

Yukon Housing

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Topic: Bed bug monitoring, treatment and prevention measures in Yukon Housing buildings.

Key messages:

- Ensuring tenants have safe and comfortable housing is a priority.
- Yukon Housing works with tenants and certified contractors to identify, treat and monitor bed bug infestations.
- Clients are supported throughout their tenancy, with education on prevention and ways to reduce disruption during treatment, including help with moving furniture or temporary relocation when needed.

Key facts and stats:

- In Whitehorse multi-unit buildings, common areas are inspected monthly and treated quarterly as a proactive measure.
- If additional targeted treatment is required, Yukon Housing engages a certified pest control contractor and conducts follow-up inspections.
- Yukon Housing covers all treatment costs, including heat treatment of the unit and furniture when required.
- Infestations in communities are addressed on a case-by-case basis.
- Recent and new building construction includes enhanced sealing at wall and floor joints between units and common areas to help limit bed bug migration.
- Preventive measures are also implemented when flooring is replaced in multi-unit common areas to help reduce the risk of bed bug spread.
- Upon request, tenants may be provided with additional early detection or prevention tools, such as bed bug traps or mattress covers, at no cost.

Status:

- Bed bug information sessions with the pest control contractor have been held in five affected multi-unit buildings in January 2026.
- The 2026–27 budget for bed bug management is \$205,000. The average cost to treat a unit with bed bugs is approximately \$660. However, where additional supports are required for the tenant, this cost can vary depending on the supports needed.

Bed Bug Cases:

- Yukon Housing actively manages bed bug infestations through prevention, early detection and treatment, with full costs covered and supports in place for tenants.
- The number of cases can vary over time. Certified contractors are engaged to treat infestations, with follow-up inspections and measures in place to prevent spread within buildings.

Approved by:

Samantha Paterson

March 19, 2026

President, Yukon Housing

Date approved

Topic: The Hearth is intended to build on the Safe at Home Society's work to provide housing with support services, delivered in partnership with Yukon Housing and Health and Social Services.

Key messages:

- The Yukon government is committed to reducing homelessness by supporting community-led solutions that provide people with housing and the support services they need.
- The Hearth's 67 supportive homes will expand housing options for people who might otherwise rely on shelters or temporary spaces.

Key facts and stats:

- The Hearth project is led and operated by the Safe at Home Society in partnership with the Department of Health and Social Services.
- The Hearth is a 67-unit supportive housing project that will provide stable, affordable housing for individuals on Whitehorse's By-Name List, including 16 units dedicated to youth (85 total clients across 67-units).
 - The By-Name List is a real-time list of individuals experiencing homelessness in Whitehorse.
- The most recent Point-in-Time Count in October 2024 found that at least 145 people experienced homelessness in Whitehorse on the count day, inclusive of those accessing local shelters.
- The overall project cost of The Hearth is \$42.9 million, with the federal government funding more than 80 per cent of total capital expenses.
- Yukon Housing previously committed \$12.9 million in Capital funding:

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The Hearth Project

Yukon Housing

- \$5 million through Canada Mortgage and Housing Corporation Rapid Housing Initiative (2021-22);
- \$1 million from the Housing Initiatives Fund (2023-24 and 2024-25); and
- \$6.9 million from the 2024-25 and 2025-26 budgets.

Status:

- Safe at Home Society is working with Health and Social Services to assess operational funding needs.

Approved by:

Samantha Paterson

April 30, 2026

President, Yukon Housing

Date approved

Topic: Housing-based responses to homelessness in Yukon.

Key messages

- The Government of Yukon is working with partners to strengthen coordination and improve how people connect to housing and supports.
- Yukon Housing supports this work by providing buildings and funding for partner-led housing and by providing 20 per cent of its housing units in Whitehorse for those experiencing homelessness on the By-Name List.
- The Department of Health and Social Services provides operational funding to support several partner-led supportive and transitional housing initiatives.

Key facts and stats:

- Housing for people experiencing homelessness is allocated through coordinated, partner-led processes that prioritize need and support longer-term housing stability.
- Yukon Housing provides housing assets used across the homelessness response, including entire buildings leased to non-government partners and individual units within its housing portfolio.
- Yukon Housing and Health and Social Services support partner-operated supportive housing projects in Whitehorse, including:
 - 408 Alexander Street (17 units)
 - 5131 5th Avenue (16 units)
 - 190 Olive May Way (18 units)

- Yukon Housing also contributed \$12.9 million to the renovation of the former High Country Inn for the forthcoming **Hearth project** (67 units, opening planned for spring 2026).

Status:

- Yukon Housing and Health and Social Services continue joint work to improve coordination, data use and housing access, consistent with the government's mandate and Auditor General's recommendations.
- Engagement with community partners is ongoing to align housing supply, supportive housing delivery, and coordinated access.

Community Advisory Board and Community Action Plan:

- The Reaching Home Community Advisory Board is finalizing the Community Action Plan 2025–2030 to guide efforts to reduce and prevent homelessness.
- As a member of the Board, the Yukon government continues to participate in discussions on the Community Action Plan to support alignment with existing initiatives and collaboration with community partners to prevent and reduce homelessness.

Approved by:

Samantha Paterson

March 23, 2026

President, Yukon Housing

Date approved

Topic: Access to seniors' housing in the Yukon.

Key messages:

- The Yukon government is committed to improving access to housing for seniors across the territory.
- Yukon Housing supports this work by maintaining existing seniors' housing, advancing new supply and programs through partnerships, and reviewing policies that affect eligibility.
- Housing supports are delivered in coordination with the Department of Health and Social Services and non-profit housing providers to support seniors with housing stability and independence.

Key facts and stats:

- As the senior population ages, demand for affordable housing that supports independence and accessibility continues to increase.
- Yukon Housing has 286 designated seniors' housing units across the territory.
- Yukon Housing also leases 36 supportive seniors' units at Normandy Living in Whitehorse.
- As of April 30, 2026, 292 senior households live in rent-geared-to-income housing, and 84 households were on the waitlist (with an average wait time of 1.6 years).
- Factors affecting wait times include the household's severity of need for housing and availability of units suitable for the household.

Status:

- Yukon Housing is supporting Vimy Heritage Housing Society as they advance their 75-unit supportive housing project (TAB# 5).

- Yukon Housing is reviewing its allocation and asset-cap policies to better reflect today's cost-of-living realities, while maintaining fairness and program sustainability.

Safety in seniors' buildings:

- Yukon Housing takes a proactive approach to safety in seniors' housing through building design, regular maintenance, and tenancy management practices.
- Safety features can include secure entries, video surveillance in common areas, on-demand after-hours response to maintenance or safety issues, and regular safety patrols in Whitehorse.
- Yukon Housing works with the Department of Health and Social Services, non-profit organizations, and community partners to respond to concerns and support safe, stable living environments for seniors.

Asset Cap:

- Yukon Housing is implementing recommendations from the Office of the Auditor General's 2022, including a review of the asset cap for seniors' housing.
- Eligibility currently for seniors' housing considers both income and assets to ensure housing support is available for those with the greatest need.
- This review will consider cost-of-living pressures faced by seniors on fixed incomes, including those with modest retirement savings.
- Any changes would be intended to balance improved access with fairness and the sustainability of seniors' housing programs.

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Seniors' housing

Yukon Housing

Approved by:

Samantha Paterson

May 1, 2026

President, Yukon Housing

Date approved

Topic: Vimy Heritage Housing Society's Rowan Place is a proposed 75-unit senior supportive housing development in Whistle Bend.

Key messages:

- The Yukon government recognizes the need for more seniors' housing and is committed to working with partners to improve housing options.
- The Yukon government continues to hold land in Whistle Bend for Vimy's proposed 75-unit supportive housing development; and Yukon Housing continues to support the Society as it seeks to secure its financing from federal funders and move to construction.

Key facts and stats:

- Rowan Place is a proposed 75-unit supportive seniors housing project planned for Whistle Bend, and has been in the works since 2013.
- Current cost estimates for construction exceed \$50 million.
- Rowan Place would be the Yukon's first seniors independent supportive living community operated by a non-profit.
- To date, the Yukon government has provided more than \$1.5 million in pre-development support for the project, in addition to holding Lot 511 in Whistle Bend valued at approximately \$1.35 million.

Status:

- Vimy is awaiting funding decisions from Build Canada Homes.
- Yukon Housing previously provided a Letter of Intent to Vimy regarding Rowan Place, which outlined potential partnership investment that could be secured if federal funding applications were

approved in parallel. The most recent letter of intent expired at the end of 2025.

Senior's Housing (TAB# 4) in an Aging Population:

- As of April 30, 2026, there are 84 seniors on Yukon Housing's waitlist, 67 of whom reside in Whitehorse.
- There is currently only one senior's supportive housing option in the Yukon – Normandy Living. Current waitlist numbers at Normandy Living inform future planning and prioritization for seniors housing initiatives.

Approved by:

Samantha Paterson

May 1, 2026

President, Yukon Housing

Date approved

Employee Housing

Yukon Housing, Public
Service Commission

Topic: Expanding housing for Yukon government employees

Key messages:

- Yukon Housing works to improve and expand employee housing options in communities through new construction and partnership initiatives.
- Yukon Housing's Five-Year Capital Plan proposes an investment of approximately \$14 million to construct 17 staff units in seven Yukon communities by 2031.
- The Government of Yukon is committed to ensuring that public servants like teachers and nurses delivering essential services in rural Yukon can access employee housing.

