

# **YUKON HOUSING CORPORATION**



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**VOTE 18**  
**YUKON HOUSING CORPORATION**

**MINISTER**

**Hon. P. Frost**

**CHAIRPERSON**

**L. Crawford**

**PRESIDENT**

**P. Hine**

- To develop and deliver housing programs in a community-centred manner.
- To work with community and private sector partners to increase the attainability and affordability of home ownership and rental accommodation in Yukon.
- To develop collaborative partnerships to enhance a range of housing options throughout Yukon.
- To improve the quality of Yukon Housing Corporation housing stock in a manner that supports long-term energy efficiency.

SUMMARY (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts to be Appropriated				
Operation and Maintenance (Vote 18-1)	19,050	19,478	19,478	17,877
Capital (Vote 18-2)	28,148	30,829	30,829	13,265
Total Appropriations <sup>(1)</sup>	47,198	50,307	50,307	31,142

Note: Restated 2018-19 Forecast, 2018-19 Estimate and 2017-18 Actual to be consistent with the 2019-20 Estimate presentation.

<sup>(1)</sup> This represents vote authority for Yukon Housing Corporation to incur expenditures and, per the *Housing Corporation Act*, for Government of Yukon to issue advances to Yukon Housing Corporation.

**VOTE 18**  
**YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2019-20 ESTIMATE</b>	<i>Comparable</i>		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
<b>Amounts to be Appropriated</b>				
Operation and Maintenance (Vote 18-1)				
Gross Expenditures	<b>19,050</b>	19,478	19,478	17,877
<b>Total Operation and Maintenance (Vote 18-1)</b>	<b>19,050</b>	19,478	19,478	17,877
Capital (Vote 18-2)				
Repair and Upgrade	<b>1,700</b>	1,700	1,700	592
Home Ownership	<b>3,350</b>	5,750	5,750	2,132
Community Partnering and Lending	<b>14,095</b>	12,115	12,115	5,690
Social Housing	<b>6,802</b>	9,241	9,241	2,003
Staff Housing	<b>2,201</b>	2,023	2,023	2,711
Central Services	<b>0</b>	0	0	137
<b>Total Capital (Vote 18-2)</b>	<b>28,148</b>	30,829	30,829	13,265
<b>Total Appropriations</b>	<b>47,198</b>	50,307	50,307	31,142
<b>Less: Revenues and Loans</b>				
Rental Revenue	<b>(6,408)</b>	(6,408)	(6,408)	(6,526)
Recoveries				
- Operation and Maintenance	<b>(5,997)</b>	(6,042)	(6,042)	(6,389)
- Capital	<b>(7,148)</b>	(12,873)	(12,873)	(4,268)
Loan Programs	<b>(6,400)</b>	(9,275)	(9,275)	(2,492)
<b>Total Expenses</b>	<b>21,245</b>	15,709	15,709	11,467
<b>Summary of Expenses by Category</b>				
Personnel	<b>7,549</b>	7,436	7,436	7,210
Other	<b>18,976</b>	21,667	21,667	13,420
Government Transfers	<b>13,770</b>	13,240	13,240	6,240
Tangible Capital Assets	<b>6,903</b>	7,964	7,964	4,272
Revenues and Loans	<b>(25,953)</b>	(34,598)	(34,598)	(19,675)
<b>Total Expenses</b>	<b>21,245</b>	15,709	15,709	11,467

**VOTE 18**  
**YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2019-20 ESTIMATE</b>	<i>Comparable</i>		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
<b>Revenues</b>				
Rental Revenue	<b>6,408</b>	6,408	6,408	6,526
Third-Party Recoveries				
Operation and Maintenance	<b>5,997</b>	6,042	6,042	6,379
Capital	<b>4,412</b>	11,400	11,400	4,640
Subtotal Third-Party	<b>10,409</b>	17,442	17,442	11,019
Recoveries from Canada				
Operation and Maintenance	<b>0</b>	0	0	10
Capital	<b>2,736</b>	1,473	1,473	(372)
Subtotal from Canada	<b>2,736</b>	1,473	1,473	(362)
<b>Total Revenues</b>	<b>19,553</b>	25,323	25,323	17,183

