living was announced on March 2, 2021, and opened in December 2022.
- Residents have access to recreational programming, 24-hour security, customized menu options for three meals a day, laundry services, housekeeping and community meeting areas and community meeting areas.

Approved: November 21, 2024

Recommended response:

- Yukon's senior population is growing significantly and finding solutions that meet the needs of seniors is a key priority.
- Yukon Housing Corporation is committed to investing in measures that will allow Yukon seniors to age in place, in their community of choice.
- Vimy is currently being supported to conduct additional feasibility work in their efforts to secure project financing from the Canada Mortgage and Housing Corporation.

Additional response:

- Yukon Housing Corporation has supported the advancement of Vimy's project concept through a commitment to donate land and through approximately \$700,000 in funding to date.
-

Context:

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

Background:

- **2013:** the Society submitted a proposal to the Yukon government for a supportive, independent living facility in Whitehorse for seniors.
 - Residents would live independently, but with support for meals, light housekeeping, etc. Nursing services are not included.
 - **November 2018:** the Society submitted an updated business plan with a request for a \$5 million capital grant.
 - Request was denied, but support was provided by Yukon Housing Corporation to enhance the business plan.
 - The Department of Energy, Mines and Resources committed to providing land: Lot 511 was subsequently identified at the intersection of Leota Street and Casca Boulevard, in Whistle Bend Subdivision and assessed at a market value of approximately \$1.35 million.
-

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TAB #42
Fall 2024

Vimy Heritage Housing Society

Yukon Housing
Corporation

Table 1: Funding allotted between 2013-2024

Date	Amount	Source
2013	\$74,290	Community Development Fund for a pre-construction manager and preliminary marketing.
2016	\$50,000	Highways and Public Works for functional planning.
2018	\$23,575	Economic Development for a comparative site analysis.
	\$78,610	Economic Development for a comprehensive business, operations, governance, and construction plan.
2019	\$5,000	Yukon Housing Corporation to help the society with an application to Canada Mortgage and Housing Corporation.
2022	\$15,000	HIF to support project concept development.
2024	\$455,000	Yukon Housing Corporation Community Development Fund to support pre-development activities and completion of a Class B cost estimate
Total	\$701,475	

Approved: August 30, 2024

Recommended response:

- The 2017 National Housing Strategy is a \$82 billion plus, 10-year plan giving more Canadians a place to call home.
- The National Housing Strategy provides loans and grants funding to provincial and territorial governments, municipalities, First Nations, non-profits, and the private sector through competitive programs including:
 - Affordable Housing Fund (renamed in November 2023 by the National Housing Co-Investment Fund);
 - Rapid Housing Initiative; and
 - Rental Construction Financing Initiative.
- Our government continues to collaborate with our federal partners to implement this strategy and to ensure it meets the specific needs of Yukoners.
 - As the National Housing Strategy comes to an end, federal, provincial and territorial governments are entering into discussions on the next iteration of the strategy.

Additional response:

- Under this strategy, the Canada-Yukon Bilateral Agreement provides increased funding and housing stock until 2028.
 - It is intended to increase our community housing stock by 15% and support the renovation of 20% of existing community housing.
 - The Canada-Yukon Housing Benefit is another successful result of our partnership under the National Housing Strategy:
 - The original program stream (which is cost-matched with the federal government) continues to provide rent supplements to nearly 200 Yukon households struggling with affordability in the private market.
-

Context:

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

Background:

- Canada Mortgage and Housing Corporation is leading the implementation of the National Housing Strategy.
- A Housing Partnership Framework agreement between Canada and the provinces/territories was finalized in March 2018.
- The Canada-Yukon Housing Benefit agreement (also under the National Housing Strategy) was signed in November 2020.
 - Canada-Yukon Housing Benefit is a direct-to-tenant affordability subsidy to address housing need.
- An original agreement from 2019-2022 under the Bilateral Agreement supports Yukon Housing Corporation’s five-year capital and program budgeting submission.
 - A second three-year action plan (2022/23 – 2025/26) was signed in November 2022.

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

Federal Funding – Yukon	Total Funding (fiscal year)	Yukon Considerations
Northern Housing Initiative	\$24 million total (\$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	\$7.4 million total (\$827,000 for 2024-25)	Funding began 2019-20 following Three-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 cost matching.
Canada Community Housing Initiative (CCHI)	\$10.5 million total (\$1,126,000 for 2024-25)	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 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) –	\$9.1 million total (\$1,241,000 for 2024-25)	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.

Rent supplement		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
Canada-Yukon Housing Benefit – Gender-Based Violence Stream	(\$1,036,000 for 2024-25)	Funding introduced in 2024 for people fleeing gender-based violence. Applicants to the GBV stream can receive up to \$2,000 a month based on their current rent agreement for 12 months, with a further 6 months where their subsidy will decrease by approximately 10% a month. They will have the option to transition into the original stream if eligible and room exists.
Canada-Yukon Housing Benefit - Homeowner Stream	(\$1,087,000 for 2023-24)	One-time funding provided in March 2024 for a new CYHB stream to support homeowners in severe core housing need (spending over 50% of income on shelter costs). Matching fund was the Homeowner Grant offered by Community Services. Further funding allocation is currently being evaluated.

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

Approved: August 30, 2024

Overview of Federal Funding

Yukon Housing
Corporation

Recommended response:

- We commend the Government of Canada for its ambitious new strategy, Canada’s Housing Plan, announced in Budget 2024.
 - Yukon Housing Corporation is working with federal partners at Canada Mortgage and Housing Corporation and at Housing, Infrastructure and Communities Canada to identify opportunities for the Yukon, as the federal government opens new funding streams and rolls out its new programs.
 - This summer, the corporation began federal discussions regarding new funding to address encampments and homelessness.
 - Work is underway to identify partnerships, plans and initiatives from the Downtown Whitehorse Safety Response Action Plan and the upcoming Rapid Response to Homelessness that are likely to qualify.
 - The corporation will receive \$1 million over two years, in a \$500,000 disbursement in 2024/25 and again in 2025/26.
-

Context:

- Budget 2024 presented Canada’s Housing Plan, a strategy to build more homes, to facilitate owning or renting a home and to help Canadians who can’t afford a home.
-

Background:

Highlights from Canada’s Housing Plan (Budget 2024):

Funding initiative	Description
Reaching Home strategy (HICC) (\$1.3 billion top-up)	To address encampments and unsheltered homelessness, \$250 million will support shelter construction and renovation projects which will be cost-matched by the provinces and territories.

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Overview of Federal Funding

Yukon Housing
Corporation

Apartment Construction Loan Program (CMHC) – (\$15 billion top-up)	Provides low-cost loans to developers, non-profit organizations and municipalities to encourage rental construction. The now \$55 billion program aims to support the creation of over 131,000 new homes across Canada by 2031.
Canada Builds	<p>The new program will enable provinces and territories to access the Apartment Construction Loan Program fund by launching their own rental housing development plans and meeting benchmarks set by BC Builds. Requirements include:</p> <ul style="list-style-type: none">• Complementing federal funds with provincial/territorial investments in housing;• Building on government, non-profit, community-owned, and vacant lands;• Streamlining the approvals process to ensure development approval timelines are no longer than 12-18 months; and• Meeting all the program’s affordability criteria (e.g. ensuring rents for at least 20% of new units do not exceed 30% of the area’s median household income).
Canada Rental Protection Fund (\$1.5 billion)	Inspired by BC’s Rental Protection Fund, the new federal fund will provide \$1 billion in loans and \$470 million in contributions to support affordable housing providers to acquire and preserve existing affordable rental housing.
Seed Funding (CMHC)	The new stream will support community housing providers with up to \$350,000 in interest-free loans and \$150,000 in contributions to cover the costs of early development activities in affordable housing construction or renovation projects.
Canada Housing Infrastructure Fund (\$6 billion)	<p>Newly introduced to accelerate the construction and upgrading of critical housing infrastructure to support housing development. \$1 billion will be available for municipalities and \$5 billion will be available for agreements with provinces and territories to support long-term priorities if they commit to key actions that increase housing supply, including:</p> <ul style="list-style-type: none">• Legalizing more housing options by adopting zoning that allows four units as-of-right and that permits more “missing middle” homes (e.g. duplexes, triplexes, townhouses, and small multi-unit apartments);

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Overview of Federal Funding

Yukon Housing
Corporation

	<ul style="list-style-type: none">• Adopting forthcoming changes to the National Building Code to support more accessible, affordable, and climate-friendly housing options;• Providing pre-approval for construction of designs included in the government’s upcoming Housing Design Catalogue;• Implementing measures from the forthcoming Home Buyers’ Bill of Rights and Renters’ Bill of Rights; and• Territories will have until April 1, 2025, to secure an agreement. Should the Yukon not secure an agreement, its funding allocation will be transferred to the municipal stream and made available for Yukon communities.
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Approved: August 30, 2024

Affordable Housing Fund (Northern Carve-out)

Yukon Housing
Corporation

Recommended response:

- The Northern Carve-out is a special allocation of the Affordable Housing Fund introduced in 2021 to offset high construction costs and other building challenges in the territories.
- By 2028, \$20 million of Northern Carve-out funding will have supported the creation of at least 79 new affordable Yukon Housing Corporation units.
- Another \$20 million will have been invested directly by the Canada Mortgage and Housing Corporation (CMHC) into community housing partnership projects such as Safe at Home's The Hearth and Da Daghay Development Corporation's Winter Crossing.

Additional response:

- Our government appreciates the targeted financial consideration the Canada Mortgage and Housing Corporation has given to our territory.
 - Major corporation projects now underway include the 10-unit supported living residence in Watson Lake, the 34-unit Korbo replacement project in Dawson, and the 45-unit Ryder replacement build in Whitehorse.
-

Context:

CMHC and YHC have a memorandum of understanding and an agreement for funding under the Northern Carve-out of the National Housing Co-Investment Fund (renamed the Affordable Housing Fund in November 2023).

Background:

- The federal recognition of the unique housing needs of northern communities resulted in a \$40 million Northern Carve-out under the National Housing Co-Investment Fund to the Yukon in March 2021.
 - \$20 million was awarded to YHC to develop affordable housing stock.
-

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Fall 2024

Affordable Housing Fund (Northern Carve-out)

Yukon Housing
Corporation

- The other \$20 million allocated to the Yukon is managed by CMHC to support Indigenous governments, organizations, community housing providers and/or private sector projects.
- YHC intends to have the \$20 million in funds expended by 2026-27 and projects substantially completed by September 2027.

YHC projects currently under the Northern Carve-out*
Watson Lake 10-unit supported living residence: A needs assessment prioritized supportive housing for Watson Lake. Construction tender was awarded June 2023 and completion is anticipated for fall 2024. (See TAB #25)
Ross River Duplex: This project replaces demolished units and is anticipated to begin in 2025/26.
Korbo Phase 2 Dawson: Demolition of a YHC-owned 13-plex from oil spill is resulting in a 34-unit multi-family housing complex. Design RFP tender awarded July 2023. Anticipated completion in fall 2025. (See Tab #24)
Teslin six-plex: In 2019, YHC demolished a staff three-plex deemed beyond economical repair. The new six-plex will include a Community Housing Office.
Ryder Apartments: Test fit and functional planning tendered summer 2023 following tenant relocation. Demolition was completed in fall 2023 and the design for a new 45-unit building in January 2024. Construction tender was awarded in spring 2024. (See Tab #23)

*Note: Allocation of Northern Carve-out funding to YHC projects is subject to change depending on other budget priorities and other projects may be added to this list.

External projects funded under the Northern Carve-out

- DDDC's Winter Crossing affordable housing project is receiving \$5 million in CMHC Northern-Carve-out funding.
- In December 2021, the Safe at Home Society accessed \$10 million directly from CMHC to purchase and renovate the former High Country Inn.

Approved: August 30, 2024

Recommended response:

- The Government of Yukon continues to build and strengthen partnerships with our federal, provincial and territorial colleagues to increase options across the housing continuum.
- Yukon Housing Corporation uses the federal, provincial and territorial housing forums, and the Memorandum of Understanding with jurisdictions such as Ontario, to work collaboratively to solve housing issues.
- The corporation recently hosted delegates from the Northwest Territories and Nunavut to discuss housing issues and priorities, focusing on the northern and rural housing context.

Additional response:

- These partnerships help increase collaboration between governments, share best practices on housing development, and introduce innovative techniques to address housing issues for all Canadians.
 - These opportunities offer the Yukon a platform to share territorial housing successes.
-

Context:

- Yukoners may be keen to learn about initiatives underway with the federal, provincial and territorial governments that could benefit them.
 - The signing of the Memorandum of Understanding between the Yukon and Ontario in May 2023 generated media scrutiny.
-

Background:

Tri-territorial meeting on housing issues

- On August 21 and 22, Yukon Housing Corporation hosted the Northwest Territories and Nunavut.
 - The purpose of the meeting was to:
 - discuss areas of mutual concern where a tri-territorial position would strengthen each territory's ability to negotiate federal funding and terms; and
-

Intergovernmental Housing Collaboration

Yukon Housing
Corporation

- further enhance relationships between the territorial housing teams.
- The territories are currently working on a Memorandum of Understanding that will outline how they will coordinate and collaborate to better support northern residents and their housing needs.

Federal/Provincial/Territorial housing forums

- The corporation regularly attends Federal/Provincial/Territorial housing forums to voice Yukoners' concerns, develop programs with other provinces and territories and leverage these platforms to benefit Yukoners.
- Partnerships with the federal government help influence and tailor funding to address Yukoners' housing needs.