Key facts and stats:

- Since 2019, 19 employee housing units have been built, for a total expenditure of \$21.9 million.
- Completion of a teacher duplex in Burwash Landing is scheduled for spring 2026.
- Additional employee housing units are planned for Pelly Crossing in 2027-28 and Ross River and Burwash Landing in 2028-29.
- As of April 24, 2026, Yukon Housing manages 172 employee housing units. 166 are currently occupied or under allocation, and five are under repair.
- As of April 24, 2026, two employees are on the waitlist; total demand from departments is expected to increase as new rural staffing requirements are identified.

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Employee Housing

Yukon Housing, Public
Service Commission

Status:

- A five-year employee housing plan is under development, and will guide identification and delivery of flexible, mixed-use housing across the Yukon, based on community need and local rental market conditions.
- Work with departments, partners and stakeholders is underway to better understand employee housing needs and explore potential solutions, including leasing arrangements, new construction through tendering and a review of the Employee Housing Policy (GAM 3.30).

Public Service Commission's role in Employee Housing Policy:

- The Public Service Commission prioritizes access to staff housing by identifying which Yukon government positions are critical to delivering services in Yukon communities; and
- Approves exceptions and extensions, including decisions on whether an employee can remain in staff housing beyond the standard tenancy period.

Approved by:

Samantha Paterson

April 27, 2026

President, Yukon Housing

Date approved

Meagan Lang

April 27, 2026

Public Service Commissioner

Date approved

Topic: The Watson Lake 10-plex, originally built to accommodate a supportive housing program, is now supporting Rent-Geared-to-Income clients.

Key messages:

- The new 10-plex in Watson Lake is serving households in need through the Rent-Geared-to income program.
- Ongoing collaboration between Yukon Housing, the Department of Health and Social Services, partners and the community will continue to inform the building's long-term use.

Key facts and stats:

- The building was completed in March 2025 for a cost of \$12.9 million.
- The Canada Mortgage and Housing Corporation contributed \$5.3 million and Yukon Housing contributed \$7.6 million.
- The 10-plex was developed with input from Liard First Nation, the Town of Watson Lake, and community members.
- The building was designed to accommodate a supportive housing program. After two unsuccessful Expressions of Interest processes to identify a potential operator, the building was tenanted through the rent-geared-to-income program to address immediate waitlist needs.
- The building includes eight bachelor units and two one-bedroom units. The building also includes a reception area, office, multipurpose room with full kitchen, programming office space, and a central courtyard.
- The building construction integrates barrier-free designs in two barrier-free public/staff bathrooms and two residential units.

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Watson Lake 10-plex

Yukon Housing

- There are 14 individuals (one senior and 12 non-seniors) on the Watson Lake housing waitlist as of April 30, 2026.

Status:

- As of April 27, 2026, seven units are tenanted (three bachelor units are vacant).
- Yukon Housing has responded to initial concerns around safety and security by hiring a site-safety service contractor. This contract ended on March 31, 2026, and was not renewed, as reports did not indicate the need for ongoing monitoring.

Supportive Housing Program:

- The building's layout, accessible units and on-site office can support different uses over time as planning continues.
- This building could be reconsidered for supportive housing in the event an operator is identified.

Approved by:

Samantha Paterson

May 4, 2026

President, Yukon Housing

Date approved

Topic: Tintina housing units in Watson Lake.

Key messages:

- It is unfortunate that the receivership proceedings created uncertainty and stress for tenants living in Tintina Housing units.
- The Government of Yukon is encouraged that the Canada Mortgage and Housing Corporation has taken steps to provide stability and certainty for tenants by stopping the proposed sale of the units.
- Yukon Housing continues to work with the Canada Mortgage and Housing Corporation to identify options to support stability and long-term certainty for these tenants and their homes.

Key facts and stats:

- Tintina Housing consists of 19 subsidized single-family homes in Watson Lake.
- The homes were constructed by the federal government in the mid-1980s, and were initially operated by the non-profit Tintina Housing Society. The units have been under court-appointed receivership since 1998. The former receiver (Deloitte) was replaced in December 2025.
- In September 2025, the former receiver-initiated sales proceedings and issued letters to tenants advising that they may be evicted.
- Canada Mortgage and Housing Corporation (CMHC) halted the sale process and sent letters to the tenants advising they were not facing eviction.

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Tintina Opportunity

Yukon Housing

Status:

- In December 2025, CMHC secured a new receiver (PricewaterhouseCoopers) to manage the properties.
- CMHC has stated it does not want Tintina Housing to remain in receivership in perpetuity. Their plan is for a third party to take over the units permanently.
- Yukon Housing remains committed to working with CMHC to ensure safe, adequate, and stable homes for Tintina Housing residents.

Approved by:

Jamie McAllister

February 5, 2026

a/President, Yukon Housing

Date approved

Topic: Water testing in Yukon Housing buildings.

Key messages:

- The Government of Yukon is committed to protecting the health and well-being of Yukoners through water testing and maintenance in government buildings.
- Yukon Housing conducts water testing and ongoing maintenance to ensure drinking water in its buildings meets health and safety guidelines, including well-water testing and targeted testing as needed.

Key facts and stats:

- Yukon Housing units are typically occupied, meaning plumbing systems are used regularly, thereby reducing the risks associated with systems where water flow is not occurring.
- Water testing is used as a standard precaution to help identify potential issues related to drinking water quality.
- Testing for biological contaminants, excluding metals, is conducted through the Yukon government's Environmental Health Unit.

Status:

- **Phase 1 targeted lead testing (Communities):**
 - Phase 1 testing of communities was conducted in 2025.
 - Initial sampling identified 22 of 206 units tested above Health Canada acceptable lead levels.
 - Filters were installed in units where sampling exceeded acceptable levels for safety. Follow-up testing identified pipe stagnation as a contributing factor.

- A procedure is being developed to ensure water is flushed prior to units being allocated or reoccupied.
- Tenants were notified in advance of water testing, with follow-up notices provided to units that tested above acceptable limits and required re-testing.
- **Phase 2 targeted lead testing (Whitehorse):**
 - Whitehorse buildings will be divided into two testing groups.
 - Testing will prioritize older buildings and is planned for spring/summer 2026.
- Annual testing is also conducted at buildings supplied by wells or water tanks.

Water Quality in Yukon Housing Buildings:

- Water testing helps identify potential issues and confirm drinking water meets Health Canada guidelines.
- Older buildings — especially those built before 1990 — are prioritized for testing because lead-based solder was commonly used in copper plumbing at that time.
- Test results guide any specific maintenance or precautionary actions that may be needed.
- Ongoing maintenance also happens alongside this work, including updating pipes and fixtures with modern materials when required.

Approved by:

Jamie McAllister

February 9, 2026

a/President, Yukon Housing

Date approved

Northern Community Land Trust Society (Project 1096)

Yukon
Housing

Topic: The Northern Community Land Trust Society, in partnership with Yukon Housing and the Canada Mortgage and Housing Corporation (CMHC), is advancing Project 1096 to deliver permanently affordable homeownership opportunities in Whitehorse.

Key messages:

- Construction is progressing on Northern Community Land Trust Society's "Project 1096" in Whistle Bend.
- This 32-unit development will remain permanently affordable, not only for first-time buyers, but all future owners.
- This project is an important step toward making homeownership more accessible for low-income families and individuals.
- The Yukon government supported this project by providing land and contributing \$5 million in loans and grants to support construction.

Key facts and stats:

- The project creates homeownership opportunities for households earning less than 80 per cent of the Yukon median income.
- To keep the homes affordable forever, resale prices will only be allowed to increase at the rate of inflation.
- Homes will be sold at approximately 35 per cent below market value.
- Recent changes to the *Land Titles Act* in 2024 allow permanent price-restrictions to be attached to property titles, maintaining affordability despite ownership changes.
- Yukon Housing's \$5 million-contribution includes \$1 million in grants (Housing Initiatives Fund) and \$4 million in a repayable loan (Developer Build Loan program).

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Northern Community Land Trust Society (Project 1096)

Yukon
Housing

Status:

- Most of the 32 units are under contract, reflecting strong community interest in the project.
- The society is also pursuing new projects in more Yukon communities outside of Whitehorse to bring permanent affordable homeownership opportunities to rural Yukoners in need.
- As of August 28, 2025, statutory covenants can now be registered on property titles to ensure permanent or “forever affordability” with legally enforceable resale price restrictions.

Construction Status:

- The Yukon government is aware of the society’s decision to change builders mid-way through Project 1096.
- We continue to support this partnership and important project and remain committed to improving housing affordability for Yukoners.
- Construction is progressing under the new agreement with more homes expected to come online throughout the spring.

Approved by:

Samantha Paterson

March 20, 2026

President, Yukon Housing

Date approved

Topic: Build Canada Homes partnership to increase housing supply.

Key messages:

- Yukon Housing is working with Build Canada Homes to secure a partnership that would enable a significant expansion of the territory's affordable housing stock for residents as well as workers delivering essential services.
- Yukon Housing has submitted an initial proposal for a multi-year partnership to support the construction of a significant portfolio of deeply affordable and affordable housing units across the territory over the next five years.
 - The total unit count, blend of affordable and market rate units, and federal contribution are still being negotiated, and we look forward to sharing more details once terms have been finalized.
- The projects in the proposal include both Yukon Housing direct builds and partner builds delivered by First Nations, municipalities, the private sector, and non-profit organizations.