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**VOTE 18**  
**YUKON HOUSING CORPORATION**

O&M Expenditures (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Executive	1,579	1,400	1,400	1,183
Corporate Services	3,897	4,225	4,225	3,918
Tenant Management	7,545	7,722	7,722	6,777
Capital Development and Maintenance	4,942	5,091	5,091	5,246
Community Partnering and Lending	1,087	1,040	1,040	753
Total included in the Appropriation	19,050	19,478	19,478	17,877
Summary of Appropriation by Allotment				
Personnel	7,549	7,436	7,436	7,210
Other	10,976	11,492	11,492	10,240
Government Transfers	525	550	550	427
Total included in the Appropriation	19,050	19,478	19,478	17,877

# YUKON HOUSING CORPORATION

## REPAIR AND UPGRADE

- To offer loans and programs to eligible homeowners to repair or upgrade existing homes.
- To assist eligible homeowners to improve energy efficiency or to address specific health and safety issues or other deficiencies in their homes.

PROGRAM SUMMARY (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts included in the Appropriation				
Capital (Vote 18-2)				
Home Repair Loan/Program	1,700	1,700	1,700	592
Total included in the Appropriation	1,700	1,700	1,700	592
Summary of Appropriation by Allotment				
Personnel	0	0	0	0
Other	1,100	1,000	1,000	235
Government Transfers	600	700	700	357
Tangible Capital Assets	0	0	0	0
Total included in the Appropriation	1,700	1,700	1,700	592



# YUKON HOUSING CORPORATION

## HOME OWNERSHIP

- To assist eligible Yukon residents to obtain home ownership through mortgage financing or down payment assistance.
- To provide education, technical assistance and mortgage lending to eligible Yukon residents to build or manage construction of their own homes.

PROGRAM SUMMARY (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts included in the Appropriation				
Capital (Vote 18-2)				
First Mortgage Loan	2,500	4,000	4,000	1,472
Down Payment Assistance Loan	100	500	500	56
Owner Build Loan	750	1,250	1,250	604
Total included in the Appropriation	3,350	5,750	5,750	2,132
Summary of Appropriation by Allotment				
Personnel	0	0	0	0
Other	3,350	5,750	5,750	2,132
Government Transfers	0	0	0	0
Tangible Capital Assets	0	0	0	0
Total included in the Appropriation	3,350	5,750	5,750	2,132

# YUKON HOUSING CORPORATION

## COMMUNITY PARTNERING AND LENDING

- To assist the private sector and communities to respond to the emerging housing needs of Yukon residents.
- To assist eligible homeowners and landlords to build a rental suite or to upgrade an existing suite to building code standard.

PROGRAM SUMMARY (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts included in the Appropriation				
Capital (Vote 18-2)				
Municipal Matching Rental Construction	1,500	500	500	0
Developer Loan	1,750	2,000	2,000	0
Investment in Affordable Housing				
- First Nations Housing Partnership Program	1,500	1,500	1,500	0
- Prior Years' Projects	0	2,850	2,850	1,914
Housing Initiatives Fund	3,600	3,100	3,100	0
Challenge Cornerstone	4,000	1,150	1,150	750
First Nation Residential Energy Retrofits	1,545	0	0	0
Rental and Secondary Suite Loan	200	525	525	125
Prior Years' Projects	0	490	490	2,901
Total included in the Appropriation	14,095	12,115	12,115	5,690
Summary of Appropriation by Allotment				
Personnel	0	0	0	0
Other	1,950	2,525	2,525	234
Government Transfers	12,145	9,590	9,590	5,456
Tangible Capital Assets	0	0	0	0
Total included in the Appropriation	14,095	12,115	12,115	5,690

# YUKON HOUSING CORPORATION

## SOCIAL HOUSING

- To provide for the acquisition, renovation, construction and upgrading of social housing units.