Memorandum of Understanding (MOU) with Ontario

- A MOU, focused on housing collaboration between the Government of Yukon and the Government of Ontario, was signed by Premier Pillai and Premier Ford on May 2, 2023.
- Officials from the Department of Economic Development have been in discussions with their counterparts in Ontario about hosting a familiarization tour in Yukon in 2024-25.
- The intent of the MOU is four-fold:
 - Increase the sharing of best practices related to creating a strong, investment-ready housing ecosystem.
 - Explore opportunities to increase the flow of investment in housing development in each jurisdiction and the companies operating within them.
 - Promote trade and commerce in the housing sector between jurisdictions.
 - Share and enhance expertise related to rural, remote and cold climate housing development.

Approved: August 30, 2024

Rapid Response to Homelessness

Yukon Housing
Corporation

Recommended response:

- Our government is committed to continuing the work required to prevent and respond to the impacts of homelessness. Examples of work underway include:
 - Funding The Hearth, 67 permanent supportive housing units opening in 2026 (TAB #17).
 - Launching a rent subsidy for people fleeing gender-based violence in June 2024 (TAB #18).
 - Changing the use of 408 Alexander Street building to provide a safer, more supportive option for people leaving homelessness in December 2024 (TAB #9A).
- We are pleased to soon release the work we have accomplished, in partnership with other governments and community agencies, through our Rapid Response to Homelessness and continue to work with the Reaching Home Community Advisory Board on a comprehensive plan that coordinates our territorial response to homelessness.

Additional response:

- Prevention is a key component of our government's rapid response to homelessness.
- Initiatives across sectors continue to assist Yukoners, including operationalizing a managed alcohol program while increasing housing to support unsheltered Yukoners (TAB #55).
- The work to address downtown safety has focused on community needs and those who are unsheltered (TAB #9).

Context:

- The public and media may be curious as to the progress of the rapid response to homelessness noted in the Premier's mandate letter.
- Media have reported an increase in criminal activity in the downtown core, which some might try to link to homelessness, among other factors.

Session Briefing Note

Rapid Response to Homelessness

TAB #51
Fall 2024
Yukon Housing Corporation

Background:

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

Reports and Recommendations

Report/Plans	Recommendation
Downtown Whitehorse Safety Response Action Plan December 2023-evergreen	<ul style="list-style-type: none">• Build more Yukon Housing Corporation community housing units to alleviate waitlist and By-Name List pressures.• Work with private sector partners to bring more affordable housing online.• Secure options for additional supportive and emergency housing.
Office of the Auditor General report on Yukon Housing May 2022	<ul style="list-style-type: none">• Improve access to housing services for vulnerable Yukoners.• Address the housing waitlist.• Coordinate system services with HSS to remove barriers to access and ensure timely delivery of services.
Putting People First 2020	A 2020 comprehensive review on health and social services in the Yukon identified the following housing recommendations: <ul style="list-style-type: none">• 5.15 - Better coordinate housing programs and services, including not-for-profit housing related contracts.• 5.16 - Implement a By-Name List to improve coordination among service providers and reduce homelessness in the territory.
Safe at Home Plan to End and Prevent Homelessness September 2017	<ul style="list-style-type: none">• 50 key actions were identified to respond to homelessness.• Increase community coordination to provide better care for vulnerable people.

Approved: September 26, 2024

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Government priority:

- The Government of Yukon is committed to ending and preventing homelessness through community collaboration initiatives such as the Creating Home: Strategic Plan 2023–24 to 2027–28, Housing Action Plan for Yukon, Safe at Home: A Community-Based Action Plan to End and Prevent Homelessness, and the federal Yukon Reaching Home program.

Key messages:

- We are working in partnership with Yukon First Nations, other governments and NGOs to address homelessness in the territory.
- Our government is an active participant in multiple initiatives aimed at ending and preventing homelessness, including the Housing and Homelessness Taskforce, Rapid Response to Homelessness, and the Reaching Home Community Advisory Board.
- We are working to increase access to housing and support services for Yukoners.
- All of the 28 individuals who participated in the Temporary Housing Project at the former Coast High Country Inn are now in housing.
- I would like to thank our many community partners for their commitment and efforts to ending and preventing homelessness in the territory.

Session Briefing Note Housing and Homelessness

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By Name List:

Key facts:

- Safe at Home reports that on July 31, 2024, there were 216 people on the By Name List actively experiencing homelessness in Whitehorse. Forty-four children are associated with individuals on the by-name list.
 - The majority of those experiencing homelessness are using temporary shelter such as couch surfing, shelters, hotels/motels, public institutions like corrections and treatment centers or are in transitional housing.
 - 80 per cent of those on the By Name List identify themselves as experiencing chronic homelessness. This means approximately 124 individuals have been homeless for at least six months or have been homeless 18 out of the previous 36 months.
- Safe at Home counted 197 individuals experiencing homelessness in Whitehorse through the fourth Point-in-Time Count during a 24-hour period on April 18, 2023.
 - The Safe at Home's Point in Time Count is a coordinated research effort to develop a one-day snapshot of homelessness in Whitehorse to help understand the challenges facing homeless individuals and families.
- Between January and June 2024, Community Outreach Services provided intensive case management focused on meeting basic needs, including housing, to an average of 49 unique households per month.

**Session Briefing Note
Housing and Homelessness**

Health and
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Emergency Shelters:

Key facts:

- The 2024–25 Main Estimates include an increase of **\$650K** (\$650,000) to support women’s transition homes in the Yukon.
 - This includes **\$250K** (\$250,000) for the Yukon Women’s Transition Home Society in Whitehorse, **\$250K** (\$250,000) for the Help and Hope for Families in Watson Lake and **\$150K** (\$150,000) for the Dawson Shelter Society in Dawson City.
 - This is recoverable through the National Action Plan to End Gender-based Violence.
- We provide O&M funding to support shelters in Whitehorse, including 405 Alexander, Kaushee’s Place and Skookum Jim Friendship Centre’s Youth Emergency Shelter in Whitehorse.
- We 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.
- There are 107 emergency shelter beds available in the territory.

Shelter	Community	Beds
405 Alexander	Whitehorse	54
Kaushee’s Place	Whitehorse	15
Skookum Jim Friendship Centre’s Youth Emergency Shelter	Whitehorse	11
Help and Hope for Families	Watson Lake	11

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Jëje Zho	City of Dawson	11
Dawson Women's Shelter	City of Dawson	5

- From April to September 2023, there was an average of 67 stays per night in all shelters across the Yukon.
- From April 1 to June 30, 2024, there was an average of 68.6 stays per night in all shelters across the Yukon.

Housing First:

Key facts:

- Housing First is a modern approach to addressing poverty and has proven to be cost-effective. Its focus is to provide unhoused people access to permanent homes without pre-conditions such as sobriety.
- A fulsome evaluation of Housing First is underway with community partners, including the 16-unit housing first building on 5th Ave and Wood St, and the 20 units at 405 Alexander.
- The Government of Yukon is undertaking a 10 Unit Supportive Housing complex in Watson Lake. This housing initiative is being led by Yukon Housing Corporation and the Department of Health and Social Services in collaboration with Liard First Nation and the Town of Watson Lake Mayor in Council.
 - The 10-unit Supportive Housing residence addresses a supportive housing gap identified in a 2020 Housing Needs Assessment of Watson Lake and meets a recommendation made in the Auditor General of Canada's performance audit on the state of housing for vulnerable Yukoners.

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Housing and Homelessness

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- The project will provide housing for 10 to 12 individuals experiencing homelessness who face barriers in finding stable housing.
 - The number of individuals will depend on if couples or single individuals will be living in the one-bedroom units.
- The complex was designed with input from the Liard First Nation Chief and Council, the Town of Watson Lake Mayor and Council, and local community members.
- Construction began in 2023, and the anticipated completion date is early 2025.
- An Expression of Interest for an operator for the Supportive Housing complex went live in summer 2024 and will close in fall 2024.

Housing with Services Stock:

Key facts:

- The housing with services stock includes beds and units funded by the Department of Health and Social Services. It does not include Yukon Housing Corporation, Grey Mountain affordable housing stocks or long-term care beds.
- There are 19 units for second stage housing for women and their children fleeing violence in the territory.
- In 2023 and 2024, we partnered with Safe at Home to provide supportive winter housing to 28 Yukoners experiencing homelessness.

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- The initiative provided housing and comprehensive support, including case planning, home management and life-skills development.
 - The temporary housing project ended in spring 2024 and was replaced with itinerant supports for the clients to ensure they were able to find more stable housing.
 - All 28 clients of the temporary housing initiative are now in long-term housing, with the majority being housed by Yukon Housing Corporation.
- Supportive housing units are subsidized non-market housing options that provide residents with various supports and services, depending on the needs of the individual and structure of the program. There are 57 supportive housing units available in Whitehorse operating under Housing First principles.
 - A further 17 units will be available in Winter 2024 through the Safe at Home program under development at 408 Alexander St.

Location	Number of units
405 Alexander	20
Wood Street Housing First	16
Cornerstone Community Building	21

- There are 61 housing units or beds available in Whitehorse for those with disabilities.

Location	Number of units
Max's Place	3

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Granger Haven	4
Options for Independence	14
Aurora House	3
Tay Street	4
Casa Ketzka	5
Aspen group home	5
Residences for Yukon Review Board clients	2
Approved caregiver homes for adults with disabilities	21

- The residents at St. Elias have moved into two new group homes in order to prepare the space for the Managed Alcohol Program.
 - Residents were moved to Tay Street Group Home and Casa Ketzka Group Home, which are both operated by Opportunities Yukon.

Office of the Auditor General Report:

Key facts:

- On May 25, 2022, the Office of the Auditor General of Canada released a report on housing in the Yukon.
- The department accepted all the recommendations and is working with Yukon Housing Corporation and housing partners to address them.
- The department is actively in conversation with Yukon Housing Corporation regarding enhanced collaboration and coordination of housing and services.

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- In May 2022, the department and 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 Yukon Housing Corporation.
- This was followed by a Work Plan produced jointly by the department and the Corporation. It was released publicly and shared with the Office of the Auditor General in November 2022.
- The Department of 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

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

- #91. The Department of Health and Social Services should establish appropriate performance indicators as well as conduct regular program and housing provider evaluations to assess and report on the achievement of desired results.
- As of December 2023, progress on implementation includes:
 - amending the prioritization system for the rent-geared-to-income housing program ensures that all eligible Yukoners have equal access;
 - developing a social support branch quarterly housing report to inform programs and services improvements;
 - updating third-party agreements for targeted, efficient service delivery and improved monitoring, ensuring better accountability and responsiveness to the needs of vulnerable Yukoners;
 - publishing the Housing Action Plan three-year progress report for 2019 to 2022; and
 - collaborating with the Safe at Home Society to develop emergency housing options in downtown Whitehorse.
- In alignment with commitments made to respond to the OAG report, we are working with Yukon Housing Corporation to develop models and standards around needs assessments for a consistent approach to housing vulnerable people.

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Housing and Homelessness

Health and
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Safe at Home Society's conversion of the High Country Inn (The Hearth):

Key facts:

- The Government of Yukon is supporting Safe at Home's 67-unit supportive housing project to transform the former Coast High Country Inn into safe and affordable housing, called The Hearth. The units will be allocated to individuals on the By Name List, a real-time list of those currently experiencing homelessness in Whitehorse.
 - The supportive housing model for the project is driven by a Housing First and harm reduction approach that promotes self-determination and dignity.
 - The Hearth is anticipated to be open in 2026.
- To support the Safe at Home Society's project to help end and prevent homelessness in Whitehorse, the Yukon Housing Corporation has committed \$12.9 million (\$5 million of this from Canada):
 - \$5 million through the Rapid Housing Initiative from the 2021–22 budgets;
 - \$1 million from the Housing Initiative fund dispersed from the 2023–24 and 2024–25 budgets;
 - \$6 million from the 2024–25 budget; and
 - \$900,000 slated for the 2025–26 budget.
- Our government appreciates the ongoing work of the Safe at Home Society to alleviate the pressures of homelessness experienced by Yukoners on the By Name List.
- Demolition on The Hearth project is near completion and structural and exterior envelope upgrades are underway. This will allow interior

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construction to proceed through the winter months. The project remains on schedule, with a goal to open in 2026.

- The Government of Yukon's partnership with the Safe at Home Society and corresponding support for The Hearth project shows how working together creates supportive, sustainable housing that will strengthen the community.
- Yukon Housing Corporation's five-year strategic plan, Creating Home, includes commitments to support actions that will see a reduction in the number of people experiencing homelessness.
- Offering housing to those who need it most and spreading out services is a key part of the Downtown Whitehorse Safety Response Action Plan.
 - The Downtown Whitehorse Safety Response Action Plan aims to improve safety and wellbeing to create a more vibrant, safe and inclusive downtown.

Seniors and Elders supportive housing:

Key facts:

- The Government of Yukon is committed to supporting Seniors and Elders having a full continuum of housing options that are safe, accessible and affordable.
- Supportive housing helps Seniors and Elders live independently for longer, and age with dignity and comfort in their chosen home and community, while also reducing the increasing need for long-term care.

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- Between 2023 and 2045, the Yukon's Senior and Elder population over the age of 65 is expected to increase by 110 per cent.
- By 2045 the population aged 65 and older is anticipated to represent 21.2 per cent of the Yukon's total population compared to 2023's 15 per cent.

Normandy Living:

- Normandy Living is a privately-owned, five-story building that offers a range of inclusive Seniors' and Elders supportive housing rental options. Options include renting a studio, one bedroom or two-bedroom home.
- Normandy Living offers support services such as meals, weekly housekeeping, laundry services, activities and programming, and 24/7 security.
- We provide funding for 4.0 FTE in Home Care to support the Seniors and Elders supportive housing residents to access services and supports.
- The Government of Yukon is leasing 26 affordable Seniors and Elders supportive housing units at Normandy Living in Whitehorse.
 - These units are available to Yukoners through the Yukon Housing Corporation's Rent-Geared-to-Income program, which in this case includes a services-geared-to-income component.
 - Eligibility is based on income testing and results of a Clinical Frailty Scale assessment.
 - Each lease agreement is for a period of 20 years from the initial lease date of the unit's tenant.