Key facts and stats:

- Build Canada Homes (BCH) is replacing the Canadian Mortgage and Housing Corporation as the primary federal funder for affordable, non-market housing developments across Canada.
- BCH is prioritizing projects that are shovel-ready within one year, include strong affordability commitments, and utilize modern methods of construction' to help lower costs and speed up construction.
- Modern methods of construction refers to innovative construction and design practices, including modular housing, prefabricated housing, standardized design, etc.

- BCH is looking to reduce red tape and administrative burdens by funding large portfolios of projects rather than single developments.
- Federal Budget 2025 includes a \$13 billion allocation for BCH over five years (2025-26 to 2029-30).

Status:

- Negotiations are currently underway regarding a potential Yukon-BCH funding arrangement. Specific details on financial commitments will be provided when an agreement is reached.
- Yukon Housing's proposal emphasizes scale, cost-sharing, efficiency and depth of affordability serving vulnerable populations.
- Yukon Housing is seeking a flexible agreement where the main deliverable is a total number of units built over a multi-year time frame, with discretion to adapt and refine the list of projects to meet the target.
- Yukon Housing's proposed portfolio is based in part on a preliminary assessment of feasible affordable housing projects currently in the Corporation's development pipeline.
- While BCH is seeking to fund a large portfolio of projects, direct applications are still encouraged from First Nations, municipalities, the private sector and non-profit organizations.

Approved by:

Samantha Paterson

April 10, 2026

President, Yukon Housing

Date approved

Creating Home – Five Year Strategic Plan

Yukon Housing

Topic: *Creating Home*, Yukon Housing's five-year strategic plan, guides decision-making to strengthen housing delivery, affordability and community wellbeing.

Key messages:

- Yukon Housing's work to support and deliver stable, affordable and quality housing is guided by its five-year strategic plan, *Creating Home*.
- *Creating Home* responds to findings from the 2022 Auditor General's report, including the need for clearer pathways into housing and stronger system coordination.
- Yukon Housing continues to focus on increasing housing supply, improving affordability and strengthening access to housing supports across the Yukon.

Key facts and stats:

- Yukon Housing set a target to reduce core housing need by 800 households over the five-year lifespan of *Creating Home* and has supported 775 households since April 2023.
- 49 new Yukon Housing-owned rent-geared-to-income units were brought online since April 2023.
- 204 affordable homes are coming online through partnerships secured since April 2023.

Status:

- Yukon Housing is in year three of implementing *Creating Home*, with progress underway across all four strategic objectives.

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TAB# 13
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Creating Home – Five Year Strategic Plan

Yukon Housing

- Major Capital (TAB# 20) and partnership projects (TAB# 21) are advancing, including Winter Crossing in Whistle Bend (TAB# 24) and 32 permanently affordable units through the Northern Community Land Trust Society.
- Work continues with federal, First Nations, municipal and non-profit partners to deliver new housing supply and supports.
- Planning and delivery are moving from strategy into implementation, with additional projects advancing in Whitehorse, Dawson City and rural communities.

Approved by:

Samantha Paterson

January 29, 2026

President, Yukon Housing

Date approved

OAG Housing Report - Joint Work Plan

Yukon Housing &
Health and Social Services

Topic: Yukon Housing and the Department of Health and Social Services continue to address the recommendations of the 2022 Auditor General's report.

Key messages:

- The Government of Yukon is committed to following through on commitments made to the Auditor General in 2022.
- Yukon Housing and the Department of Health and Social Services are addressing the Auditor General's findings collaboratively through a joint work plan focused on coordinated, cross-departmental actions.
- This work includes improving access to Yukon Housing's stock, reviewing rent assessments and unit allocation policies. It also includes increasing affordable and social housing and strengthening data collection across the housing system.
- In line with the Yukon government's mandate, Yukon Housing is also expanding the supply of affordable housing to support those most in need and reduce the waitlist.

Key facts and stats:

- On May 25, 2022, the Office of the Auditor General released a performance audit examining Yukon Housing's delivery of social housing and its joint role with Health and Social Services in emergency shelters, transitional housing and supportive housing.
- The audit found gaps in identifying housing needs, a long and growing waitlist for housing, challenges in managing stock, and limited coordination between Yukon Housing, Health and Social Services and community partners.

OAG Housing Report - Joint Work Plan

Yukon Housing &
Health and Social Services

- The Auditor General issued nine recommendations to address these gaps.
- To address the recommendations, Yukon Housing and the Department of Social Services drafted a work plan, which was subsequently finalized using input from Yukon – Together for Housing Summit held on October 4, 2022.
- The work plan, which was released publicly on December 15, 2022, included 33 actions, each linked to a specific recommendation made by the Auditor General.
- Progress on the work plan is provided to the Standing Committee on Public Accounts and to the Auditor General as requested.

Status:

- As of January 2026, 21 actions are completed. The remaining 12 actions are either underway or under review.
- Yukon Housing and the Department of Health and Social Services aim to complete actions in the workplan in 2026/2027, although many of these actions (such as working collaboratively and prioritizing investments according to identified need) are ongoing.
- The 2022 Auditor General report recommended improving access to Yukon Housing stock and strengthening rent assessment policies; Yukon Housing is reviewing allocation and asset-cap policies in response.
- Another initiative is working with the federal government to secure a Build Canada Homes agreement, and to renew long-term funding through the National Housing Strategy. These efforts relate to 40.5 of the OAG work plan.

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OAG Housing Report - Joint Work Plan

Yukon Housing &
Health and Social Services

Approved by:

Samantha Paterson

March 26, 2026

President, Yukon Housing

Date approved

Matt King

March 26, 2026

Deputy Minister, Health and Social Services

Date approved

Overview of Federal Initiatives and Funding

Yukon Housing

Topic: Yukon Housing is working to secure federal funding for housing development in the Yukon.

Key messages:

- Securing federal funding will be critical for advancing new affordable and supportive housing.
- Yukon Housing is exploring opportunities to secure a partnership agreement with Build Canada Homes, a new federal agency tasked with supporting the construction of affordable, non-market housing.
- Yukon Housing is also seeking a renewal of the National Housing Strategy to ensure long-term federal support for affordable housing.

Key facts and stats:

- Build Canada Homes (TAB# 12) is a new federal agency, launched in Fall 2025, with a mandate to support new affordable housing construction across the country.
- Since its introduction in 2017, the National Housing Strategy has been a significant source of funding to support the renewal and expansion of Yukon Housing's aging social housing stock, and to support lower income households to pay rent through the Canada-Yukon Housing Benefit.
- Under the National Housing Strategy, funding is delivered through long-term (10-year) bilateral agreements with provinces and territories.
- The National Housing Strategy expires March 31, 2028. For the final three years of the bilateral agreement (2025/26- 2027/28) Yukon Housing will receive up to \$24.3 million for rent benefits, repairs, renovations, and new construction.

Overview of Federal Initiatives and Funding

Yukon Housing

- Yukon's Social Housing Agreement with the CMHC, which provides operating funding for legacy social housing stock, expires in 2029-30.

Status:

- Officials from Yukon Housing are working with Build Canada Homes to explore opportunities to fund a portfolio of new builds across the territory.
- Yukon government is also working with provinces and territories across the country to secure a renewal of the National Housing Strategy and the continuation of long-term federal funding for affordable housing.

Approved by:

Jamie McAllister

February 5, 2026

a/President, Yukon Housing

Date approved

Topic: Advancing the Yukon government's commitments to increase housing supply and improve affordability.

Key messages:

- Housing affordability and supply remain significant challenges for Yukoners in Whitehorse and communities across the territory.
- The Yukon government is increasing housing supply, improving affordability, and expanding employee housing options to support renters, seniors, families, and essential services across the territory.
- Yukon Housing works with partners across government and with Yukon First Nations, municipalities, non-profits, the private sector, and federal partners to support rental and affordable housing development and increase supply.

Key facts and stats:

- Construction is underway on 255 affordable housing units across the territory with completion anticipated in 2026.
 - Yukon Housing-led projects include:
 - 34 units in Dawson (TAB# 20)
 - 45 units in Whitehorse (TAB# 20)
 - 2 employee housing units in Burwash Landing (TAB# 6)
 - Partner-led projects include:
 - Anticipated 75 affordable units in Whistle Bend through Da Daghay Development Corporation's Winter Crossing, with another 30 units to be determined by DDDC; (TAB# 24)
 - 67 supportive housing units in Whitehorse through Safe at Home Society's The Hearth; (TAB# 2) and
 - 32 permanently affordable home ownership units through Project 1096 (Northern Community Land Trust Society).

Status:

- Yukon Housing's Five-Year Capital Plan continues to expand housing supply across the continuum.
- Yukon Housing is advancing employee housing options to support recruitment and retention in Yukon communities (TAB# 6).
- Yukon Housing is implementing recommendations from the Office of the Auditor General's 2022 report, including reviewing the asset cap for seniors (TAB# 4) and rent-geared-to-income policies (TAB# 12).
- Yukon Housing anticipates reviewing loans and grants programs, including the Yukoner First Home Program in 2026–27, to strengthen support for homeownership and housing affordability.
- Partnerships across government and with Yukon First Nations (TAB# 21) are aligning land and funding to increase housing development, including on Settlement Lands.
- The ninth intake of the Housing Initiatives Fund offers up to \$1 million for shovel-ready housing projects and \$20,000 for pre-development initiatives. The ninth intake closed March 16, 2026. Successful projects will be announced once proposal reviews are complete (TAB# 20).
- The Yukon is pursuing a long-term partnership with the new Build Canada Homes agency (TAB# 12) to increase housing supply.
- Yukon Housing is also working with Canada to renew long-term bilateral housing agreements (TAB# 15), including continuation of the Canada–Yukon Housing Benefit to support renter affordability.