PROGRAM SUMMARY (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts included in the Appropriation				
Capital (Vote 18-2)				
Renovation and Rehabilitation				
Existing Stock	1,200	900	900	793
Energy Retrofits	1,402	1,441	1,441	0
Unit Conversions	700	600	600	0
Investment in Affordable Housing				
- Non-Seniors' Housing Construction				
(Housing First Project)	800	2,700	2,700	42
- Prior Years' Projects	0	1,200	1,200	1,168
Old Crow Mixed-Use 10-Plex	800	0	0	0
Whitehorse Mixed-Use Housing	300	0	0	0
Northern Housing Fund	1,600	2,400	2,400	0
Total included in the Appropriation	6,802	9,241	9,241	2,003
Summary of Appropriation by Allotment				
Personnel	0	0	0	0
Other	1,200	450	450	476
Government Transfers	500	2,400	2,400	0
Tangible Capital Assets	5,102	6,391	6,391	1,527
Total included in the Appropriation	6,802	9,241	9,241	2,003

# YUKON HOUSING CORPORATION

## STAFF HOUSING

- To manage the staff housing portfolio and administer the staff housing program on behalf of Yukon government.

PROGRAM SUMMARY (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts included in the Appropriation				
Capital (Vote 18-2)				
Renovation and Rehabilitation				
Existing Stock	800	900	900	791
Energy Retrofits	701	523	523	0
Unit Conversions	700	600	600	0
Prior Years' Projects	0	0	0	1,920
Total included in the Appropriation	2,201	2,023	2,023	2,711
Summary of Appropriation by Allotment				
Personnel	0	0	0	0
Other	400	450	450	103
Government Transfers	0	0	0	0
Tangible Capital Assets	1,801	1,573	1,573	2,608
Total included in the Appropriation	2,201	2,023	2,023	2,711

# YUKON HOUSING CORPORATION

## CENTRAL SERVICES

- To provide support services for the Yukon Housing Corporation's activities in areas of:
  - office space, renovations, furniture and equipment;
  - computer systems development and workstations; and
  - construction related measuring and monitoring equipment.

PROGRAM SUMMARY (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
Amounts included in the Appropriation				
Capital (Vote 18-2)				
Prior Years' Projects	0	0	0	137
Total included in the Appropriation	0	0	0	137
Summary of Appropriation by Allotment				
Personnel	0	0	0	0
Other	0	0	0	0
Government Transfers	0	0	0	0
Tangible Capital Assets	0	0	0	137
Total included in the Appropriation	0	0	0	137

# YUKON HOUSING CORPORATION

REVENUES (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
<b>RENTAL REVENUE</b>				
Rent	6,408	6,408	6,408	6,526
<b>Total Rental Revenue</b>	<b>6,408</b>	<b>6,408</b>	<b>6,408</b>	<b>6,526</b>
<b>THIRD-PARTY RECOVERIES</b>				
<b>Operation and Maintenance</b>				
City of Whitehorse - Social Housing				
Cost Recoveries	20	20	20	20
Former Tenant Damage Recoveries	100	100	100	55
Interest	1,511	1,510	1,510	1,755
Canada Mortgage and Housing Corporation				
- Social Housing Agreement	3,741	3,787	3,787	3,875
- Investment in Affordable Housing	525	525	525	305
Federal/Provincial/Territorial Meetings -				
Cost Recoveries	100	100	100	81
Prior Years' Recoveries	0	0	0	288
	<b>5,997</b>	<b>6,042</b>	<b>6,042</b>	<b>6,379</b>
<b>Capital</b>				
<b>Repair and Upgrade</b>				
Investment in Affordable Housing	300	600	600	341
<b>Community Partnering and Lending</b>				
Prior Years' Recoveries	0	4,500	4,500	1,175
<b>Social Housing</b>				
Northern Housing Fund	2,400	2,400	2,400	0
Canada Community Housing Initiative	53	0	0	0
Provincial Territorial Priorities	1,659	0	0	0
Prior Years' Recoveries	0	3,900	3,900	3,124
	<b>4,412</b>	<b>11,400</b>	<b>11,400</b>	<b>4,640</b>
<b>Total Third-Party Recoveries</b>	<b>10,409</b>	<b>17,442</b>	<b>17,442</b>	<b>11,019</b>