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Social Services

- Yukon Housing Corporation residents pay 25 per cent of their income towards rent and 40 per cent towards services including meals, housekeeping and laundry.
 - These payments help Yukon Housing Corporation partially recover their cost of rental and services for the affordable units.
 - On average, residents pay \$1,420 a month for services and rent combined.
- The costs associated with Normandy Living are roughly 20 per cent of the cost of housing individuals in long-term care homes.
- Normandy Living has successfully received accreditation with the non-profit Commission on Accreditation of Rehabilitation Facilities Canada for a period of three years (2023–2026).
 - Normandy Living meets the Commission's standards by providing high-quality care, programs and services. This dedication ensures that every offering upholds the Commission's benchmarks for excellence.

Old Crow Elders Complex:

- The Vuntut Gwitchin First Nation Government operates the Elders Complex in Old Crow.
- The complex includes eight units for assisted living, a unit for a caregiver, and a shared kitchen and laundry room.
- Elders living in the residences can access programs and services similar to those in an independent residence.
- The complex allows Elders to stay within their community and receive necessary personal care services without needing to relocate to Whitehorse.

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Health and
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Vimy Heritage Housing Society:

- Our government is supporting the Vimy Heritage Housing Society Seniors and Elders' 73-unit supportive housing project through a commitment of land in Whistle Bend, and approximately \$700,000 in capital funding (to date).
 - The society has additional funding options through Yukon Housing Corporation's application-based funds.
- The Vimy Heritage Housing Society continues to work with partners to complete the capital plan and project design and secure the capital funding required.
- The society was formed in 2013 as a non-profit society with a vision to create a sustainable supportive independent living rental housing facility for Yukon Seniors and Elders.

Temporary housing:

Key facts:

- The Department of Health and Social Services and community partners continue to work closely with people that are looking for permanent or temporary housing.
- We support people in their choices, which may include tenting, couch surfing, or staying at a shelter.
- Some Yukoners choose to live or stay in hotels.
 - Between April 1 2023 and March 31, 2024, there was an average of 3.3 per cent of social assistance cases with a hotel stay each month.
 - From April 1 2022 and March 31, 2023, there was an average of 3.7 per cent of social assistance cases with a hotel stay each month.

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

Background:

- A small number of individuals moved into tents after leaving the High Country Inn when it closed for renovations in April 2024.
 - The Department of Health and Social Services funded itinerant supports with the Safe at Home Society to assist clients as they transitioned to their chosen housing and to ensure they remain connected for continued support.
 - Funding is for **\$265K** (\$265,000) and ends October 31, 2024.

Approved by:

Matt King

Deputy Minister, Health and Social Services

October 1, 2024

[Date approved]

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Fall 2024

405 Alexander

Health and Social
Services

Government priority:

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

Key messages:

- We are committed to working in partnership with Connective, the Council of Yukon First Nations, Yukon First Nations and our community partners to meet the needs of the community and 405 Alexander guests.
- 405 Alexander, previously referred to as the Whitehorse Emergency Shelter, offers a low-barrier, 24/7 shelter and supportive living units, and a range of drop-in services for unhoused and street-involved adults.
- 405 Alexander is operated by Connective Support Society in partnership with the Council of Yukon First Nations.
- Our government provides Emergency Medical Services, Home Care, and Mental Wellness and Substance Use outreach services including the Referred Care Clinic's Opioid Treatment Services, at 405 Alexander.

Key facts:

- 405 Alexander has capacity for 54 emergency shelter guests per night and has 20 permanent supportive housing units operating under Housing First principles.

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405 Alexander

Health and Social
Services

- From April 1, 2022 to March 31, 2023, there was an average of 45.5 emergency shelter guests staying at 405 Alexander per night and 19.4 people per month living in the Housing First units.
- From April 1, 2023 to March 31, 2024, there was an average of 40.4 emergency shelter guests staying at 405 Alexander per night and 19.3 people per month living in the Housing First units.
- From April 1 to June 30, 2024, there was an average of 43.3 emergency shelter guests per night.
- From April 1 to August 31, 2024, there have consistently been 20 people living in the Housing First units per month.

Coroner's inquest jury recommendations:

Key facts:

- A coroner's inquest into the deaths of Cassandra Warville, Myranda Aleisha Dawn Tizya-Charlie, Josephine Elizabeth Vanessa Hager and Darla Skookum at 405 Alexander began April 8, 2024 and concluded April 25, 2024 with the jury issuing eight recommendations.
- Some of the recommendations include reviewing policy, procedures and training guides within six months, prioritizing hiring Indigenous people and people with lived experience, develop an improved complaint and community process, provide 405 Alexander staff counselling, and create safe spaces for women and 2SLGBTQIA+ individuals within the shelter.

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405 Alexander

Health and Social
Services

- Our government is committed to implementing the jury’s recommendations by the end of October 2024. Once completed, we will develop a public report with the outcome of these actions.
- We are working in close collaboration with community partners, Connective, the Council of Yukon First Nations, Yukon First Nations governments, non-governmental organizations and people with living and lived experience.
- The goal is to ensure a safe, supportive and responsive environment for all guests of 405 Alexander while honouring the memory of those who have been lost and upholding the government’s commitment to community wellbeing.
- As of August 6, 2024 progress on the jury’s eight recommendations are as follows,

Recommendation	Status	Implementation detail
1. A policy review for the Whitehorse Emergency Shelter will be undertaken by Connective Support Society within six months.	In Progress	<ul style="list-style-type: none">• Connective has hired a contractor to review and update their policies and procedures.• Connective has developed a list of priorities for the contractor, who will develop a plan for how to integrate feedback from staff and guests.• The contractor and Connective staff have engaged with numerous community partners to elicit feedback. They will be continuing to meet with others.• The Council of Yukon First Nations has been engaged by Connective and will be providing input and direction on some policies.

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405 Alexander

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		<ul style="list-style-type: none"> • Policy work includes developing operational health and safety policies. • Critical incident reporting is currently done through staff reports and discussion with management. These reports will be expanded to include management reviewing and reporting on all camera footage. • Connective is working to implement policies and procedures to ensure guests and staff are supported better after incidents. • The policy review is expected to be complete by October 2024.
<p>2. Within six months, Connective Support Society in conjunction with interested Yukon First Nations, shelter guests, staff and other supports services, will research and adopt a training plan assessing current training need, based on best practices, that address both onboarding, orientation and ongoing professional development following a priority list.</p>	<p>In Progress</p>	<ul style="list-style-type: none"> • Connective is engaging in a review of all their onboarding procedures. • Connective has determined that they will begin requiring certain positions, such as team leads, to take advanced first aid training. This will ensure that all shifts have at least one person at a level of first aid above standard first aid. Work on details for implementation is ongoing • Connective has engaged with the Council of Yukon First Nations to discuss Cultural Awareness Training. The Council of Yukon First Nations will share their plans when completed. • Connective is working to identify other community organizations to support training. For example, Blood Ties Four Directions, the Council of Yukon First Nations, Committee for Abuse in Residential Schools, and Queer Yukon. • Connective has been in contact with Mental Wellness and Substance Use Services and is conducting research into specific training related to alcohol intoxication.

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		<ul style="list-style-type: none"> Connective has committed to have their updated training requirements and plans established by October 2024.
<p>3. Immediately, Connective Support Society will give priority to hiring Indigenous employees and persons with lived experience when posting positions. Additionally, they will work with Interested First Nations to identify ways to attract, support and retain Indigenous employees.</p>	<p>Part 1 complete, part 2 in progress</p>	<ul style="list-style-type: none"> Connective immediately updated their job postings to include language around priority hiring. All job ads for Connective programs in the Yukon now have this. Connective has engaged with the Council of Yukon First Nations to work towards the development of a recruitment and retention plan for Indigenous employees. A working group has been established with the Council of Yukon First Nations and Connective staff. The group meets monthly for ongoing monitoring and assessment of the effectiveness of the revised recruitment efforts.
<p>4. In six months, the Yukon Government, through its Transfer Payment Agreement provision, will evaluate Connective Support Society for compliance with recommendations 1, 2, and 3.</p>	<p>In Progress</p>	<ul style="list-style-type: none"> The Department of Health and Social Services leadership meets with Connective weekly to review the progress and plan for further implementation of the recommendations. The Department of Health and Social Services has committed to completing a report on the implementation of all the recommendations.

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<p>5. If future deaths should occur at the Whitehorse Emergency Shelter, the Yukon Government will work with Connective to ensure an independent review.</p>	<p>In Progress</p>	<ul style="list-style-type: none"> • The Minister’s Office and Department of Health and Social Services senior leadership have been meeting with First Nation Chiefs and will be providing some direction on this recommendation. • The Critical Incident Reporting Framework format and approach is being revised. The updated proposal includes options and considerations for an independent critical review process to be applied to future deaths should they occur.
<p>6. Within two months, leadership from the Yukon Government and Connective will meet with the communities affected by the deaths to hear concerns arising from the inquest. Within six months, Connective will provide access to in-person counselling for all staff as needed.</p>	<p>In Progress</p>	<ul style="list-style-type: none"> • The Minister’s Office and Department of Health and Social Services senior leadership have been meeting with First Nation Chiefs to determine a plan to meet this recommendation. First Nations will be determining how they wish to be engaged with for this recommendation. • Connective leadership has met with leadership from Little Salmon/Carmacks First Nation at the request of Little Salmon/Carmacks First Nation and are working collaboratively to improve connection between the FN and Connective. • Connective has discussed this recommendation with the Council of Yukon First Nations and are awaiting instruction from the Department of Health and Social Services on how to best proceed. • Connective has developed a plan for in-person counselling supports for their staff. The plan is being reviewed by Connective senior leadership and will move forward once approved.
<p>7. Immediately, Connective will begin a monthly talking circle and a structured complaint</p>	<p>In Progress</p>	<ul style="list-style-type: none"> • Connective has engaged with the Council of Yukon First Nations to support the delivery of talking circles for shelter guests. Two talking circles have occurred to date, and they are scheduled to proceed monthly.

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<p>process. Connective will improve communication among staff by formalizing the pre and post briefing of all shift exchanges.</p>		<ul style="list-style-type: none">• Connective reviewed their shift exchange processes and engaged with staff. Managers are now attending all shift exchanges.
<p>8. In recognition of safety concerns of LGBTQ2S+ and female identifying service users Connective will, within the next six months, identify and create a safe space for their use.</p>	<p>In Progress</p>	<ul style="list-style-type: none">• Connective is identifying community organizations that can be brought in to help advise on this recommendation. Through engaging with these community experts, the hope is to develop a plan that will meaningfully meet the needs of these shelter guests.• To date, Connective has engaged with the Council of Yukon First Nations, Blood Ties Four Directions and the Victoria Faulkner Women’s Centre. They have also reached out to Queer Yukon, Whitehorse Aboriginal Women’s Circle, and Kaushee’s Place for further engagement.• Staff engagement has also been ongoing with three in-person feedback sessions held to date.• Feedback opportunities for shelter guests are being planned.

Background:

- The Government of Yukon assumed operations of 405 Alexander in 2019 with the explicit goal of stabilizing operations, and then transferring oversight to a qualified third party.
- Connective Support Society resumed operations of 405 Alexander in October 2022. The Transfer Payment Agreement between Connective and the Government of Yukon expires March 31, 2025.

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- The Government of Yukon worked with Vuntut Gwitchin First Nation, Little Salmon/Carmacks First Nation and Selkirk First Nation to support community members who attended.
- Mental Wellness and Substance Use Services worked with Vuntut Gwitchin First Nation, Little Salmon/Carmacks First Nation and Selkirk First Nation to provide support in their communities and in Whitehorse that was responsive and respectful to community members' needs.

Available supports:

Key facts:

- We provide a range of on-site supports at 405 Alexander, including Emergency Medical Services, Home Care, social supports outreach, and Mental Wellness and Substance Use outreach services.
- Opioid Treatment Services from the Referred Care Clinic for guests of 405 Alexander have expanded to offer prescriber coverage two days a week. This approach has been very successful in increasing engagement in Opioid Treatment Services.
- We are working with Blood Ties Four Directions to increase awareness of the Supervised Consumption Site among guests of 405 Alexander and have expanded the services and hours of operation onsite and at the outreach van.
- Guests have access to harm reduction education and supplies, including Naloxone kits, and connection to appropriate supports and services.

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- Guests have access to social workers and nursing support.
- Shelter guests have access to cultural support and programming, through the Council of Yukon First Nations.

EMS presence:

Key facts:

- Emergency Medical Services has expanded their Paramedic Specialist Clinic hours at 405 Alexander to 20 hours a day.
 - The clinic ensures a Paramedic is on site 20 hours a day and we are working towards expanding this to 24 hours a day, seven days a week.
 - The clinic has a spectrometer to test samples of drugs on site. The spectrometer provides a more accurate detection of benzodiazepines, fentanyl and other contaminants.
- Emergency Medical Services supports the Mobile Paramedic Response Unit at 405 Alexander Street, which is equipped to provide mobile drug testing services, harm reduction supplies and other health care services.
- The Paramedic Response Unit began in October 2022 and operates 10.75 hours a day, seven days a week.
- The Unit is designed to mitigate land ambulance calls and decrease transport to the Emergency Department at the Whitehorse General Hospital.
- The Unit addresses the needs of complex clients, who frequently utilize the 911 system, as well as those requiring social services or

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other health care instead of emergency care. In such cases, the Paramedics collaborate with the client's care team.