Approved by:

Samantha Paterson

May 1, 2026

President, Yukon Housing

Date approved

Topic: Overview of Yukon Housing programs that support renters, homeowners, and housing development across the territory.

Key messages:

- Yukon Housing recognizes Yukoners' housing needs and affordability challenges vary, requiring a range of programs that support renters, homeowners, and housing development across the territory.
- Yukon Housing administers loans and grants that support housing development, home repairs, and access to homeownership.
- These programs support the corporation's five-year strategic plan, *Creating Home*, which focuses on increasing housing supply and providing stable, quality housing that strengthens Yukon communities.

Key facts and stats:

- The Yukon First Home Program funding was \$1 million in 2025–26 and is \$100,000 in 2026–27.
- The Developer Build Loan Program budget is \$1 million in 2025–26 and remains \$1 million in 2026–27.
- The Home Repair Program budget was \$1 million in 2025–26 and is \$500,000 in 2026–27.
- The Municipal Matching Rental Construction Program budget was \$500,000 in 2025–26 and is \$250,000 in 2026–27.

Status:

- Yukon First Home Program
 - 16 applications received since April 2025; three households supported to date.

- **Developer Build Loan Program**
 - Financing supporting 32 permanently affordable condominiums at Northern Community Land Trust Society's Project 1096 in Whistle Bend.
- **Home Repair Program**
 - 18 households supported in 2025–26; four applications pending approval.
- **Municipal Matching Rental Construction Program**
 - Seven projects supported in 2025–26, resulting in seven new rental suites in Whitehorse and Dawson.

Budget Changes:

- Budget 2026 reflects the government's focus on maintaining essential services while responding to broader fiscal pressures.
 - As a result, funding levels for some housing programs have been aligned with recent program uptake and expected demand.
- These programs remain available and continue to support renters, homeowners, and housing development across the Yukon as part of the government's Creating Home housing strategy.

Approved by:

Samantha Paterson

April 9, 2026

President, Yukon Housing

Date approved

Topic: Future use of 407 Alexander Street.

Key messages:

- The Yukon government is considering options for the future use of publicly owned land at 407 Alexander Street to support housing and community safety objectives.
- Future use of the land will be determined by several considerations, including downtown safety, business and community development, and feedback from the Whitehorse Community Safety and Wellbeing Plan process.
- The site represents an opportunity to advance the government's platform commitments related to housing supply and downtown safety.

Key facts and stats:

- Yukon Housing purchased 407 Alexander Street for \$650,000.
- The sale closed on March 31, 2025, and was funded through Yukon Housing's 2024-25 Capital budget.
- A post-purchase building assessment found the structure unsuitable for programming or renovation to support immediate short-term uses.
- The structure was demolished and a perimeter fence was installed to ensure public safety.
- Additional costs for pre-demolition testing, reports and subsequent demolition totalled \$195,519.50.
- The property is in a high-visibility location beside the Whitehorse Emergency Shelter and opposite 408 Alexander Street, where Safe at Home Society operates a 17-unit supportive housing program in

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Spring 2026

407 Alexander Street

Yukon Housing

partnership with Yukon Housing and the Department of Health and Social Services.

Status:

- A Phase 2 Site Assessment is planned for spring 2026 and will provide detailed environmental and geotechnical information to help support decisions on future use.
- Until a long-term plan is confirmed, the property will remain safely maintained and secured.

Approved by:

Samantha Paterson

January 30, 2026

President, Yukon Housing

Date approved

Topic: Yukon Housing- and partner-led housing projects.

Key messages:

- The Government of Yukon is increasing supply of affordable housing through two major capital projects in Whitehorse and Dawson, with completion anticipated in summer/fall 2026.
- Together, these projects replace aging apartment buildings that were previously demolished. The modern, higher density, multi-family buildings will add 79 rent-geared-to-income units for the territory.
- A duplex under development in Burwash Landing will support the new school by providing housing for teachers and staff.

Key facts and stats:

- Yukon Housing-led projects underway:
 - Korbo: 34 community housing/rent-geared-to-income (RGI) units in Dawson; expected completion in fall 2026.
 - Ryder: 45 community housing/RGI units in Whitehorse; expected completion in summer 2026.
 - Burwash duplex: 2 employee housing units; expected completion in summer 2026 (TAB# 6).
- Partner-led projects underway funded in part by Yukon Housing:
 - Winter Crossing (Da Daghay Development Corporation): 105 affordable, RGI, or market rent units in Whistle Bend (TAB# 24).
 - The Hearth (Safe at Home): 67 supportive housing units in Whitehorse (TAB# 2).
 - Project 1096 (Northern Community Land Trust Society): 32-unit permanently affordable multi-family condominium development in Whistle Bend.

Status:

- Yukon Housing is exploring funding opportunities through Build Canada Homes (TAB# 12) to support future Yukon Housing- and partner-led housing projects.
- Yukon Housing launched the ninth intake for proposals to the Housing Initiatives Fund in February 2026. The Housing Initiatives Fund incentivizes construction of affordable housing projects by First Nations, the private sector, and NGOs.
 - Since 2018, Yukon Housing has committed over \$21 million to 39 projects led by First Nations governments and development corporations, leveraging additional partner funding across the territory.

Approved by:

Samantha Paterson

May 1, 2026

President, Yukon Housing

Date approved

Partnerships with Yukon First Nations

Yukon Housing

Topic: Yukon Housing partners with First Nations to increase housing supply, improve affordability and advance land development opportunities.

Key messages:

- The Government of Yukon is advancing shared housing priorities through a strengthened government-to-government approach with Yukon First Nations.
- Yukon Housing is working with Yukon First Nations and the private sector to leverage capital investments, bring more land development opportunities forward and increase the availability of housing for all Yukoners.
- Through the Housing Initiatives Fund, Yukon Housing has supported more than 200 new units in First Nations communities with a combined investment of more than \$20 million.

Key facts and stats:

- Housing Initiatives Fund approvals: 39 projects led by First Nations governments and development corporations since 2018.
- Total Housing Initiatives Fund commitments to First Nations governments and development corporations is over \$21 million.
- As of January 2026, 206 units were completed by First Nations governments and development corporations.
- First Nations governments and development corporations account for 33 per cent of all Housing Initiatives Fund projects.
- In 2025, the Housing Initiatives Fund supported the Council of Yukon First Nations to develop a second stage housing project concept.
- The Housing Initiatives Fund also committed \$1 million to the First Nation of Nacho Nyäk Dun for 10 new housing units.

Partnerships with Yukon First Nations

Yukon Housing

- A housing duplex for educational staff in Burwash Landing (TAB #6) is scheduled to open in spring 2026 on Settlement Land leased to Yukon Housing through a 30-year agreement.
- Da Daghay Development Corporation's 105-unit Winter Crossing project (TAB# 24) in Whistle Bend expects its first building to be ready for occupancy in June 2026.
- Chu Níkwän Limited Partnership's Copper Ridge West project, through a \$4.7 million Yukon Housing interest-free loan, is developing 24 long-term land lease lots.

Status:

- Settlement Lands are playing a key role in enabling housing initiatives through government-to-government collaboration. Recent partnerships have helped support new staff housing units in communities such as Old Crow and Burwash Landing, with Yukon Housing supporting delivery.
- Yukon Housing is accepting applications for the ninth intake of the Housing Initiatives Fund.

Approved by:

Jamie McAllister

February 5, 2026

a/President, Yukon Housing

Date approved

Topic: Yukon Housing continues to expand and improve its Rent-Geared-to-Income (RGI) program.

Key messages:

- Rent-geared-to-income housing keeps rent affordable and predictable, providing stability for Yukoners who face challenges in the private market.
- Yukon Housing is expanding its portfolio of rent-geared-to-income housing to support affordability, while reviewing policies to improve program outcomes.
- Yukon Housing is conducting a review of the RGI program to identify opportunities for policy improvement.

Allocation Policy:

- The Allocation policy determines which household from the waitlist will be housed when a unit becomes available.
- In September 2025, the Allocation policy was updated to increase the percentage of units in Whitehorse allocated to priority groups.
 - 60 per cent of units are now allocated to victims of violence and those with medical or mobility needs. These allocations are further prioritized based on a severity of need assessment.
 - 20 per cent of units are allocated to individuals on the By-Name-List who are experiencing homelessness. These allocations are administered through the Coordinated Housing Access Team.
 - 20 per cent of units are allocated through the affordability stream on a first-come-first-served basis.

- In communities outside of Whitehorse, 100 per cent of available RGI units are allocated based on severity-of-need, which takes into consideration homelessness and victimization from violence.