# YUKON HOUSING CORPORATION

REVENUES (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
RECOVERIES FROM CANADA				
Operation and Maintenance				
Prior Years' Recoveries	0	0	0	10
	0	0	0	10
Capital				
Repair and Upgrade				
Prior Years' Recoveries	0	0	0	(372)
Social Housing				
Low Carbon Fund	1,051	1,081	1,081	0
Staff Housing				
Low Carbon Fund	526	392	392	0
Community Partnering and Lending				
Low Carbon Fund	1,159	0	0	0
	2,736	1,473	1,473	(372)
Total Recoveries from Canada	2,736	1,473	1,473	(362)
TOTAL REVENUES	19,553	25,323	25,323	17,183

# YUKON HOUSING CORPORATION

LOANS (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
LOAN PROGRAMS				
Capital				
Repair and Upgrade				
Home Repair Loan/Program	1,100	1,000	1,000	235
Home Ownership				
First Mortgage Loan	2,500	4,000	4,000	1,472
Down Payment Assistance Loan	100	500	500	56
Owner Build Loan	750	1,250	1,250	604
Community Partnering and Lending				
Rental and Secondary Suite Loan	200	525	525	125
Developer Loan	1,750	2,000	2,000	0
TOTAL LOANS	6,400	9,275	9,275	2,492



# YUKON HOUSING CORPORATION

GOVERNMENT TRANSFERS (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
OTHER TRANSFER PAYMENTS				
Operation and Maintenance				
Seniors' Home and Yard Maintenance	55	55	55	40
Housing Industry Development	45	70	70	11
Social Housing Program Subsidies	425	425	425	376
	525	550	550	427
Capital				
Repair and Upgrade				
Home Repair Loan/Program	600	700	700	357
Community Partnering and Lending				
Municipal Matching Rental Construction	1,500	500	500	0
Investment in Affordable Housing				
- First Nations Housing Partnership Program	1,500	1,500	1,500	0
- Prior Years' Other Transfer Payments	0	2,850	2,850	1,914
Housing Initiatives Fund	3,600	3,100	3,100	0
Challenge Cornerstone	4,000	1,150	1,150	750
Low Carbon Fund	1,545	0	0	0
Prior Years' Other Transfer Payments	0	490	490	2,792
Social Housing				
Northern Housing Fund	500	2,400	2,400	0
	13,245	12,690	12,690	5,813
TOTAL GOVERNMENT TRANSFERS	13,770	13,240	13,240	6,240

# YUKON HOUSING CORPORATION

CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)	2019-20 ESTIMATE	Comparable		
		2018-19 FORECAST	2018-19 ESTIMATE	2017-18 ACTUAL
<b>Beginning of the Year</b>				
Cost of Tangible Capital Assets in Service	<b>146,669</b>	138,505	139,182	134,485
Accumulated Amortization	<b>(58,708)</b>	(55,486)	(55,571)	(52,486)
Work-in-Progress	<b>0</b>	200	443	184
Net Book Value	<b>87,961</b>	83,219	84,054	82,183
<b>Changes during the Year</b>				
Cost of Tangible Capital Assets				
Capital Acquisitions	<b>4,603</b>	4,064	4,064	4,072
Work-in-Progress put in Service during Year	<b>0</b>	4,100	4,343	184
Disposals	<b>0</b>	0	0	(236)
Accumulated Amortization				
Amortization Expense	<b>(3,487)</b>	(3,222)	(3,222)	(3,209)
Disposals	<b>0</b>	0	0	209
Work-in-Progress				
Capital Acquisitions	<b>2,300</b>	3,900	3,900	200
Work-in-Progress put in Service during Year	<b>0</b>	(4,100)	(4,343)	(184)
<b>End of the Year</b>				
Cost of Tangible Capital Assets in Service	<b>151,272</b>	146,669	147,589	138,505
Accumulated Amortization	<b>(62,195)</b>	(58,708)	(58,793)	(55,486)
Net Book Value	<b>89,077</b>	87,961	88,796	83,019
Work-in-Progress	<b>2,300</b>	0	0	200
<b>Total Net Book Value and Work-in-Progress</b>	<b>91,377</b>	87,961	88,796	83,219