- Although the Paramedic Response Unit attends to a wide range of calls, only 42 per cent of these result in patient transport to the Emergency Department. This highlights the Unit's effectiveness in reducing 911 calls and diverting clients from the high costs associated with primary care in the Emergency Department.
- In 2023, the Unit:
 - responded to 267 calls;
 - transported patients 112 times;
 - transported patients 42 per cent of the time;
 - responded to 3.2 per cent of the total calls; and
 - visited 78 unique addresses.
- The Unit collaborates with Blood Ties Four Directions and the Council of Yukon First Nations to address the Opioid Emergency. They distribute Fentanyl Testing Kits and offer follow-up care to clients who have received Naloxone.

Low barrier approach:

Key facts:

- The Government of Yukon and our partners at 405 Alexander are dedicated to offering person-centered, culturally appropriate, and trauma-informed care and services to build and support the resilience of all Yukoners.

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

Connective Transfer Payment Agreement oversight:

Key facts:

- A motion was passed in the spring 2024 sitting of the Legislative Assembly that urges the Government of Yukon to conduct a review of all programs operated in the Yukon by the Connective Support Society, including 405 Alexander, Housing First, and the Supervised Housing and Reintegration Program, to determine if these programs should continue under the same operator.

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- In spring 2024, the Department of Health and Social Services tendered a full review of the Housing First program in both the Wood Street location as well as 405 Alexander.
 - The review will evaluate the Housing First principles, their effectiveness in the Yukon and offer opportunities to improve.
 - The review is anticipated to be complete in fall 2024 and will be used to inform an updated approach to Housing First in 405 Alexander.
- The Transfer Payment Agreement began October 1, 2022 and expires March 31, 2025.
- Monitoring and Evaluation
 - D3.1 The Government of Yukon will provide the Recipient with the existing Logic Model and Performance Measurement Framework reflecting the program outputs and immediate, intermediate, and long-term outcomes and the indicators by which those outputs and outcomes will be monitored on an on-going basis.
 - D3.2 The Recipient may amend or revise the Logic Model and Performance Measurement Framework, with prior approval from the Government of Yukon.
- We have established regular senior leadership meetings with Connective to occur at least monthly. These meetings discuss Transfer Payment Agreement expectations as well as a variety of operational discussions.

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- Connective works closely with the Council of Yukon First Nations to inform and deliver culturally appropriate programs and services throughout 405 Alexander.
- We are working on implementing a more detailed and robust incident reporting process for all of our programs.
- We are working with Connective to uphold expectations of the Transfer Payment Agreement to build a positive relationship with the community through public engagements, public meetings and sharing updates and statistics.

Reports:

Key facts:

- In May 2023, two independent reports were released evaluating the shelter's effectiveness, its impact on the community and the clients it serves. Both were completed with our involvement and support.
 - Whitehorse Emergency Shelter Evaluation, commissioned by the department of Health and Social Services and prepared by Vink Consulting; and
 - A Path Forward, prepared by House of Wolf & Associates at the request of the Council of Yukon First Nations.
- Findings within the two reports were informed by discussions with clients, shelter staff and community partners.
- We are committed to ensuring the safety of Yukoners and continue to meet with the Council of Yukon First Nations, City of Whitehorse, First

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Nations governments, Yukon businesses, Connective, the RCMP and the federal government to discuss next steps.

- Whitehorse Emergency Shelter Evaluation by Vink Consulting determined that 405 Alexander is reaching people who are unhoused and street-involved, outlines key outcomes for guests and finds that it is providing benefits to shelter guests, supportive housing unit residents and the government that outweigh its costs. The report found that:
 - Most guests are satisfied with the services provided and the shelter is meeting needs of clients, though some unhoused women are choosing other emergency accommodation options, such as couch surfing.
 - Clients should be more supported to find permanent housing and more could be done on culturally appropriate approaches.
 - For every dollar spent on this shelter, the social return on investment amounted to \$2.11. The analysis found that for every dollar invested in a Housing First program, the estimated social return would be higher, at \$2.90.
 - Despite 38 per cent of shelter guests reporting that their substance use has increased as a result of accessing the shelter, the report also states that this is more likely a result of homelessness and an overall nation-wide increase in substance use and negative impacts on mental health during the COVID-19 pandemic.

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- A Path Forward assessed the safety and perspectives of community wellness. The report recommended:
 - The purpose of 405 Alexander Street should be determined and communicated.
 - Decentralizing some aspects of service delivery.
 - Safe gathering spaces inclusive of women, LGBTQ2S+ people and sober clients should be considered.
 - Education and engagement events such as town-halls, community walkthroughs and social media campaigns would increase a cross-demographic sense of community, understanding and empathy.
 - Increasing opportunities for cultural connection with land-based components that are within and outside of 405 Alexander is vital for First Nations guests.
 - Harm reduction initiatives such as a Managed Alcohol Program should be considered for substitute therapy programs.
 - Implementing a downtown-Whitehorse Community Safety Officer program via partnerships with Kwanlin Dün First Nation and Ta'an Kwäch'än Council would increase visibility and access to justice and safety services.
 - Mitigating opportunities for unsafe gatherings and intimidating behaviour through the Crime Prevention Through Environmental Design approach can lead to a reduction in fear and improve quality of life for the community. The approach includes three principles: Natural Surveillance or high levels of observation, Natural Access Control or decreasing the opportunity of crime,

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- and Territorial Reinforcement by creating a sense of pride in a space.
- Implementing a case management approach and data management system between key partners may reduce gaps within overlapping systems and increase efficiency and access to intervention programs.
 - Recommendations from A Path Forward that we have completed or are working on include:
 - Along with Connective and the Council of Yukon First Nations, we are working on a plan to enhance the area outside 405 Alexander using an environmental design approach.
 - In September 2023, in partnership with Connective, we removed the high back benches from outside 405 Alexander as part of a broader environmental redesign intended to support our work to enhance the area.
 - Further assessment in responding to concerns about garbage and area cleanliness is underway. Currently, staff perform sweeps for sharps several times a day around the 405 Alexander building.
 - In August 2023, Connective undertook a public awareness campaign: Facing Forward: Portraits of Resilience in Whitehorse to draw attention to the stories of guests and staff working for Connective and showcase the role of 405 Alexander.

Background:

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- The engagement process that helped inform the reports took place between April and September 2022 when the Government of Yukon operated 405 Alexander.

Approved by:

Matt King

September 27, 2024

Deputy Minister, Health and Social Services

[Date approved]

Recommended response:

- Mobile home parks provide an essential housing option for many Yukoners. The *Residential Landlord and Tenant Act* governs the rental of both pads in these parks, and the mobile homes themselves. If conflicts arise, the Residential Tenancies Office offers valuable resources and information for both tenants and landlords.
- In our ongoing review of the *Residential Landlord and Tenant Act*, we have closely examined the sections related to mobile home site tenancies. With the new legislation, we intend to clarify existing rules, introduce new provisions for added protection, and better define the rights and responsibilities of both tenants and landlords in these rental agreements. We plan to table the amended legislation in spring of 2025.
- In the meantime, the Residential Tenancies Office continues to provide specialized resources for mobile home tenancies. These resources help ensure that both tenants and landlords understand their obligations under the current law.

Context:

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

Background:

- Mobile homeowners who are tenants at a mobile home park should contact the Residential Tenancies Office if a dispute arises with their landlord. There are several protections in place, including but not limited to, prohibitions against

Mobile Home Parks

landlords unreasonably interfering with the sale or lease of a mobile home that occupies one of their sites.

- Under the current Act, if a mobile home park landlord wishes to end a tenancy because they, or an immediate family member, will occupy the mobile home site, they must provide at least 12 months' notice, and cannot have the tenancy end in December, January or February.
- If a landlord wishes to change the use of the mobile home park (i.e., for condo development or a non-residential use), the landlord must give the tenant at least 18 months' notice, and cannot have the tenancy end in December, January or February.
- If a landlord wishes to end a tenancy with cause or for non-payment of rent, the normal rules apply. The landlord must use the approved form, serve it in one of the prescribed ways, and give the tenant at least 14 days' notice.
- The Residential Tenancies Office has internal processes to encourage mediation and settlement and to render fair decisions that follow the law in cases where settlement cannot be reached. Their processes are confidential and include statutory mechanisms for review if a party takes issue with their decision.
- The Government of Yukon began a review of the *Residential Landlord and Tenant Act* in June 2023. We were fortunate to receive many responses through the various means of participation offered. With this review, we are looking for opportunities to clarify the existing rights and responsibilities of landlords and tenants, and to introduce new provisions to better balance the legislation for both tenants and landlords in mobile home site tenancies.

August 30, 2024

Date approved

Session Briefing Note

Reducing Government of Yukon Emissions

**YHC TAB # 57/
ENV/HPW #24
Fall 2024**
Environment / HPW

Recommended response:

- The Government of Yukon continues to work towards reducing the territory's greenhouse gas emissions and building a more climate resilient Yukon now and for generations to come.
- We know that this work needs to happen in partnership with Yukoners but that it also requires a shift in Government of Yukon operations to address our impact to the Yukon's environment.
- The Government of Yukon tracks greenhouse gas emissions from our internal operations and evaluates how climate change may be impacting government-owned infrastructure.
- In December 2023, we released a report detailing the Government of Yukon's total greenhouse gas emissions. The report showed that in 2021, the government generated 49.9 kilotonnes of carbon dioxide equivalent (Appendix A).
- Of this total, the Government of Yukon's departments emitted about three quarters of this, at about 34.6 kilotonnes of carbon dioxide equivalent, with government corporations and Yukon University making up the other portion.

Additional response:

- The Government of Yukon's emissions are largely the result of heating and powering buildings, operating road maintenance equipment and fleet vehicle use.
- Given this, the Department of Highways and Public Works represents the largest share of emissions, due to the significant role they play in maintaining our buildings, roads, airports, and fleet vehicles.

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Fall 2024**
Environment / HPW

- The Department of Highways and Public Works is also the Department who is leading a one-government approach to reduce emissions from Government of Yukon buildings by improving energy efficiency and installing renewable energy systems.
- Building improvements are not tied to any one department and are prioritized where they will make the most impact in reducing emissions.
- The Government of Yukon also provides homes, healthcare, and electricity for Yukoners. These areas also represent a high portion of the Government of Yukon's emissions.

Third response (actions):

- Many actions in Our Clean Future empower Yukoners in taking climate action, while other actions support the Government of Yukon in reducing our own emissions and building climate resilience.
- To reduce emissions from our operations, we have:
 - Installed a new biomass heating system at Elijah Smith Elementary School;
 - Installed solar panels and battery energy storage systems at two highway maintenance camps;
 - Completed 31 retrofits to Government of Yukon buildings to improve efficiency and reduce emissions; and
 - Completed 81 certified energy assessments on our high-emission Government of Yukon buildings and will complete assessments for the remaining 36 high-emitting sites this year.
- To support emissions reductions in other Government of Yukon operations, we have actions that are designed to track emissions from

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Reducing Government of Yukon Emissions

**YHC TAB # 57/
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health and social services, reduce travel emissions related to healthcare through provision of virtual health care services and retrofitting community housing buildings.

- To ensure that our operations are resilient to the impacts of climate change, we have:
 - Collaborated with Yukon University to identify the type and severity of climate hazards that public buildings face;
 - Developed a monitoring program for public buildings impacted by permafrost; and
 - Begun developing guidelines on incorporating climate risks into public infrastructure projects.

Context—this may be an issue because:

- During budget Opposition briefings, MLA Tredger has asked several departments what their overall carbon footprint is. MLA Tredger has also stated that they intend to ask about the Government of Yukon’s carbon footprint in the Yukon Legislative Assembly.

Background:

- Every year, the Department of Environment publishes a report on the Government of Yukon’s greenhouse gas emissions alongside the Our Clean Future annual report and the Greenhouse Gas Emissions in the Yukon report.
- Emissions from the Government of Yukon have increased since 2010 as the Yukon’s population grows.

Approved by:	
Briar Young	September 5, 2024
_____	_____
A/Deputy Minister of Environment	Date approved

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Reducing Government of Yukon Emissions

**YHC TAB # 57/
ENV/HPW #24
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Appendix A: Total Government of Yukon emissions

Organization type	2021 emissions (ktCO ₂ e)
Departments	34.6
Corporations	13.3
Yukon University	2.0

Appendix B: 2021 emissions by department*.

Department**	Building emissions (ktCO ₂ e)***	Government Fleet, waste and refrigerants (ktCO ₂ e)	Total (ktCO ₂ e)
Community Services	1.11	1.51	2.62
Education	7.57	0.10	7.67
Energy, Mines and Resources	0.07	0.23	0.30
Environment	0.19	0.78	0.97
Health and Social Services	4.31	0.44	4.75
Highways and Public Works	7.05	6.47	13.53
Justice	1.00	0.04	1.04
Tourism and Culture	0.24	0.08	0.32

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Reducing Government of Yukon Emissions

**YHC TAB # 57/
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Unknown**			3.4
		DEPARTMENT TOTAL	34.6

* The total emissions listed in the Government of Yukon greenhouse gas emissions report do not include leased buildings, as the Government of Yukon does not have access to that data. Therefore, not all departments listed in this table will have emissions linked to their operations.

** Departments are focused on providing programming out of their assigned government buildings and thus have limited control over reducing building emissions.

***The Department of Highways & Public Works is leading the greenhouse gas reduction initiatives for all Government of Yukon buildings by delivering building energy retrofit and renewable energy projects.