Waitlist Times:

- Priority applicants are being housed three times more frequently than a year ago, which is expected to reduce wait times. Average wait times are also expected to slowly fall for these priority groups.
- However, wait times also depend on application volume, unit availability and turnover, and whether available units meet the household size. Therefore, impacts on wait times will be seen over time.
- New units delivered through Yukon Housing and partner projects are expected to help reduce wait times for RGI applicants, including priority groups.
 - RGI units underway in Whitehorse include:
 - 45 units at Ryder Apartments; and
 - 75 units at Winter Crossing (TAB# 25).
 - Additional housing and housing supports delivered through partnerships are supporting emergency housing and movement through the housing system:
 - 18 second-stage units for women and children transitioning out of emergency housing, delivered by the Council of Yukon First Nations with Yukon Housing units;
 - 17 supportive housing units for individuals experiencing homelessness, delivered by the Safe at Home Society with Yukon Housing units and funding from Health and Social Services,

- 67 supportive units expected through The Hearth (TAB# 2),
 - 24 units provided by Kaushee's Place; and
 - two units provided by the Dawson Women's Shelter.
- Financial supports are also available through the Canada–Yukon Housing Benefit gender-based violence stream. The program helps with housing costs so individuals can secure or maintain safe housing while on the RGI waitlist.

Safety and Security of Tenants:

- Creating a safe and secure environment for tenants is a priority for Yukon housing, supported through community safety and security services, video monitoring, tenancy management and coordination with agencies such as Health and Social Services, Safer Communities and Neighborhoods unit (SCAN), RCMP and NGO partners.

Key facts and stats:

- The Auditor General of Canada's 2022 report recommended improving access to Yukon Housing's stock and strengthening rent assessment policies to ensure they are fair and consistent (TAB# 14).
- Yukon Housing provides more than 700 rent-geared-to-income units across the territory, with 154 additional units expected to come online this year.
- As of April 30, 2026, there are 331 households on the waitlist, including 84 seniors. The median wait time for seniors is 1.6 years, and for non-seniors it is 1.1 years.

- The Yukon's senior population is growing, increasing demand for safe, affordable and appropriate housing options. Yukon Housing has 286 designated seniors' units in its RGI stock (TAB# 4).
- Yukon Housing maintains security contracts and video surveillance to support tenant safety. Tenants call 911 for emergencies. Yukon Housing is on-call 24 hours a day and addresses maintenance emergencies promptly while remaining responsive to non-urgent safety issues.

Status:

- In 2025, Yukon Housing implemented key policy changes to ensure equitable allocation of units in Whitehorse to Priority Stream clients.
- Yukon Housing recently implemented a new eviction prevention policy which outlines the steps staff take to support clients to remain housed.
- A review of the asset cap policy is underway to better support seniors. Policy revisions are being considered to ensure modest retirement savings do not limit access for households that need the program (TAB# 4).
- Finally, Yukon Housing is reviewing other policies that affect eligibility, priority status, time on the waitlist, and rent assessment to ensure rent-geared-to-income housing meets the needs of low- and moderate-income Yukoners.

Approved by:

Samantha Paterson

May 5, 2026

President, Yukon Housing

Date approved

Topic: Tenancy management by Yukon Housing

Key messages:

- Yukon Housing manages over 900 social and employee housing units across the territory. Tenancy management focuses on safety, stability, and early intervention to ensure stable tenancies.
- Ending a tenancy is a last resort, used only when other interventions and attempts to engage the tenant have not resolved the issue or there are significant safety concerns.
- Yukon Housing works to connect tenants with community supports to try and ensure a smooth transition to other housing options when necessary.

Key facts and stats:

- Tenancy agreements set clear expectations to protect tenants, neighbours and housing assets.
- Yukon Housing's eviction prevention practices emphasize early intervention as well as individualized supports and community connections, in line with the Auditor General's recommendations.
- Yukon Housing works closely with the Safe at Home Society, other non-government organizations, and government departments to support successful tenancies

Status:

- Work is underway to improve end-of-tenancy data and reporting, consistent with the Auditor General's recommendations. This includes

standardizing how move-out reasons are recorded, so the information is consistent, easier to access, and more useful for program decisions.

Non-Payment of Rent:

- Rent payments support the ongoing operation and maintenance of housing, including repairs and utilities.
- Missed rent is addressed through reminders and opportunities to resolve the issue, with a focus on keeping tenants housed.
- Ending a tenancy is considered only when non-payment continues, and other options have been exhausted.

SCAN Act:

- The Safer Communities and Neighbourhoods (SCAN) Act addresses serious illegal activity at a property and operates separately from Yukon Housing.
- Yukon Housing's role is focused on tenant safety, housing stability and support.
- In rare cases involving serious safety risks from illegal activity, a landlord-supported eviction may proceed under the applicable legislation, with efforts made to support affected tenants where applicable and where possible.

Approved by:

Jamie McAllister

February 5, 2026

a/President, Yukon Housing

Date approved

Winter Crossing – Da Daghay Development Corporation

Yukon
Housing

Topic: Da Daghay Development Corporation is constructing Winter Crossing, a 105-unit housing development in Whistle Bend, with the first building expecting to be complete in June 2026.

Key messages:

- Yukon Housing is expanding its partnership with Da Daghay Development Corporation by leasing new affordable units at the Winter Crossing housing development in Whistle Bend.
- This partnership is expected to significantly reduce Yukon Housing's Rent-Geared-to-Income waitlist.

Key facts and stats:

- Winter Crossing consists of seven buildings with final occupancy by March 2027.
- Yukon Housing has agreed in principle to lease units at Winter Crossing for affordable housing purposes.
- Winter Crossing will follow a phased occupancy of units beginning in June 2026.
- Per its funding arrangement with the Canada Housing and Mortgage Corporation, Da Daghay Development Corporation is required to maintain affordability for 20 years on 75 of the 105 units at the Winter Crossing property.
- Yukon Housing has committed approximately \$10.5 million in capital funding to Winter Crossing:
 - Housing Initiatives Fund (\$1 million);
 - Municipal Matching Rental Construction Program (\$0.5 million);
 - Community Housing Development budget (\$4 million); and

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Winter Crossing – Da Daghay Development Corporation

Yukon
Housing

- Affordable Housing Fund – Northern Carve-out (\$5 million) managed by Canada Mortgage and Housing Corporation.
- Yukon Housing also currently leases 50 of 70 units at Da Daghay Development Corporation's River Bend property in Whistle Bend.
 - All 50 units are for Rent-Geared-to-Income program clients.

Status:

- Yukon Housing and Da Daghay Development Corporation are finalizing the leasing arrangement for Winter Crossing.
- Work will begin imminently to evaluate the tenancy model.

Approved by:

Samantha Paterson

March 17, 2026

President, Yukon Housing

Date approved

Topic: Housing Initiatives Fund program updates and its role in supporting affordable housing development in the Yukon.

Key messages:

- The Housing Initiatives Fund increases the supply of affordable housing across the territory by supporting partner and community-led housing developments.
- The ninth annual intake of the program recently concluded (March 16, 2026) and successful funding recipients will be announced shortly.
- Ahead of the next intake in 2027, Yukon Housing will be undertaking program improvements including potential changes to the definition of affordable rental rates, total per project funding limits and exploring opportunities to combine land donations with funding awards in a new competitive partnerships stream.

Key facts and stats:

- Since 2018, the Housing Initiatives Fund has committed over \$37 million in funding to support housing development across the Yukon.
- This investment has helped unlock more than \$350 million in proponent spending and has supported the development of 929 new housing units.
 - Of those units, 739 will remain affordable for at least 20 years.
- The ninth intake of the Housing Initiatives Fund offers up to \$1 million for shovel-ready housing projects and \$20,000 for pre-development activities. The ninth intake closed March 16, 2026. Successful projects will be announced once proposal reviews are complete.

Status:

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Housing Initiatives Fund

Yukon Housing

- Major projects supported by the Housing Initiatives Fund include:
 - 32 units being delivered by the Northern Community Land Trust Society (in progress);
 - 105 units being delivered by the Da Daghay Development Corporation at its Winter Crossing project (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).

Approved by:

Samantha Paterson

April 14, 2026

President, Yukon Housing

Date approved

Canada-Yukon Housing Benefit Program

Yukon Housing

Topic: Updates are being made to the Canada–Yukon Housing Benefit program to better support renters, including those experiencing housing affordability pressures and gender-based violence.

Key messages:

- The Canada–Yukon Housing Benefit program has been updated to provide enhanced support for low-to-moderate income households facing housing affordability pressures, particularly families with higher housing costs.
- The program also helps individuals experiencing gender-based violence access and maintain safe housing in the private rental market.
- By helping offset housing costs, the benefit supports housing stability in a tight rental market and forms part of the government’s broader approach to improving housing affordability for Yukoners.

Key facts and stats:

- To date, the Canada–Yukon Housing Benefit has supported more than 300 households to secure and maintain housing in the private rental market.
- The benefit amount in the rent subsidy stream has not increased since 2020, while rents in the territory have increased by about 32 per cent over that same period.
- By helping renters remain in the private market, the benefit also helps reduce pressure on Yukon Housing’s rent-geared-to-income waitlist.
- Updates to the Canada–Yukon Housing Benefit will help ensure available federal housing funding is directed to renters facing affordability pressures.

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Canada-Yukon Housing Benefit Program

Yukon Housing

- Previously, the program set a fixed benefit amount of \$200, \$400, \$600, or \$800 depending on a client's income.
- The changes include:
 - adjusting maximum benefit by household size so larger households who face higher costs may receive a higher benefit; and,
 - introduces a sliding scale so that changes in income lead to proportionate changes in benefits:

Household Type	Bachelor	1 BR	2 BR	3 BR	4 BR
Max Benefit	\$885	\$998	\$1,133	\$1,268	\$1,403

Status:

- Yukon Housing is in the process of implementing the changes to the Canada–Yukon Housing Benefit program.
- Program updates will be communicated to staff, delivery partners, clients, and the public this spring.

Approved by:

Samantha Paterson

March 18, 2026

President, Yukon Housing

Date approved

Topic: The Government of Yukon launched the Community Safety Planning program to support Yukon First Nations governments in community safety planning.

Key messages:

- The Community Safety Planning funding program provides up to \$200,000 to each Yukon First Nation government to support the development and implementation of Community Safety plans.
- First Nations governments are at various stages of community safety planning, and the Government of Yukon provides support through collaboration and formal funding agreements.
- The Government of Yukon and the City of Whitehorse have also signed a commitment letter to begin work on a Community Safety and Wellbeing Plan for Whitehorse.

Additional messages:

- Community safety planning is a key element of our government's plan to reduce crime and improve community safety and wellbeing in the Yukon.
- It is also a longstanding, shared priority grounded in commitments made at Yukon Forum, through community-driven safety assessments, and in Changing the Story to Upholding Dignity and Justice: Yukon's Missing and Murdered Indigenous Women, Girls and Two-Spirit+ People Strategy.

Key facts and stats:

- To date, \$840,000 has been spent and our government has signed agreements with six Yukon First Nations: Kluane First Nation; Vuntut Gwitchin First Nation; Tr'ondëk Hwëch'in; Liard First Nation; First Nation of Nacho Nyak Dun; and Ross River Dena Council.

Status

- Three First Nations, community-led safety plans are complete, and three communities are doing safety assessments.
- The Department of Justice is in ongoing discussions with the Teslin Tlingit Council, Kwanlin Dün First Nation, Champagne and Aishihik First Nations and Little Salmon Carmacks First Nation.

If asked about federal involvement with Community Safety Planning funding for First Nations:

- In 2010, Public Safety Canada created the Aboriginal Community Safety Planning Initiative (ACSPI) to support Indigenous communities in developing tailored approaches to community safety that reflect their concerns, priorities and unique circumstances, as well as funding for implementation.
- The Department of Justice continues to engage with our federal partners on their ACSPI to explore other funding opportunities that may be complementary to our safety programs.

If asked about community safety and wellbeing planning in Whitehorse:

- The Yukon government, in partnership with the City of Whitehorse, is working on a Community Safety and Wellbeing Plan to help address community safety challenges in Whitehorse.
- We will work with partner agencies (Yukon First Nations, the Council of Yukon First Nations, the Yukon RCMP, and the community) to advance Whitehorse's safety goals.
- This planning process also includes public engagement so that this work will be informed by Whitehorse residents and businesses.

Approved by:

Jeff Simons

A/Deputy Minister, Justice

2026-03-17

Date approved

Topic: Demand for building lots remains high. Modernizing the land lottery system will improve access, enable housing development, and support economic development.

Key messages:

- We are committed to reforming the land lottery system to ensure that builders have access to lots.
- Energy Mines and Resources is currently working with Yukon Contractors Association to explore the development of a homebuilders' lottery.
- We plan to increase the number of residential lots available to the private sector with conditions that ensure timely development requirements and are working to release new commercial, industrial and agricultural land to drive economic development and business opportunities.

Key facts and stats:

- The *Lands Act* currently defines how lots are to be released through lottery and over the counter.
- The current residential lottery system does not allow builders to enter for multiple lots.
- Developed residential lots are first offered through a lottery and then can be offered over the counter.

Status:

- New residential development opportunities are planned for this coming year in Whitehorse and Haines Junction.

Land Lottery Reform

Energy, Mines and
Resources

- Energy, Mines and Resources is offering lots for sale as they become available through lottery, tender and over-the-counter sales.
- A homebuilders' lottery would define who is a homebuilder and how to apportion lots equitably.

Cost Recovery:

- Under the *Lands Act*, the regulations outline how residential land lotteries are implemented and how lots are priced (market value or development costs).
- In recent years, subdivision development costs have risen significantly, making it difficult for the Yukon government to recover its costs when selling developed lots.
- Selling land below the cost of development could make it challenging for others to develop and market land profitably.

Approved by:

Jeff O'Farrell

February 4, 2026

Deputy Minister, Department of
Energy, Mines and Resources

Date approved

Topic: The Government of Yukon is releasing developed lots to create opportunities for commercial and residential development throughout the territory.

Key messages:

- This year, lots in Haines Junction and in Whitehorse's Whistle Bend neighbourhood will be offered for sale.
- Developed lots that do not sell through lottery are available for sale over the counter throughout the territory including Watson Lake, Teslin, Mayo, Faro, Haines Junction and Whitehorse.
- We are exploring ways to provide land to the private sector for development and to support our First Nation partners in developing lots on their lands.
- 8 to 12 lots that were returned from previous lotteries will be offered in a 'builders only' pilot lottery. This will occur early this summer and will get lots into the hands of private industry for development.

Key facts and stats:

- Lots in Haines Junction's Willow Acres will be offered for sale by lottery this year.
- Whistle Bend Phases 12 and 13 will be released this year providing for large multi-family, public service and commercial lots.
- Copper Ridge lot 520/1126 is being considered for development involving the private sector.
- Energy, Mines and Resources is working with the Council of Yukon First Nations to identify land for a healing centre near Whitehorse.

Land Sales

Energy, Mines and
Resources

- Energy, Mines and Resources is working with the Nelson Project to identify land options for a healing centre near Whitehorse.

Status:

- Haines Junction and Whistle Bend lotteries will be launched this year once development on those lots is completed.
- Lot 520/1126 in the Copper Ridge subdivision of Whitehorse is being redesigned to better align with the surrounding neighbourhood.
- Energy, Mines and Resources is working with clients on options for Council of Yukon First Nations and Nelson project healing centres.

If asked about Little Blue Daycare in Dawson City:

- Energy, Mines and Resources is working with the Little Blue Daycare Society to allow for development of Parcel K in Dawson City.
- There is a Yukon Environmental and Socio-economic Assessment Board (YESAB) submission in progress to build a new daycare building on its land parcel.

Approved by:

Jeff O'Farrell

May 11, 2026

Deputy Minister, Department of
Energy, Mines and Resources

Date approved

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Spring 2026

Land Sales

Energy, Mines and
Resources

Downtown Whitehorse Community Safety

Topic: Working collaboratively to improve safety in downtown Whitehorse.

Key messages:

- Our government is advancing its commitments to make downtown Whitehorse safer for families and businesses.
- We have been working closely with community partners, government departments, the City of Whitehorse, and the Yukon RCMP to address safety concerns, support the needs of businesses, and reduce crime in the downtown core.
- Our government has provided the resources the Yukon RCMP needs to work in combatting the illegal drug trade and enhancing safety in downtown Whitehorse.
- We continue to support the Whitehorse Community Safety and Wellbeing Planning process to address Whitehorse safety concerns through a coordinated, evidence-based approach.
- The committee meets monthly and has recently launched the city-wide survey to collect feedback from residents of Whitehorse.

Additional messages:

- Our government's 2026-27 budget includes over \$2 million in ongoing funding for new RCMP positions, which will support public safety in Whitehorse and the communities.
- For Whitehorse, this includes increases to the Whitehorse Detachment, and community support roles along with support for specialized teams such as the Emergency Response Team and Crime Reduction Unit.
- In addition, our government continues to support the Mobile Crisis Response Team (Car 867). This joint RCMP/Health and Social Services initiative diverts individuals experiencing mental health crises away from the criminal justice system and ensures that they receive the most appropriate level of care for the situation.

Downtown Whitehorse Community Safety

Justice

Key facts and stats:

- Yukon RCMP recorded 24,468 occurrences in 2025-26, a year-over-year decrease of approximately 0.4 per cent (9,691 occurrences or 65 per cent of the calls occurred in the Whitehorse area).
- Of those 9,691 occurrences, 757 occurred at the Whitehorse Emergency Shelter (WES).
- In 2025-26, WES accounted for 8 per cent of all downtown RCMP calls (down from 9.5 per cent the previous year).
- The Safer Communities and Neighbourhoods (SCAN) Unit expanded its capacity through federal funding under the Gun and Gang Violence Acton Fund (GGVAF).
- Yukon's 2023 to 2028 GGVAF allocation totals \$3,998,194.
 - GGVAF has supported initiatives including Whitehorse Community Safety and Wellbeing Plan, and the BCG Yukon youth crime prevention program.
 - Additional activities related to crime prevention are being explored.

Status:

- The Whitehorse Community Safety and Wellbeing planning process is supported by a multi-sector advisory committee who meets regularly to support the planning process and data collection.
- The Whitehorse Community survey has been launched to engage residents of Whitehorse.

If asked what specific action the government is taking right now to improve safety in downtown Whitehorse:

- Our government has increased funding to support additional RCMP members in Whitehorse as well as continued support for the Safer Communities and Neighbourhoods unit.
- We are working in partnership with the City of Whitehorse to develop a Community Safety and Wellbeing plan for Whitehorse.

Downtown Whitehorse Community Safety

Justice

- The Government of Yukon has permanently funded Car 867, a joint RCMP and mental health response team.

If asked how the Whitehorse Community Safety and Wellbeing Plan addresses the concerns raised by residents and businesses:

- Safety plans use evidence and data to identify priority safety issues affecting residences and businesses.
- The Department of Justice, alongside the Community Safety and Wellbeing facilitators and City of Whitehorse are engaging with businesses and residents directly.
- We will work with community partners and stakeholders to identify action priorities identified in the plans and implement priorities.