Recommended Response:

- Whitehorse is a growing community, and we expect long-term demand for housing to continue. The Land Development branch (LDB) continues to work with the City of Whitehorse as the main developer for Whistle Bend to meet this demand, by creating this beautiful and vibrant neighbourhood.
- This construction season saw continued work in the next phases of Whistle Bend. Phases 9A, 9B, 12, and 13 along with two lift stations and the associated landscaping of these areas. This year's work will result in another 108 lots being ready for release in 2025 that could provide over 500 housing units.
- When complete, Whistle Bend will provide a full-service, sustainable neighborhood of about 2,000 lots providing homes for 10,000 people to accommodate our growing population.

Additional response:

- We continue to work with the Ta'an Kwäch'än Council and the Kwanlin Dun First Nation to support their land development objectives, like Range Point Road.
- Detailed design and tendering of the Yukon government - Kwanlin Dun First Nation Range Point Project is underway with construction start up in 2025.

Context:

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

Background:

Whistle Bend Subdivision

- Construction of Phases 9A, 9B and the Midnight Sun lift station (commissioning in Spring 2025) is expected to be finalized this construction season. Phases 12 and 13 and the Evelyn lift station will continue for completion in 2025. Together these phases will provide 108 lots - 81 single/duplex, 8 townhouse, 17 multi-family and 2 commercial lots.
- Detailed design and tendering of Phase 10 and 11 (~225 lots) and stormwater outfalls are planned for 2025.

Copper Ridge Parcels 519/520

- Whitehorse City Council approved the master plan for this site in Spring 2024. City approval to transfer Lot 520 to Yukon government (YG) is underway. Energy, Mines and Resources will lead the release of this parcel to target private sector developers.

Joint YG- Kwanlin Dun First Nation Range Point Road

- The Land Development branch (LDB) and the Kwanlin Dun First Nation (KDFN) have worked in partnership to complete the master plan, along with Yukon Environmental and Socio-economic Assessment Board and zoning for this medium to high density development. This partnership will continue through detailed design and construction, clearing, and spring 2025 construction start up.
- This unique partnership will provide 73 lots (65 single/duplex, 8 multi) and up to 400 units of housing.

Whistle Bend South Bench

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

- The project could be brought forward for high-level master plan process including public engagement if the City of Whitehorse chooses to proceed.

North/South Future Growth Areas

- These two areas – Long Lake and Maclean Lake – are identified in the City's OCP as future development areas in Whitehorse.
- LDB is coordinating feasibility studies, building on initial feasibility reports completed in 2017. The work is being carried out under a Joint-KDFN-Ta'an Kwäch'än Council -City-YG Memorandum of Understanding, through a joint work plan and working group.
- Completion of feasibility work is targeted for winter 2025 to enable high-level master plan process and public engagement to potentially start later in 2025.

Valleyview South Master Plan (including Tank Farm)

- The City-led multi-owner master plan was approved by the City in 2024.
- The site is identified in the OCP to provide a significant source of housing units up until 2040. The City is advancing infrastructure cost-sharing and development guidelines to facilitate the project next steps.
- To date, YG has participated in the planning as a minor landowner within the plan area. YG's contribution has been land (in the plan area) for common infrastructure such as storm water bioswale and lift stations sites.

September 6, 2024

Date approved

Recommended response:

- Yukon's vibrant and growing communities require a supply of available buildings so families and businesses can grow and thrive. We collaborate with municipalities, First Nations, and the private sector to help meet this need.
- This season more than 60 lots outside of Whitehorse were released, including the Carmacks Prospector extension, various Faro, Haines Junction and Mayo infill lots, the Lone Tree subdivision near Teslin, and the last phase of Grizzly Valley.
- Community Services is advancing projects in every municipality in the Yukon, helping to guide the land development process from feasibility, to planning, to construction, and final lot preparation.
- Construction highlights this summer include the 43-lot Francis Avenue Extension in Watson Lake, and the 44 lots in the first phase of the Dahl-Gahy Mountain Ridge subdivision in Haines Junction.

Context:

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

Background:

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

Community Summaries

Carmacks

- Six (6) serviced (part) Prospector Extension lots were released in Summer 2024.
- Feasibility and planning work is advancing for 2 country residential sites.

Dawson

- Dredge Pond II (~40 lots) YESAA, regulatory approvals and detailed design is advancing to begin construction in 2025.
- Feasibility and planning are underway for Callison East Industrial and infill lots.

Faro

- Six (6) serviced Ladue South infill lots were released in Summer 2024.
- Mitchell Industrial planning is underway, and Rose & Ladue (~17 lots) serviced residential YESAA and detailed design is beginning.

Haines Junction

- Two (2) urban lots were released in Summer 2024. One (1) lot is currently available over the counter.
- The serviced Dahl Gahy-Mountain Ridge subdivision (Willow Acres) is underway (44 lots).
- The master plan for the Area 3 country residential (~63 lot) subdivision is underway.

Mayo

- Five (5) infill lots were released in Summer 2024. There are currently two (2) lots available over the counter.
- 7th Ave North urban expansion YESAA and detailed design advancing.
- Exploring means to advance planning for Upper Bench with or ahead of First Nation of Na-Cho Nyak Dun.

Teslin

- Twenty-one (21) Lone Tree and 2 large Airport industrial lots were released in Summer 2024.

Watson Lake

- One (1) vacant infill lot was released in Summer 2024. There is currently one (1) lot available over the counter.
- Francis Avenue 43 lot extension and lift station construction is targeted for completion in Fall 2024. Under the agreement, 18 lots will be transferred to Liard First Nation.

Whitehorse Periphery

- Twenty lots (16 Grizzly Valley, 2 Golden Horn, 2 Mendenhall) were released in summer 2024.

September 4, 2024

Date approved

Recommended response

- Public engagement on the review of the *Residential Landlord and Tenant Act* concluded earlier this year, garnering more than 1,600 responses. The summary of all the feedback received was released in August.
- Following the public engagement period, Community Services evaluated policy options to draft new legislation that incorporates best practices and public input on key issues such as ending a tenancy, rent control, roommates, deposits, mobiles homes, and several administrative changes to improve clarity. The policy directions aim to balance the needs of tenants and landlords, enhance security and stability in the rental market, ensure a viable rental market, and adopt effective practices from other jurisdictions.
- Initial drafting of the legislation is underway, with the goal of tabling amended legislation in spring 2025.

Context:

- Under the 2023 Confidence and Supply Agreement, the governing party committed to initiating a review of the *Residential Landlord and Tenant Act* in June 2023.
- A What We Heard document summarizing the engagement feedback was released in August 2024.

Background:

- Community Services launched a review of the *Residential Landlord and Tenant Act* in June 2023. The review began with an initial stakeholder engagement, followed by broader public engagement. At the same time, and continuing after

the engagement period, officials at Community Services were researching policy options. Information from each of these sources is helping to shape the new Act.

- The engagement was led by independent contractors who began by inviting a broad range of stakeholder and interest groups to participate. A group of 11 individuals were able to participate in an engagement process called a “Solutions Lab”. Participants met 17 times over two months. These individuals brought their perspectives and experience from landlord and tenant affiliated groups, including:
 - the Safe at Home Society;
 - the Yukon Anti-Poverty Coalition;
 - the Yukon Tenants Association;
 - the Yukon Council on Aging;
 - the Residential Landlords Association;
 - the Chamber of Commerce Housing Committee;
 - Da Daghay Development Corporation;
 - Gray Management Services;
 - the Yukon Real Estate Association; and
 - the Association of Yukon Communities.
- Public engagement began on February 1, 2024, to solicit feedback from tenants and landlords across the territory. As part of the public engagement, Community Services partnered with Yukon Bureau of Statistics to launch a survey that was available online and in paper form in locations across the territory. 1,420 Yukoners completed the survey.
- Public engagement included online and in-person meetings. Community Services held nine public engagement events throughout February. These were conducted online and in person in Whitehorse, Haines Junction, Watson Lake and Dawson City. These meetings offered the public different formats including providing information and background, a town hall format to provide input, sit-down workshops, and direct sit-down meetings with the policy makers involved with the project. 120 Yukoners participated in these events.
- February also included more targeted engagement with municipal governments, First Nation Governments, the Yukon Residential Landlord Association, NGOs, the

Session Briefing Note

Residential Landlord Tenant Act Review

**YHC TAB #60/
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Fall 2024**

Community Services

business community, and fire departments and protective services. For example, Community Services met with NGO representatives for:

- o Yukon Anti Poverty Coalition;
- o Safe At Home;
- o Blood Ties Four Directions;
- o Yukon Aboriginal Women's circle;
- o Women's Coalition;
- o Council of Yukon First Nations; and
- o Betty's Haven;

Policy makers also met with the Canadian Centre for Housing Rights, a national housing advocacy group. Over 12 stakeholder meetings, we heard from approximately 100 individuals.

- These events were broadly advertised, starting in late January and continuing throughout the month of February with posters, paid radio ads, public service announcements, print ads in newspapers, news media interviews, social media and paid Facebook ads.
- More detailed feedback from the engagement can be found in the engagement summary document on the Engage Yukon webpage on Yukon.ca.

August 30, 2024

Date approved

Session Briefing Note

Old Crow Health and Wellness Centre and 10-Plex

Highways and
Public Works

Recommended response:

- Since July 11, Old Crow has had their own Health and Wellness Centre, as well as a 10-plex to support service delivery and housing needs in the community.
- The 10-plex was substantially complete at the end of January, and the Health and Wellness Centre was substantially complete in May. The Government of Yukon and Vuntut Gwitchin First Nation are excited to see the two beautiful facilities constructed in the Yukon's only fly-in community.
- Construction between March 2021 and May 2024 enabled the Vuntut Gwitchin community to benefit from \$13.67 million in employment, training, and business opportunities related to these projects.
- Both buildings were designed and built to high standards, including air tightness, insulation, energy efficient heating, ventilation, and lighting.
- They are constructed to exceed our energy performance target of 35 per cent below the 2017 National Energy Code standard.
- The Health and Wellness Centre's energy performance target was 37 per cent and the 10-Plex's energy performance target was 41 per cent.
- As a result, greenhouse gas emissions have been reduced for the Health and Wellness Centre by 40 per cent and the 10-Plex by 37 per cent.

Context—this may be an issue because:

- The Health and Wellness Centre and 10-plex housing unit is an important project for the community of Old Crow.

Session Briefing Note

Old Crow Health and Wellness Centre and 10-Plex

Highways and
Public Works

Background:

- Highways and Public Works was responsible for the procurement and management of the Health and Wellness Centre and the 10-plex housing unit design and construction.
- A combined procurement was used for the two facilities to simplify construction resource demands in this small community and decrease the cost of both projects by realizing the benefits of economies of scale and shared resources.
- Stantec Architecture and Engineering completed the conceptual design and is staying engaged during the final design and construction of both facilities.
- The design-build contract for the project was awarded to Ketza TSL Construction in March 2021, for \$44.8 million. Higher shipping costs and a greater number of air freight loads, changes in market conditions have resulted in an increased contract amount of \$55.08 million.
- The design-build procurement was value-driven to look beyond the price to make sure the project brought as much value as possible to the community and to the territory. In this case, the winning proponent received points for the schedule, training plans, subcontracting plans, northern and Old Crow specific experience, and First Nations participation.
- A 60-year land lease to accommodate both facilities on one site was signed in spring 2021 with the Vuntut Gwitchin First Nation.

Shipping

- To assist with this project and other projects in the community, a winter road was constructed during the winters of 2021-22 and 2022-23 between Eagle Plains and Old Crow.
- In 2022, 67 truckloads of material were transported to and from Old Crow.
- In 2023, a total of 54 truckloads were shipped to Old Crow on the winter road, including:
 - 41 for Vuntut Gwitchin First Nation; and
 - 13 for the Yukon government and other parties.

Session Briefing Note

Old Crow Health and Wellness Centre and 10-Plex

Highways and
Public Works

- The first loads arrived in the community on February 22, 2022, and the last convoy left Old Crow on March 13, 2023.
- The winter road was used to haul 13 loads out of the community on behalf of Yukon government and other parties.
- These loads included construction equipment, old and outdated machinery, vehicles, and equipment no longer needed in the community, waste oil, batteries and other miscellaneous materials.
- Air North Partnership has transported 794 loads of materials by air for the Old Crow Health and Wellness Center and 10-Plex project. The vast majority of shipping was by air and was carried out beginning in summer 2021 through to project completion. Air North is a Yukon company, partly owned by the Vuntut Development Corporation, and is helping to keep the benefits of this project flowing within the Yukon.
- As of July 2024, direct air freight costs totaled approximately \$9.7 million.

Approved by:

T. Allen

Deputy Minister, Highways and Public Works

September 27, 2024

Date Approved

**YHC TAB #62/EMR #71
Fall 2024****Session Briefing Note****Lot Sales and Support for
Housing and Development**Energy, Mines and
Resources

Lots released for sale this year:

- On September 17, we released six residential lots in Haines Junction and Mayo and one country residential lot in Watson Lake by lottery. We also released three industrial lots in Haines Junction and Teslin by tender.
- On August 21, we released 21 country residential lots in Lone Tree subdivision and 12 residential lots in Carmacks and Faro through lottery.
- On July 16, we released 20 country residential lots in Grizzly Valley, Golden Horn and Mendenhall through lottery. Of those, 19 were newly developed lots.
- On April 17 we released 130 new lots through lottery and tender in Phase 7 of Whistle Bend.
- As of mid-September, there have been lots available for over-the-counter sale in Haines Junction, Watson Lake, the Silver Trail subdivision north of Mayo, Faro, Carmacks, Mendenhall, and Lone Tree Subdivision north of Teslin.

Support for housing and development:

- 5th and Rogers, now known as Kèjān and Rogers, is in a contract for sale to West End Developments. Site planning has been ongoing through permitting with the City of Whitehorse.