Approved by:

Mark Radke

2026-04-07

Deputy Minister, Justice

Date approved

Supportive housing

Health and Social
Services

Topic: Focuses on the aspect of supportive housing to address homelessness and coordinate through community-based programs.

Key messages:

- The Government of Yukon is working to improve supportive housing for post substance use and addictions treatment, for seniors, people with disabilities, individuals in recovery, women and children seeking safety from gender-based violence, and vulnerable Yukoners.

Key facts and stats:

- Supportive housing is part of the housing continuum, which also includes transitional housing, emergency shelters and social housing.
- Whitehorse's supportive housing takes a program-based approach where guest management is provided and residents receive comprehensive case management, life skills development, and have access to the full range of supports, including cultural programming, harm reduction services and community connection activities.
- Whitehorse has been working towards a Coordinated Access system as per the Reaching Home approach since 2017. The Community Housing Access Table (CHAT) uses the By-Name List (BNL) to understand current homelessness related housing needs and aim to have the best fit for each housing unit that becomes available. The majority of housing service providers in Whitehorse use this system and coordinate through bi-monthly meetings.
 - On July 31, 2024, there were 216 people on the BNL;
 - On February 17, 2025, there were 152 people on the BNL.

Table 1: Supportive housing units in Whitehorse for Yukoners at risk of or experiencing homelessness coordinated through CHAT.

Location	Total unit mix	Total active	Occupied
405 Alexander (above the shelter)*	20 studios	20	11
5131 5th Avenue (formerly Housing First)	14 studios, 2 one-bedroom. 1 unit unavailable (repairs).	16	15
Cornerstone Community Building**	21 one-bedroom	21	21
408 Alexander	2 studios, 5 one-bedroom, 10 two-bedroom	17	17
The Hearth (anticipated opening 2026)	43 studios, 10 one-bedroom, 14 two-bedroom	N/A	N/A
Total	141	74	64

*Currently in process to transition residents from tenancy agreements to program agreements

**Cornerstone uses a tenancy model rather than a program model.

Status:

- Continuing to partner with the Reaching Home Community Advisory Board to implement a coordinated access system in Yukon.
- Working to implement Recommendations of the Auditor General of Canada 2022 report. [\[see TAB 66 OAG report\]](#)
- **405 Alexander Street** includes 20 supportive housing units located above the emergency shelter for residents participating in onsite programming.
 - In winter 2025–26, these units are transitioning from standard tenancy agreements to program agreements, enabling access to a broader suite of supports not available under the previous housing model.

- **5131 5th Avenue** is a 16-unit supportive housing building owned by Yukon Housing Corporation and leased to the Safe at Home Society.
 - On July 1, 2025, operations were transferred from Connective Support Society to the Safe at Home Society. This transfer was initiated through an Expression of Interest that was prompted by a 2024 evaluation showing the need for increased safety, improved program engagement, structured guest management and wellness checks.
- **408 Alexander Street** is a 17-unit building owned by the Yukon Housing Corporation and leased to the Safe at Home Society since December 2024
 - Challenges with safety issues experienced in the previous operation of a Rent-Geared-to-Income housing model led to changing the tenancy model to a program model. This change has improved street-level concerns and resulted in less damage to the building.
- The **Cornerstone Community Building** offers 21 units for tenants who receive personalized support from Health and Social Services to help them succeed in their tenancies.
- **The Hearth** is a new 67-unit supportive housing initiative (with youth wing) led by Safe at Home Society.

Approved by:

Matt King

Deputy Minister, Health and Social Services

March 13, 2026

Date approved

Whitehorse Emergency Shelter (405 Alexander Street)

Health and Social
Services

Topic: Oversight, service delivery, and system alignment at 405 Alexander Street.

Key messages:

- We are reviewing the Whitehorse Emergency Shelter operating model and will engage partners to develop options for decentralization of services in the downtown core.
- Our aim is to ensure the network of services and supports for precariously housed Yukoners are organized and delivered in a cohesive manner that improves access and safety, encourages reintegration into the housing continuum, and offers as a last resort emergency shelter space when people need it.
- Overall, we are committed to the safety of vulnerable people while supporting the revitalization of downtown Whitehorse.

Key facts and stats:

- The Whitehorse Emergency Shelter at 405 Alexander Street provides up to 54 emergency shelter spaces per night.
- The building also includes 20 upper floor housing units that provide self-contained supportive accommodation connected to on-site programming and case management supports.
- In September 2025, the Department of Health and Social Services entered a one-year transfer payment agreement with Connective Support Society valued at approximately \$6.89 million for shelter operations, including staffing and programming changes. A separate food services agreement is also in place.

Session Briefing Note

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Spring 2026

Whitehorse Emergency Shelter (405 Alexander Street)

Health and Social
Services

Status:

- The Department of Health and Social Services is reviewing the shelter's operating model as part of broader work on downtown safety, service effectiveness, and coordination with government and community partners. This work includes examining the reports to date, Coroner's inquest recommendations, and considering best practices.
- Officials will work with the 405 Advisory Committee to provide advice and recommendations on site operations, including staffing, safety, reporting, cultural safety, and the program model for the 20 upper-floor units.
- This will help to inform future decisions based on the evidence, independent reviews, engagement with key partners and Yukon First Nations, advice from the Advisory committee, along with budgetary considerations.
- The 405 Alexander Street Advisory Committee will review Connective's fulfillment of TPA deliverables and provide advice and recommendations on an operating model for the site following its review.
- The Advisory Committee is finalizing First Nation membership.
- The first meeting of the committee anticipated late April or early May.
- The committee is co-chaired by the Assistant Deputy Minister of Social Services and a First Nation representative with three Government of Yukon and six First Nation members.

Approved by:

<u>Matt King</u>	<u>April 15, 2026</u>
Deputy Minister, Health and Social Services	Date approved

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

Key messages:

- Yukon's vibrant and growing communities need building lots to support growth.
- By working hand in hand with municipalities, First Nations and the private sector, we will look for ways to reduce costs and streamline processes to ensure families and businesses have the space they need to grow and thrive.
- To accommodate ongoing growth, Yukon communities require an increased supply of building lots, enabling residents and businesses to establish roots and thrive.

Key facts and stats:

- Land development is a complex process involving numerous regulatory requirements, stakeholders and decision-makers.
- The branch is the primary land developer on Yukon government-owned land for residential, commercial, industrial and recreational land. In recent years, the focus has been on residential and industrial land to meet housing and economic pressures.
- The Land Development Branch works with municipal, First Nation and private sector partners to identify priority areas and conduct site assessments, planning, design, construction, and legal surveys for new subdivisions and infill areas. Energy, Mines and Resources' Land Management Branch manages the lot releases.

Status:

Dawson

- Dredge Pond II – a 43-lot country residential subdivision; will be ready for tender this year.
- Trondek Hwech'in First Nation-Government of Yukon Planning MOU to commence joint commercial/residential planning incorporating traditional knowledge on adjacent Infill 2 (government) and C-13B (Trondek Hwech'in) parcels.
- Upper Dome Road Country Residential infill (~10 lots) and Callison East Industrial (15-20 lots) planning start.

Haines Junction

- Dhāl Ghāy/Mountain Ridge - a 44-lot Subdivision is complete (ATCO/Northwestel services underway) with lots ready for release this spring.

Watson Lake

- Frances Avenue (summer 2025) - recently released 24 new residential lots.

Faro and Mayo

- Mitchell industrial subdivision and Rose & Ladue serviced residential infill in Faro - starting detailed design.
- 7th Avenue Extension in Mayo - serviced residential infill.

Yukon-wide

- Fifteen to twenty lots from across the Yukon will be ready for release this spring.

Approved by:

Damien Burns
Deputy Minister, Community Services

February 18, 2026
[Date approved]

Residential Tenancies Act - Rent Caps

Community Services

Topic: Concern about availability of rental housing and increasing costs are issues for renters and landlords.

Key messages:

- We have committed to removing the rent cap. Yukoners shared their concerns, and we recognize that the rent cap is not achieving its intended goals.
- We know that we need to balance the needs of tenants and landlords and make rent more affordable in Yukon.
- The Residential Tenancies Office administers the *Residential Tenancies Act* by providing information, education, and a fair, accessible process for resolving disputes between landlords and tenants.
- If a landlord or tenant has a specific concern, they should contact the Office for formal dispute resolution to ensure all rights and responsibilities under the Act are upheld.

Key facts and stats:

Rent Caps:

- The annual rent increases allowed are controlled through regulation. This means that with a regulation change, the allowable amount can be adjusted or the controls on rent increases can be removed entirely.
- The *Residential Tenancies Act* creates the legal framework required to have this regulation, but the act itself does not require there to be a rent cap.
- As written now, mobile home pad fees are subject to the rent cap. If the rent cap is adjusted or removed, this change applies to all rental situations.

Residential Tenancies Act - Rent Caps

Community Services

- The Residential Tenancies Regulation sets the annual rent cap to align with the average percentage change in the *all-items* Consumer Price Index for Whitehorse of the two preceding calendar years.

Status:

- In early February, the department will communicate next year's rent cap increase as previously planned and calculated under the current CPI-based approach. At the same time, communications will clearly set out the government's intention and timeline to fully remove the rent cap regulation, with removal taking effect May 15, 2027.