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Fall 2024****Session Briefing Note****Lot Sales and Support for
Housing and Development**Energy, Mines and
Resources

- The conditions of the sale have almost all been satisfied; the title is expected to be transferred in the next few weeks.
- The Agreement for Sale was signed with Northern Community Land Trust Society for the start of construction for over 30 units as affordable home ownership. The development agreement has been completed in preparation to transfer title.
- The tender for the former Macaulay Lodge closed on April 4, 2024. The site is now in an Agreement for Sale with PCR Construction. The lot is rezoned for mixed-use residential and commercial development with supportive housing as a secondary use.
- Several significant projects in the City of Whitehorse are in the planning, design or construction stage which will help address housing pressures. With our colleagues at Community Services, we are supporting the rezoning of Lots 519 and 520 in Copper Ridge for future residential development and working through subdivision for Range Point.
- We continue to work towards our CASA 2023 commitment on the lottery reform. Public engagement wrapped up in August and work continues to determine how to modify the lottery process. (See BN # 77)

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Fall 2024

Session Briefing Note

Lot Sales and Support for Housing and Development

Energy, Mines and
Resources

Lots released for sale last year:

- In spring 2023, we released 117 Whistle Bend lots. Of those, 82 lots were for single-family homes, 33 lots for townhouse development and two newly developed lots for multi-residential development.
- In spring we released 28 residential, country residential, and industrial lots in the communities. Of those, 17 were newly developed lots.

Context — this may be an issue because:

- There continues to be high demand for building lots within Whitehorse and across the territory for residential, commercial, and industrial developments.

Background:

Development and sale process

- Energy, Mines and Resources continues to work in partnership with Community Services, municipalities, and First Nations on land development projects to meet lot supply needs.
- Energy, Mines and Resources releases new lots for sale across the territory that have been developed by Community Services Land Development Branch.
- The sale of developed lots occurs once development work is complete. Before lots can be sold, legal requirements such as registering the legal survey and titling the lot must be met.
- Working with the City of Whitehorse's Housing and Land Development Advisory Committee, we revised requirements for title transfer under Agreements for Sale. This provides title transfer at an earlier stage in the building process while still ensuring Agreements for Sale building commitments are linked to building safety.

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Session Briefing Note

Lot Sales and Support for Housing and Development

Energy, Mines and
Resources

Additional work to support housing

- In July 2022, Lot 335 in Whistle Bend was sold to Council of Yukon First Nations for a nominal amount to build a shelter for Indigenous women and children fleeing violence. Construction is ongoing on this project.
- The Government of Yukon and Da Daghay Development Corporation completed the Agreement for Sale for Lot 120 in Whistle Bend in February 2024. This sale includes the requirement to develop affordable rental housing units on the lot in exchange for a reduced lot sale price.

Approved by:

Paul Moore

November 07, 2024

Deputy Minister, Paul Moore
Department of Energy, Mines and Resources

Date approved

Session Briefing Note
Supplementary Overview
(Corporate Note)

**YHC TAB # 65/
FIN TAB#26
Fall 2024**
Finance

Recommended response:

- The 2024-25 Supplementary Estimates No. 1 forecasts an overall gross increase of \$150.1 million in O&M spending, with an offsetting increase of \$20.7 million in recoveries. The net increase in new O&M spending is forecast at \$129.4 million.
- Capital spending for Supplementary Estimates No. 1 reflects a slight overall gross decrease of \$299,000 in spending and a \$4.2 million decrease in recoveries, resulting in a net increase in spending of \$3.9 million. These adjustments are mainly the result of updated cashflow forecasts for various projects.
- Revenues are projected to decrease by \$8.8 million, primarily due to a revenue forecast update from Canada which revised the projection for Corporate Income Tax downward by \$6.7 million as well as a reduction in royalty payments from Victoria Gold of \$2.5 million. This is partially offset by a \$350,000 increase for driver licenses due to recently increased fees.
- The Yukon government continues to maintain a surplus. As part of the 2024-25 Main Estimates, the Yukon government budgeted for a \$50 million contingency to address emergency pressures. \$50 million of the contingency has been applied towards the pressures identified in the Supplementary Estimates No. 1.
- The use of the contingency fund allows the government to present a revised surplus of \$75.4 million as part of these Supplementary Estimates. Changes in the Supplementary Estimates result in a revised year-end net debt of \$530.4 million

Session Briefing Note
Supplementary Overview
(Corporate Note)

**YHC TAB # 65/
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Fall 2024**
Finance

Additional response:

- The Supplementary Estimates reflect an O&M increase mainly for:
 - \$50 million for payments to the Receiver for environmental protection work at the Eagle Gold Mine;
 - \$34 million for pressures in Insured Health reflecting support for the wellbeing of Yukoners;
 - \$21 million for wildland firefighting costs in response to the significant fire season experienced in the territory and which helped ensure the safety of Yukoners; and
 - \$10 million for various Yukon Hospital Corporation funding requirements including the added O&M costs of converting ten beds at the Thompson Centre for Acute Care use.
- For the Supplementary Estimates, updates to the 2024-25 Capital Plan have resulted in a decreased allocation of \$299,000. Notable changes include:
 - \$1.9 million towards the completion of the Mental Wellness Unit at Whitehorse General Hospital;
 - \$1.9 million for long-term and acute care bed optimization at Whistle Bend Place and Whitehorse General Hospital;
 - Decrease of \$3.2 million due to cash flow revisions for the construction of the school in Burwash Landing;
 - Decrease of \$600 thousand for the creation of new campsites aligning costs with the revised project timeline.

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- There is an increase of 46.6 in FTEs (Full Time Equivalents) for Supplementary Estimates No. 1. These are primarily to hire new long-term care staff in support of additional care beds at Whistle Bend Place, for the Aging with Dignity initiative and new FTEs for schools including teachers, clerical and custodial staff.
- There is also an increase in FTEs related to a transfer in the Capital Planning Office from Highways and Public Works capital budget to Finance in the O&M budget.

Corporate approach to fiscal sustainability:

- We continue to work to ensure that government spending is allocated in a way that meets key priorities and long-term goals.
- To meet these priorities, departments continue to follow established processes to ensure that funding is distributed efficiently and effectively across public services and programs.
- This means regular financial scrutiny is applied to decision-making and that new requests for funding are approved in a financially sustainable way, while continuing to provide the services that Yukoners expect.
- This coordinated approach to funding ensures that government can respond to new and evolving challenges, while managing resources responsibly.

Session Briefing Note
Supplementary Overview
(Corporate Note)

**YHC TAB # 65/
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Fall 2024**
Finance

Context—this may be an issue because:

- The 2024-25 Second Appropriation Act is tabled in the fall session and will be the subject of debate.

Background:

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

Approved by:

Jessica Schultz

September 19, 2024

Deputy Minister, Finance

Date approved

Recommended response:

- Yukoners continue to face challenges across the housing continuum, which include:
 - Homelessness and a lack of access to housing with services;
 - A lack of affordable rental supply; and
 - High house prices and mortgage rates.
- Exceptionally high building costs and high borrowing costs due to interest rates are creating significant challenges for both Yukon Housing Corporation and partners.
- The corporation's five-year strategic plan, Creating Home, will help transform affordable housing service delivery through the adoption of a more client-centred and collaborative approach that integrates support and leads to better outcomes for Yukoners.

Additional response:

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

Context:

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

Background:

General housing information in the Yukon

Homelessness

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

Rental housing

- According to the Census 2021, within the renter population in Whitehorse:

- 22.7% of households live in unaffordable housing;¹
- 17.9% live in unsuitable housing; and
- 10.5% live in inadequate housing.

Rents and vacancy rate, Yukon (YBS)

	October 2022	April 2023	October 2023	April 2024
Median rent (all types)	\$1,300	\$1,325	\$1,350	\$1,420
Vacancy rate (all types)	1.9%	2.2%	1.8%	1.8%

Housing construction

- Labour shortages contribute to higher construction costs and are leading to lower residential construction output.²

Residential building construction, Yukon (YBS)

	January-June 2023	January-June 2024
# residential permits issued*	518	329 (-35% decrease)
\$ value of new permits*	\$59.4 million	\$47.6 million (-20% decrease)

*In addition to new dwelling units, residential permits include renovations, garages, and additions. The totals do not include permits issued for plumbing or stoves.

House prices

- Yukon Bureau of Statistics reports that there were 84 real estate transactions recorded in Whitehorse in the first quarter of 2024 – a decrease of 35 compared to the first quarter of 2023 (119).
- While average prices for single-detached homes in Q1-2024 had fallen relative to Q1-2022 and Q1-2023, condo prices for Q1-2024 had increased 13% since Q1-2023.

Average House Prices, Whitehorse (YBS)

Residence type	Whitehorse Average House Prices		
	2023 Q1	2024 Q1	% Change
Single-detached house	\$635,000	\$629,500	-0.9%
Condominium	\$403,800	\$456,400	13.0%

¹ Housing costs are considered “unaffordable” when they exceed 30% of household income.

² Northern Housing Report, 2023

Yukon Housing Corporation Approach to Address Housing Issues

Creating Home – YHC’s new strategic plan

- Creating Home draws on a recognized framework intended to re-design and transform health care delivery, called the Quadruple Aim, and adapts it to housing.
- This innovative approach to housing delivery will lead to better outcomes by:
 - Improving the client and provider experiences;
 - Strengthening community wellbeing; and
 - Contributing to a sustainable future.
- Creating Home represents a significant shift in how Yukon Housing Corporation operates and delivers housing services.

Capital builds recently completed by YHC or partners:

- Since 2022, 10 YHC-led projects have been completed, creating a total of 77 new residential units; and
- 8 major partnership projects have been completed through the Housing Initiatives Fund, creating over 276 new units.

YHC projects completed 2022-2024

YHC Project	Construction Start Date	Construction Completion Date	Number of Units
401 Jeckell Street, Whitehorse	May 2020	December 2022	47
RHI affordable triplex, Whitehorse	June 2021	June 2022	3
RHI affordable triplex, Watson Lake	June 2021	March 2022	3
RHI affordable triplex, Mayo	June 2021	March 2022	3
Accessible duplex, Mayo	July 2022	June 2023	2
Accessible duplex, Carmacks	August 2022	July 2023	2
RRDC staff trailer, Ross River	June 2023	December 2023	3
10-plex*, Old Crow (*Asset owned by HPW and managed by YHC)	Summer 2021	January 2024	10
Accessible duplex, Faro	Summer 2023	Spring 2024	2
Affordable duplex, Dawson City	August 2022	June 2024	2
Total units completed (YHC projects):			77

Major partnership projects completed 2022-2024

Project (Lead)	Construction Completion Date	Number of Units
Bringing Citizens Home, Whitehorse (Champagne and Aishihik FN)	Summer 2022	20
Cornerstone multi-use building, Whitehorse (Opportunities Yukon)	July 2022	53
Normandy Living seniors supportive residence, Whitehorse (KBC)	December 2022	84
Boreal Commons apartments, Whitehorse (536754 Yukon Inc)	January 2023	87
Affordable modular housing, Mayo (Na-Cho Nyäk Dun FN)	March 2023	8
Jéje Zho 12-bed men's shelter, Dawson City (Tr'ondëk Hwëch'in FN)	July 2023	8
VGFN elders complex, Old Crow (Vuntut Gwitchin FN)	January 2024	9
VGFN mobile homes, Old Crow (Vuntut Gwitchin FN)	March 2024	7
Total units completed (major partnerships):		276

Underway or upcoming housing capital projects for YHC and partners

YHC – Underway (113 units):

- 10-unit Supported Living Residence in Watson Lake
- 34-unit residential building with 8 accessible units in Dawson (former Korbo Apartments)
- 45-unit residential building, which includes 9 accessible units in Whitehorse (former Ryder Apartments)
- 6 staff units across three duplexes in Burwash Landing
- 18 two-bedroom units – purchase of 190 Olive May Way in Whitehorse

YHC – Upcoming (37+ units):

Community housing	Staff housing
<ul style="list-style-type: none"> • 10 units in Mayo • 6-plex in Teslin • 6-plex in Carcross • 6-plex Haines Junction • Accessible triplex in Whitehorse • Accessible duplex in Ross River 	<ul style="list-style-type: none"> • Accessible duplex in Destruction Bay • Accessible duplex in Pelly Crossing

Major partnership projects underway (299 units):

Project	Anticipated Start Date	Anticipated Completion Date	Number of Units
Safe at Home Society's permanent supportive housing project "The Hearth"	March 2024	Spring 2026	67
Safe at Home Society's temporary housing project at 408 Alexander	May 2024	October 2024	17
DDDC's affordable rental project "Winter Crossing"	Spring 2024	Spring 2026	105
Northern Community Land Trust Society's "Project 1096"	June 2024	December 2025	32
HIF-7 funding recipients	Spring 2024	Fall 2026	78
Total units			299

Rent subsidy programs to make life more affordable for renters and seniors

- July 2023, the corporation acquired an additional 16 units for lease from Normandy, for a total of 26 units to lease to clients through its rent supplement program.
- Since 2020, the corporation has supported over 300 households pay rent through the Canada-Yukon Housing Benefit. As of September 2024, 170 clients are receiving monthly support.

Support for homeowners

- March 8, the corporation announced the Canada-Yukon Housing Benefit Homeowner Stream for homeowners in severe core housing need³ with annual household incomes under \$100,000:
 - Clients received a one-time payment of \$1,000.00 for Whitehorse homeowners and \$1,500.00 for homeowners living outside of Whitehorse.
- June 2023, the Yukon government launched an \$8.25 million flood recovery program for residents and businesses affected by flooding in the Klondike Valley.
- April 2023, Yukon Housing Corporation launched the expanded Yukon Home Ownership Program to provide qualified households with mortgages to build or buy their homes across the territory, including Whitehorse.
- The program was recently discontinued due to low uptake and the corporation is currently exploring alternative program options to support homeownership.

³ Severe core housing need is spending 50% or more of a household's income on shelter costs.

- In 2020, Yukon Housing Corporation launched the revised Home Repair Program to support low to moderate-income Yukon homeowners to remain in their homes and age in place by providing funding to address mobility requirements, repairs or core housing needs.

Support for new residential land development	
September 2024	<p>As part of the Government of Yukon's ongoing commitment to increase land and housing availability and support business growth, new residential and industrial lots were released in partnership with municipalities and Yukon First Nations.</p> <ul style="list-style-type: none"> ○ seven residential lots in Haines Junction, Mayo and Watson Lake; and ○ three industrial lots in Teslin and Haines Junction <p>This was the sixth lot release this year and is a direct result of the Government of Yukon's historic investment in land development. Through the lotteries and tenders process, the Government of Yukon has released 685 lots across the territory since 2021 and is on track to release over 1,000 lots by 2026 (TAB #59).</p>
August 2024	<p>As part of its efforts to work in collaboration with municipalities and Yukon First Nations governments to address housing and business space needs across the territory, the Government of Yukon released 33 new residential lots across the Yukon.</p> <ul style="list-style-type: none"> ○ Twelve lots were made available in Carmacks and Faro ○ 21 country residential lots were made available in the Lone Tree subdivision north of Teslin.
June 2023	Government of Yukon partnered with the Government of Canada and the City of Dawson to develop four new residential lots in Dawson.
February 2023	120 lots, including single family, multi-family and townhouse lots in Whistle Bend made available through public lottery.
March 2023	Government of Yukon partnered with Liard First Nation on developing 43 new residential lots on Frances Avenue in Watson Lake.
March 2023	74 residential lots in Logan, Mayo and in Whitehorse's Whistle Bend made available through public lottery.
November 2022	Signed a loan agreement with Kwanlin Dün First Nation's arm's-length development corporation, Chu Níkwän Limited Partnership, for a new

	residential land development project at Copper Ridge West in Whitehorse, the first large-scale residential land development on settlement land in the Yukon. An amended loan agreement was signed August 2023 with Chu Níkwän for the same development.
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09-25-2024
Date approved

Session Briefing Note

Carbon Pricing (Corporate Note)

Environment & Finance

Recommended response:

- Since its introduction in 2019, the Government of Yukon has been supportive of carbon pricing as a policy to help us reduce emissions and move toward our ambitious climate targets.
- We take a balanced approach to carbon pricing in the territory, one which considers the need to reduce emissions as well as the fair return of carbon pricing revenues to Yukoners.
- The Yukon's carbon rebate is revenue neutral. We are committed to both reducing carbon emissions in the territory and to returning all the federal government's revenues to Yukoners.
- Returning proceeds to individuals, municipal governments, Yukon First Nations, businesses, and mining operations is a critical part of our approach to carbon pricing in the Yukon.
- We are returning 100 per cent of the federal carbon levy to these five rebate groups who receive more, on average, than they pay in carbon pricing levies.

Additional response:

- The departments of Environment and Finance work together to coordinate with our federal counterparts to assess the implications of carbon pricing in the territory and to ensure the needs of the territory are recognized in national policy.
- This includes retaining control over how revenues are distributed back to Yukon individuals, municipal governments, Yukon First Nations and businesses.

Session Briefing Note

Carbon Pricing (Corporate Note)

Environment & Finance

- It also includes excluding the carbon price from electricity generation and aviation, in recognition of the unique constraints of our northern jurisdiction.

Third response:

- Carbon pricing is just one tool in our toolkit to address the climate emergency.
- We continue to implement Our Clean Future to reduce the Yukon's greenhouse gas emissions and, more broadly, to reduce the impact of the carbon levy on Yukoners.
- In December of last year, we announced 42 new actions under Our Clean Future as part of the third Our Clean Future annual report outlining the progress we have made on the strategy.
- Although we have made progress on many of our commitments, there is still significant work required to meet our target of reducing our emissions by 45 per cent by 2030.
- Ensuring that we utilize every policy lever at our disposal, including carbon pricing, is essential to meet our goals.
- Together, we are finding solutions to reduce our emissions while strengthening our economy and supporting our industry partners.

Context—this may be an issue because:

- Carbon pricing remains a highly sensitive topic across the country with many provinces and territories voicing their own perspective on how they would like to see this pricing mechanism handled moving forward.

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Fall 2024

Carbon Pricing (Corporate Note)

Environment & Finance

- In October 2023, the federal government announced a temporary 3-year exemption for home-heating oil from the federal carbon price, with the intention of helping Atlantic Canada in particular.
 - While Atlantic Canada welcomed this change, the exemption has received considerable backlash. Most provincial governments (except for British Columbia) have called for extending the carbon price exemption to all home-heating fuels (including natural gas).
 - Critics also argued that the exemption undermines the credibility of the carbon tax and may weaken the incentives to switch to lower carbon heating options.
-

Background:

- The federal Draft Regulations Amending the Fuel Charge Regulations stipulate that all heating oil will be exempt from the fuel charge starting November 8, 2023, until April 2027.
- This means that light fuel oil consumption in all buildings, including residential, commercial, and institutional, will be exempt from the fuel charge.
- Nearly half (49.2% in 2022) of Yukon homes use oil-based heating.
- In Yukon, individuals, businesses, placer/quartz mining operations, Yukon First Nations governments and municipal governments are all eligible for a rebate for carbon pricing.
- Individuals who live outside of Whitehorse receive a remote supplement, which was recently increased from 10 to 20% (and is now in line with the federal remote supplement for backstop jurisdictions including Alberta, Manitoba, Ontario, and Saskatchewan).
- On September 12, 2024, British Columbia's Premier David Eby announced that if the federal government were to remove the carbon pricing backstop, then British Columbia would end the carbon levy in the province.
- British Columbia has had its own carbon pricing system in place since 2008.

Session Briefing Note

Carbon Pricing (Corporate Note)

Environment & Finance

- British Columbia and the Yukon were the remaining supporters of carbon pricing as a climate change policy, with all other provinces publicly opposing the federal system. In late 2023, the newly elected Premier of the Northwest Territories also called for an exemption from the federal carbon levy for the territory.
- To date, Canada has been firm on granting no exception to the backstop.

Approved by:

Dennis Berry

October 2, 2024

A/Deputy Minister of Environment

Date approved

Jessica Schultz

October 1, 2024

Deputy Minister of Finance

Date approved

Session Briefing Note
Inflation and Affordability
(Corporate Note)

**YHC TAB #68/
FIN TAB#28
Fall 2024**
Finance

Recommended response:

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

Additional response:

- The Main Estimates for this year has continued to build on existing supports for Yukoners by making sure they can access essential services at prices they can afford.
- Budget 2024-25 included investments to advance affordable housing projects across the territory. From the Housing First Project in Watson Lake to the recently awarded replacement of the Ryder Apartments in Whitehorse, the Yukon government is taking action to build more affordable homes for Yukoners, especially those in vulnerable situations.

Session Briefing Note

Inflation and Affordability (Corporate Note)

**YHC TAB #68/
FIN TAB#28
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- There is also over \$42 million in continued funding for early learning and childcare. This includes funding for the universal childcare program, which has reduced childcare fees to less than \$10 per day, on average.
- We are also making life more affordable and leading the nation with our Yukon-wide dental program, which has \$5.4 million in continued funding for 2024-25.
- To make sure that more people have the option of staying home when they are sick, the Temporary Paid Sick Leave was extended.
- We also extended the Interim Electrical Rebate, which provides welcome relief from power bills to Yukoners across the territory.
- In addition to items included in the 2024-25 Main Estimates, additional initiatives in many departments are continuing to assist Yukoners with the cost of living.
- The Department of Community Services, for example, is developing a program that will see free transit passes provided to non-governmental organizations, vulnerable populations and youth.
- The Department of Health and Social Services will also provide additional funding of \$777,000 for Safe at Home to provide temporary supportive housing at 408 Alexander Street.

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- These are just a few examples of the many programs and initiatives that continue to support Yukoners.

Third response

- The Government of Yukon has also remained responsive to higher inflation in recent years through its various grants and subsidies, which are indexed to inflation. These include:
 - Subsidies for medical travel
 - The Yukon Child Benefit
 - Social Assistance Payments
 - Student Financial Assistance
 - Seniors' benefits
 - The Pioneer Utility grant
 - The Comprehensive Municipal Grant Regulation
 - Residential rent caps
- The Yukon's minimum wage is also responsive to price changes, as its annual change is tied to inflation in the previous year.
- After growing 6.8 per cent in 2023, the minimum wage increased a further 4.9 per cent to \$17.59 per hour on April 1, 2024.
- The Yukon's minimum wage is the second highest wage in Canada, behind only Nunavut's minimum wage of \$19.00 per hour.

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- These increases also contribute towards the strong earnings growth we continue to see in the territory, where average weekly earnings grew 6.1 per cent over the first half of 2024. This is the strongest growth in the country.

Context—this may be an issue because:

- Inflation has fallen from historical highs, but Yukoners are still dealing with higher prices for a variety of goods and services following a lengthy period of elevated inflation.
- The moderation of inflationary pressures that began to take hold late last year has continued into 2024. Growth in the Whitehorse Consumer Price Index (CPI) has been much lower in every month in 2024, and inflation in recent months has been near or below the historic average of 2 per cent.

Background:

Inflation – Recent performance and outlook

- Following ten increases in the overnight rate since March 2022, the Bank of Canada has made three 25 basis point cuts in 2024, with the overnight rate dropping from 5.0 per cent to 4.25 per cent. Expectations of further rate cuts this year and in 2025, could further reduce pressure on shelter prices as mortgage rates decline.

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- Both locally and nationally, price pressures have lessened, and inflation continues to trend towards historic norms. The current outlook for the Whitehorse CPI reflects expectations of a return to 'normal' levels of inflation, with the inflation forecast of 2 per cent in 2024, much improved from 4.9 per cent in 2023 and 6.8 per cent in 2022. Beyond 2024, annual inflation is expected to remain at 2 per cent over the remainder of the five-year forecast.

PROGRAMS AND OTHER MEASURES THAT SUPPORT AFFORDABILITY

Five-Year Capital Plan projects supporting housing affordability (Yukon Housing Corporation)

- The **Old Crow 10-Plex Mixed-Use Housing** facility is complete and opened in April 2024.
- Construction of the **10-plex Housing First Project in Watson Lake** began in the summer of 2023. It is scheduled to be completed in the fall 2024.
- Construction of the **Faro and Dawson Duplex** projects started in summer 2023 and is now complete.
- Groundwork began at the old **Ryder Apartments in Whitehorse** in September 2024 and we are aiming for completion in spring 2026. When completed, the new complex is anticipated to deliver over 45 new units.

Universal Child Care Program (Education)

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

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Dental Care program (Health and Social Services)

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

Paid sick leave program (Economic Development)

- On April 1, 2023, the Department of Economic Development launched the Paid Sick Leave Rebate. The program runs for two 12-month blocks:
 - April 1, 2023 to March 31, 2024; and
 - April 1, 2024 to March 31, 2025
- The Paid Sick Leave Rebate is a temporary program that offers up to 40 hours of paid sick leave to employees and self-employed Yukoners that earn less than the average private-sector wage of \$33.94/hour. The program includes all illnesses (and injuries not covered by any other Act, benefit, or program). The program is available to employees regardless of whether their employer offers paid sick leave, though employees must use all paid sick leave available to them through their employer before they are eligible for the Paid Sick Leave Rebate. The program is still in effect and will run until March 31, 2025.

Yukon Child Benefit (Health and Social Services and Finance)

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

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Yukon Seniors' Income Supplement (Health and Social Services)

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

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

- The Inflation Relief Rebate, a \$50 rebate that was automatically applied to electrical customers' bills, was a temporary measure to address inflation. The Inflation Relief Rebate was most recently applied to all ATCO Electric Yukon and Yukon Energy bills for November and December 2023 and January 2024.
- The Interim Electrical Rebate continues to provide residential electrical customers with a maximum rebate of \$22.62 per month based on the electricity they consume, up to 1,000 kilowatt hours (up to \$271.44 per year). This affordability measure will continue until March 2025.

Social Assistance Review (Health and Social Services)

- Health and Social Services is undertaking a review of the Yukon's Social Assistance rates to inform options to improve the delivery of the program and ensure it is meeting the needs of program clients.
- While the review is underway, the department is providing a \$100 monthly increase to eligible Social Assistance recipients.

Out of Home Childcare Increases (Health and Social Services)

- To offset inflationary cost of living increases and provide sufficient financial resources to meet the needs of children placed in their care, Health and Social Services provided an ongoing 10 per cent increase to monthly payments to caregivers of children in out of home care in 2023-24, on top of the annual indexed increase.

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- Combined, this amounted to a 16.46 per cent rate increase for community and extended family caregivers. The new rates are as follows:
 - o Whitehorse: \$46.86 per day
 - o Rural Communities: \$50.16 per day
 - o Old Crow: \$86.40 per day
- Rates are indexed annually to the Whitehorse Consumer Price Index, with an increase of 2.4% scheduled to take effect in October 2024.

Supportive Housing (Health and Social Services)

- \$777,000 for Safe at Home will go towards establishing temporary supportive housing at 408 Alexander Street.

Canada-Yukon Housing Benefit Rental Subsidy (Yukon Housing Corporation)

- The Canada-Yukon Housing Benefit offers a rental subsidy for low-to-moderate income renters.

Comprehensive Municipal Grant (Community Services)

- The Comprehensive Municipal Grant is how the Government of Yukon directly funds municipal governments. This core funding supplements municipal resources and pays for vital services, like the provision of fresh drinking water, the collection of solid waste and recycling, recreation programming and other services as required under the Municipal Act and other legislation.
- The high inflation seen in 2022 (6.8 per cent) increased the grant payments provided in April 2024. This resulted in a \$2.3 million increase for Yukon municipalities with overall contributions of over \$24.5 million for the 2024-25 fiscal year.