Approved by:

Damien Burns
Deputy Minister, Community Services

February 17, 2026
[Date approved]

Topic: Addressing housing affordability and increasing lot availability are high priorities for the public.

Key messages:

- Whitehorse is experiencing a period of significant growth. Population forecasts suggest an average of 395 housing units will be needed annually to meet demand through 2040.
- We will continue developing the Whistle Bend subdivision, working on phases, landscaping and offsite infrastructure projects
- We will work with the City of Whitehorse to advance design options to remedy traffic issues between Whistle Bend and the City.
- We will also look beyond Whistle Bend to consider City-endorsed infill areas and release more land for private sector development.
- Together with the City of Whitehorse, the Kwanlin Dün First Nation, the Ta'an Kwäch'än Council, and residents of our capital city, we will plan the next major residential development.

Key facts and stats:

- Community Services collaborates with communities and partners to identify and advance land development opportunities.
- This work will include taking a comprehensive approach to land development in Whitehorse, with the aim of diversifying the sector to support housing growth and enabling private sector land development.

Status:

Copper Ridge Parcels 519/1126

- Land Development Branch, the City of Whitehorse, and Energy, Mines and Resources worked together to prepare these lot parcels for private

sector development. Work is underway to advance this parcel for sale to support near-term housing supply.

Whistle Bend

- Phase 9 was completed this summer, and 98 lots were released in September 2025.
- Phases 12 and 13 – 15 large multi-family, public service and commercial lots - will be completed and for sale in summer 2026.
- Detailed design for Phases 10 and 11, the stormwater conveyance and outfall system, landscaping, and Mountainview-Quartz traffic upgrades is underway to be tender-ready in 2026 and 2027.

Chasàn Tatäy (Range Point) Subdivision. Joint Government of Yukon - Kwanlin Dün First Nation project

- The Chasàn Tatäy Subdivision project will result in a medium-high density neighbourhood providing up to 420 units of housing. It will include 67 lots, a central park, a sewage lift station and stormwater pond on two adjacent Government of Yukon and Kwanlin Dün First Nation-owned parcels.
- The Government of Yukon and the Kwanlin Dün First Nation have worked in partnership to complete the master plan and zoning and are currently constructing this subdivision. Each phase of work has been appropriately cost-shared to reflect the actual costs and benefits. The design and construction costs are shared on an approximately 75:25 basis between the Kwanlin Dün First Nation and the Government of Yukon. This reflects Kwanlin Dün First Nation's larger development footprint.
- The Kwanlin Dün First Nation successfully secured a loan from Canada Infrastructure Bank for their portion of the project.

Session Briefing Note

TAB# LD-01

Spring 2026

Whitehorse Land Development

Community Services

City Infill, Industrial Areas and Whitehorse Periphery

- We have identified several government-owned infill sites that could be explored with the City as potential future residential development opportunities.
- We are starting the design of Ice Lake Road South Industrial Park and assessing other developable areas in the Whitehorse periphery.

Approved by:

Damien Burns
Deputy Minister, Community Services

February 18, 2026
[Date approved]

Community Housing for Teachers

Education

Topic: The Yukon Association of Education Professionals have voiced concerns publicly that a lack of housing is negatively impacting rural recruitment and retention.

Key messages:

- The Department of Education recognizes how important access to stable, predictable housing is for recruiting and retaining educators in all Yukon communities.
- Human Resource staff assist educators in securing housing. This work is guided by the corporate employee housing policy and can be challenging and complex as sometimes there is limited housing supply, especially in rural communities.
- The Yukon Housing Corporation, the Department of Education and the Public Service Commission created a solution for staff housing lease extensions in alignment with corporate policy. Currently, the Education Human Resources branch recommends extensions annually on behalf of educators who are subject to renewal.
- This solution ensures that educators receive notice of a housing lease term nearing the end, provides an option for renewal and supports the department's rural recruitment and retention strategy. Further, educators' ability to receive extensions to staff housing gives them security.

Key facts and stats:

- As of January 30, 2026, there are 51 Yukon Housing Corporation units in rural communities leased to and filled by educators, across all three school authorities. All other educators have secured private housing, which they either rent or purchase.

Community Housing for Teachers

Education

- The Yukon Housing Corporation manages all Yukon government staff housing units in accordance with the General Administration Manual 3.30, Employee Housing policy.
- The policy was revised in May 2019 with respect to eligibility, tenancy agreements, duration, rental rates, and assignment. Teachers are considered Priority One for receiving Yukon government staff housing units.
- The First Nation School Board collaborates with Yukon First Nation governments to lease staff housing units in communities which offer no market housing.

Status:

- A review of the Employee Housing Policy (General Administration Manual 3.30) is currently underway by the Public Service Commission and the Yukon Housing Corporation to assess its alignment with operational needs and client realities. The review is anticipated to be completed this year.

Approved by:	
Ashley Kayseas	2026-02-13
_____	_____
A/Deputy Minister, Education	Date approved

Topic: Key highlights from the 2026–27 Main Estimates.

Key messages:

- The 2026–27 Main Estimates represent a balance of fiscal discipline in the face of our current financial situation and investment in key priorities to improve the lives of Yukoners.
- The Government of Yukon needs to focus investments on critical priorities and, in time, balance spending.
- Budget 2026 includes gross O&M expenditures of \$1.97 billion, addressing O&M pressures in health and energy affordability, as well as housing, education and public safety.
- The 2026–27 Main Estimates forecast a \$81.8 million deficit as we continue to prioritize service delivery for Yukoners while undertaking further planning for future capital investments.
- As we identify strategic capital investments in future years, these additions to publicly owned assets will have an upward effect on the surplus.

Key facts and stats:

- 2026–27 Operations and Maintenance Expenditures total \$1.97 billion, plus a \$100 million contingency vote, with recoveries totaling \$188 million.
- Capital expenditures are estimated at \$385 million, with \$105.8 million in recoveries.
- Revenue will increase by \$138 million, or 7.6 per cent, over the 2025–26 Main Estimates, which is driven mainly by increased federal transfers.

-
- Transfers from Canada are forecast to increase by \$130.8 million, due to an increase in the Territorial Formula Financing Grant.
 - Tax and General Revenue are expected to increase by \$7.7 million compared to last year's Main Estimates.

Ensuring Reliable Power for Yukoners and Protecting the Integrity of the Electricity Grid:

- Budget 2026 reflects our commitment to make energy affordable through the \$13 million the Affordability Rate Relief program, for rebates on residential electricity bills.
- Major investment in our energy grid is required to ensure our grid is stable. We have earmarked up to \$100 million in additional debt space for Yukon Energy Corporation to undertake critical investments in its infrastructure this year, including upgrades to the Mayo site.

Improve timely access to frontline health care services for Yukoners:

- We have prioritized support to ensuring access to front-line health care, reflected through increased investment in the Yukon Hospital Corporation.
- The 2026–27 Main Estimates include an additional \$12.5 million in O&M funding. Including increases at the supplementary estimates, this is a \$15.8 million or 11.7% increase in O&M funding for the hospital corporation over the 2025-26 Main Estimates.
- We will also move ahead with planning for the Whitehorse General Hospital Expansion and have allocated \$4 million in capital for that planning work in 2026–27.

Theme 3: Increase the affordability and availability of housing and land

- Budget 2026 includes investments to expand the availability of housing stock and make homes more affordable.
- \$16.2 million has been allocated to complete the replacement of the Korbo apartments in Dawson and \$9.2 million for the replacement of the Ryder apartments in Whitehorse.
- The 2026-27 Main Estimates also include \$1.1 million for an anticipated lease agreement for 75 units at the new Winter Crossing development in Whistle Bend.
- \$22.2 million is allocated to advance land development in Whitehorse and rural Yukon.
 - In Whitehorse, work will continue on the Range Point Subdivision. Additionally, Whistle Bend Phases 12 and 13 will be completed, with design work completed for Phases 10 and 11.
 - In rural Yukon, work is planned on the Dredge Pond Phase II subdivision in Dawson and Mitchell Road lots in Faro.

Theme 4: Put the needs of students at the centre of our education system

- Budget 2026 provides additional funding totaling \$2.7 million for more teachers and learning assistants to support students.
- As we continue to assess improvements to how the Department of Education supports our education system, we are moving ahead with planning for a new school in Whitehorse, with \$400,000 for planning in 2026–27.

- Construction of the new school in Burwash will continue, with \$17.3 million in capital earmarked for that project in 2026–27.

Theme 5: Restoring public safety and keeping communities safe

- Budget 2026 includes a significant \$4.3 million increase in funding for the RCMP, which will allow for the hiring of 10 new officers and two support staff, as well as upgrading equipment.
- In addition, \$3.1 million in capital upgrades will be invested in RCMP detachments.
- We are investing an additional \$550,000 for gear, equipment and training for the Fire Marshal’s Office. With the \$812,000 provided at the 2025–26 Supplementary Estimates to address ongoing personnel pressures, this is a \$1.4 million year-over-year increase to the Fire Marshal, or a 62 per cent increase in that budget from the 2025–26 Main Estimates.

Theme 6: Creating the conditions to allow the private sector to grow and lead economic growth

- To streamline and refocus government’s investment in our tourism, cultural and economic sectors, we are merging the departments of Economic Development and Tourism and Culture.
- The capital budget includes up to \$7.5 million to complete delayed planning work on the proposed Convention Centre.

Approved by:

Katherine White

March 16, 2026

Deputy Minister, Finance

Date approved