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

- Energy efficiency rebate programs are available for the transportation sector, renewable heating sector, and the construction sector focusing on high efficiency buildings.
- For existing homes, the Energy Branch offers the Good Energy rebate program for high performance heating systems and upgrades to thermal enclosures including insulation and windows, and high-performance new homes. Taking these measures will save homeowners money on their energy costs.
- Between January 1, 2018, and June 30, 2024, 286 high-performance retrofits to residential, commercial and institutional buildings have been completed across the territory.
- Innovative programs like the Better Buildings Program that offer up-front funding, combined with our Good Energy rebates, make energy retrofits more accessible and affordable for Yukoners.

Approved by:

Jessica Schultz

September 25, 2024

Deputy Minister
Department of Finance

Date Approved

**YHC #69/ENV #20/
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Fall 2024**

**Session Briefing Note
Our Clean Future
Implementation**

Environment and Energy,
Mines and Resources

Recommended response:

- We recognize the urgency of the climate emergency and launched Our Clean Future in September 2020 to map our route forward.
- The Government of Yukon continues to make significant progress on implementing Our Clean Future.
- In 2023, we announced the addition of 42 new actions to help us reach our climate goals, which brings the total number of climate actions to 178.
- These new actions are a product of the important work of the Yukon Climate Leadership Council, the Yukon Youth Panel on Climate Change, Navius Research and the findings in the Climate Risk Assessment report.
- We continue to track our progress on goals, targets and actions. Information on our progress was most recently published in [November in the 2023 Our Clean Future Annual Report](#) and on the Our Clean Future website.
- Since releasing Our Clean Future in 2020, the Government of Yukon has completed [68 Our Clean Future actions](#), [105](#) are in progress or ongoing and [5](#) have not yet been started.

Additional response:

- As we continue to address climate change, it is important for us to look back on our progress as we diligently work towards our objectives.
- Under Our Clean Future, the government is focused on ensuring the Yukon is highly resilient to climate change impacts by 2030. ([See ENV BN #21](#))

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**Session Briefing Note
Our Clean Future
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- This year, we:
 - Completed flood maps for the Southern Lakes region, [Teslin](#) and Carmacks. Flood hazard mapping for Old Crow and the City of Dawson and the Klondike Valley are expected to be completed in 2025. [A flood hazard mapping study for Mayo is also underway and will be completed in 2026.](#)
 - Worked with municipalities and First Nations governments to finalize the Community Wildfire Protection Plans in Faro, Haines Junction, Teslin, the [City of Dawson and Whitehorse](#). [Plans for Beaver Creek, Mayo, Old Crow, Watson Lake, Destruction Bay and Burwash Landing are underway.](#)
 - Advanced climate change preparedness by initiating development of a permafrost monitoring system for key public buildings, and guidelines to address climate hazards in major infrastructure projects.
 - Established a geohazard mapping program to understand risks from climate change to the Yukon's transportation corridors.
 - Completed flood risk mapping for all transportation corridors in the Yukon.
- We are committed to efforts to reduce greenhouse gas emissions and we support Yukoners in the transition to cleaner transportation options and energy efficient homes and buildings.
- This year, we:
 - Began providing rebates for medium-duty electric vehicles.
 - Passed an electric vehicle charging station regulation under the *Public Utilities Act* to allow First Nation governments, private

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**Session Briefing Note
Our Clean Future
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Environment and Energy,
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businesses and municipalities to sell electricity through electric vehicle charging stations.

- Installed electric vehicle chargers in every road-accessible community in the Yukon, enabling zero-emissions travel throughout the territory. 19 fast charging stations are now operational throughout the territory, [and one new Level 2 charger in Swift River. \(See EMR BN #30\)](#)
- Since 2020, we have provided rebates for 518 energy efficient new homes, exceeding our 2030 target of 500.

Third response:

- Existing actions put us on track to reduce the Yukon's emissions by 30 per cent by 2030. However, there is still significant work required to meet our target reduction of 45 per cent by 2030.
- [One of the major drivers of emissions is population – more people means more cars on the road and more homes to heat.](#)
- [However, as the population of the Yukon continues to grow, we aren't seeing the rate of emissions increase that we would expect.](#)
- [We are seeing lower emissions per Yukoner than we saw in 2010.](#)
- [This is a promising sign that the emissions intensity of everyday life for Yukoners may be starting to decrease.](#)
- We [passed](#) legislation to set a target of a 45 per cent reduction in mining sector emissions per unit of production by 2035.
- We will continue to build on Our Clean Future as we learn more and implement new actions. This will be reflected in future annual reports.

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Our Clean Future
Implementation

Environment and Energy,
Mines and Resources

- We will continue to find opportunities to reach our targets as we work with experts, stakeholders and partner governments across the territory and beyond.

Context — this may be an issue because:

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

Background:

- Our Clean Future was released on September 14, 2020, and now has 178 actions, of which 136 are original actions and 42 are new actions. These actions seek to reduce greenhouse gas emissions and support the Yukon to be highly resilient to the impacts of climate change by 2030.
- The Government of Yukon reports annually on progress for the implementation of Our Clean Future. Four Annual Reports have been published to date, with the latest report released on [November 12, 2024](#) (capturing [2023](#) data).
- The Our Clean Future website was launched in December 2023, which shows the government's commitments and successes towards fighting climate change.

Approved by:

Dennis Berry

November 19, 2024

Deputy Minister, Environment

Date approved

Paul Moore

November 13, 2024

Deputy Minister, Energy, Mines and Resources

Date approved

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

Executive Council
Office

Recommended response:

- Reconciliation is an ongoing process and a shared responsibility of all governments and individuals in the Yukon.
- Our government is deeply committed to advancing reconciliation through collaboration and partnership with Indigenous governments and groups.
- We continue to share our progress toward addressing the Truth and Reconciliation Commission’s Calls to Action, most recently through a progress report and Pathways magazine both released in Fall 2023.
- The magazine and report provided an update on the actions being taken across the Yukon government and in collaboration with First Nation governments and groups in areas including child welfare, health, education and justice.

Additional response:

- The Government of Yukon and Yukon First Nation governments are leaders in demonstrating a collaborative approach to reconciliation.
- While there is still work to do, targeted investments are resulting in meaningful change and creating better programs and services for all Yukoners.
- We will continue our collaborative work to implement and report on the Calls to Action, including through work on the Yukon Forum joint priorities and by implementing the *Putting People First* recommendations.

Context—this may be an issue because:

- The 2023 mandate letters include a commitment to fulfill the Truth and Reconciliation Commission’s (TRC’s) Calls to Action.
- The 2023 Confidence and Supply Agreement includes a commitment to working with Yukon First Nations to continue to implement the recommendations of the Truth and Reconciliation Commission through targeted investments.

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

Executive Council
Office

Background:

- The TRC report *Honouring the Truth, Reconciling for the Future* was released in 2015 and contains 94 Calls to Action on redressing the harms resulting from Residential Schools and creating better relations between the federal, provincial and territorial governments and Indigenous Peoples. There are 32 Calls to Action that relate directly to YG.
- The Government of Yukon and Yukon First Nations (YFNs) collaborated on addressing the Calls to Action under the 2017 Yukon Forum Joint Priority Action Plan and through other reconciliation initiatives, such as supporting the important work of the YFN-led Yukon Residential Schools and Missing Children Project.
- The Government of Yukon has taken additional steps to address the Calls to Action, including:
 - establishing the position of Assistant Deputy Minister of First Nations Initiatives at the Department of Education, signing an agreement to establish a YFN School Board and entering into education agreements with all YFNs (speaks to Calls 7 and 10 directed to the federal government);
 - supporting Indigenous athletes and the North American Indigenous Games (Call 88);
 - implementing the YFN Procurement Policy (relates to Call 92) and the Representative Public Service Plan: *Breaking Trail Together* (relates to Call 7);
 - working with YFNs and Yukon Indigenous women’s groups to implement the Yukon’s *Missing and Murdered Indigenous Women, Girls and 2-Spirit+ People Strategy* (MMIWG2S+ Strategy) (relates to Call 41);
 - participating at the Trilateral Table on the Wellbeing of YFN Children and Families to address gaps for culturally appropriate parenting programs (Call 5); and
 - receiving input from YFNs on Health and Social Services programming through the Mental Health Advisory Committee (relates to Call 19).

Approved by:	
Justin Ferbey	2024 08 20
_____	_____
Deputy Minister, Executive Council Office	Date

Eagle Gold Mine - Impacts

ECO-FIN-EMR

Recommended response:

- The Government of Yukon recognizes the seriousness of the heap leach failure that occurred at the Eagle Gold mine on June 24 and is treating the response as a government priority that reflects the urgency of the situation.
- Our priorities are to ensure the health and wellbeing of Yukoners and to protect the environment.
- An Independent Review Board has been established to investigate the heap leach failure that occurred at the Eagle Gold mine. Three highly qualified experts are on the Independent Review Board. The objective of the investigation is to determine the causes of the heap leach facility failure.
- We are committed to working with the First Nation of Nacho Nyak Dun to develop remediation strategies for the failure. A joint team of technical experts hired by the Government of Yukon and the First Nation meet on a regular basis to inform our actions.
- For the most up to date information on the situation at Eagle Gold Mine and actions we are taking, you can visit [Yukon.ca/victoria-gold-updates](https://www.yukon.ca/victoria-gold-updates).

Additional responses:

- On August 14, 2024, PricewaterhouseCoopers Inc. was appointed by the court as Receiver of the assets and property of Victoria Gold Corp.

Eagle Gold Mine - Impacts

ECO-FIN-EMR

The Receiver is responsible for overseeing remediation of the heap leach failure and its environmental impacts, including compliance with territorial and federal orders.

- The Government of Yukon is committed to a thorough accounting of events leading up to the failure and the development of recommendations so that a similar event does not happen again in the Yukon.
- Once the causes of the failure are determined by the Independent Review Board, this information will inform the most appropriate subsequent steps and potential investigations, including consideration of a public inquiry.
- As of September 4, 2024, there are 27 liens against Victoria Gold worth over \$58.7 million.

Environmental and health impacts:

- The Department of Health and Social Services is monitoring impacts on human health. This includes ongoing review of any technical information and water sampling results, as well as situational reports, as they become available. Results from surface water samples taken show that the regulated drinking water system serving the area continues to meet the guidelines for drinking water quality.
- Water is sampled both at the site and downstream of Victoria Gold's Eagle Gold Mine. Water samples are collected regularly at select sites to monitor water quality. The results of the testing will let us know the

Eagle Gold Mine - Impacts

ECO-FIN-EMR

impacts and inform next steps.

- Technical experts from the Government of Yukon, the First Nation of Nacho Nyak Dun and the federal Department of Fisheries and Oceans are working closely together to monitor the fish and wildlife in the surrounding areas of the Eagle Gold Mine.

Economic and labour market impacts:

- Operations ceased at Eagle Gold Mine after the heap leach failure occurred. This situation has changed the outlook for mineral production in the Yukon and resulted in a notable downward revision in the medium-term outlook for the Yukon's real Gross Domestic Product (GDP). The 2024-25 Interim Fiscal and Economic Update released in early October includes the latest forecasts for real GDP.
- At the close of 2023, Victoria Gold had 471 direct hires and another 134 on contract.
- Of the more than 600 employed, the company reported that about 34 per cent were local, amounting to approximately 200 local workers. This represents about 0.8 per cent of the territorial labour force.
- Any possible negative impacts on the labour market are expected to be short-lived, as many displaced workers are likely to be reabsorbed into what is currently a tight labour market. The Yukon's unemployment rate is about half the national figure and the local job vacancy rate has been among the highest in the country throughout

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Eagle Gold Mine - Impacts

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2024.

- Monitoring of labour market data, such as the number of unemployed and the number of Employment Insurance claimants, for potential impacts of the mine closure is ongoing.
- As the Eagle Gold situation continues to unfold, we should have a better understanding if there may be longer-term impacts for the local economy.

Context — this may be an issue because:

- The June 24, 2024 heap leach failure at the Eagle Gold Mine affects the environmental and socio-economic wellbeing of Yukoners – from an environmental and business perspective.

Background:

- On June 24, 2024, a failure occurred at the heap leach facility of the Eagle Gold Mine operated by Victoria Gold Corporation.
- On July 30, 2024, the Premier provided remarks to the Council of Yukon First Nations' General Assembly on a variety of topics including mining and the incident at Eagle Gold Mine
- On August 5, 2024, the Premier provided a statement on mining activity in the Traditional Territory of First Nation of Nacho Nyak Dun.
- On August 14, 2024, the Government of Yukon with First Nation of Nacho Nyak Dun, submitted an application for receivership of Eagle Gold Mine.
- On August 16, 2024, the receivership was granted. It was appointed to PricewaterhouseCoopers. Implementing a receiver is an established process under federal bankruptcy legislation. Decision making and responsibility has

Eagle Gold Mine - Impacts

ECO-FIN-EMR

shifted from Victoria Gold to PricewaterhouseCoopers, with direction from the Yukon government.

- As of September 20, 2024, the Government of Yukon has done 10 technical briefings to continue to keep Yukoners informed with up-to-date information.
- The Yukon.ca website is updated on a regular basis along with weekly information bulletins to inform the public on the Victoria Gold heap leach failure's current situation.

Approved by:

Justin Ferbey

October 9, 2024

Deputy Minister, Executive Council Office

[Date approved]

Lauren Haney

October 9, 2024

Deputy Minister, Energy, Mines and Resources

[Date approved]

Jessica Schultz

October 9, 2024

Deputy Minister, Finance

[Date approved]