

# **YUKON HOUSING CORPORATION**



**VOTE 18  
YUKON HOUSING CORPORATION**

**MINISTER**  
**Hon. G. Hart**

**CHAIRPERSON      PRESIDENT**  
**R. Couture      M. Tremblay**

**CORPORATE OBJECTIVES**

- To assist people to meet their housing needs.
- To help the housing market-place work better by furthering the self-sufficiency of communities, industries, and people by:
  - providing social housing to serve the changing needs of clients;
  - providing staff housing to meet departmental needs;
  - supporting Yukoners to repair their homes, improve the energy efficiency of their homes and protect the environment;
  - supporting Yukoners to become homeowners and to improve the accessibility and energy efficiency of the housing stock;
  - assisting seniors and people with disabilities to meet their housing needs;
  - playing a lead role in educating and transferring technology to the Yukon housing industry and general public; and
  - building community and industry capacity.

<b>FINANCIAL SUMMARY (\$000'S)</b>	<b>2004-05 ESTIMATE</b>	<b>2003-04 FORECAST</b>	<b>% CHANGE</b>	<b>2002-03 ACTUAL</b>
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**Capital Expenditures**

Repair and Upgrade	<b>2,775</b>	2,875	-3%	1,697
Home Ownership	<b>7,550</b>	9,750	-23%	6,584
Industry and Community Partnering	<b>850</b>	1,050	-19%	612
Social Housing	<b>1,270</b>	1,143	11%	1,152
Staff Housing	<b>602</b>	188	220%	502
Central Services	<b>269</b>	203	33%	226
<b>Total Capital Vote 18 *</b>	<b>13,316</b>	15,209	-12%	10,773
<b>Capital Recoveries</b>	<b>10,935</b>	13,420	-19%	8,983

\* This represents vote authority for the Yukon Housing Corporation to incur expenditures and, per the Housing Corporation Act, for the Yukon government to issue advances to the Yukon Housing Corporation.

## YUKON HOUSING CORPORATION

### REPAIR AND UPGRADE

#### PROGRAM OBJECTIVES

- To offer preferred interest rate loans in order to facilitate changes to existing homes by improving the availability of affordable choices for safe, healthy, and energy efficient housing that meets the needs of Yukoners.

#### Home Repair:

- To address specific health and safety issues as well as deficiencies with foundations, plumbing, heating, electrical and mechanical systems, overcrowding due to family size, and specialty features for occupants to promote independent living.
- To assist homeowners to improve the energy efficiency of their home.

#### Home Repair Enhancement:

- To offer loan financing when a home requires repairs beyond the limits of the Home Repair Program.

#### Mobile Home Repair:

- To assist Yukon owners of mobile homes located on rental pads to repair their residence or perform emergency repairs.

#### Energy Management:

- To develop and deliver residential energy management programs to Yukoners.

<b>CAPITAL EXPENDITURES (\$000'S)</b>	<b>2004-05 ESTIMATE</b>	<b>2003-04 FORECAST</b>	<b>% CHANGE</b>	<b>2002-03 ACTUAL</b>
Home Repair Loans/Programs	2,500	2,500	0%	1,528
Home Repair Enhancement Loans	75	75	0%	88
Mobile Home Repair and Upgrade Loans	50	100	-50%	11
Energy Management Loans	150	200	-25%	70
<b>Total Repair and Upgrade</b>	<b>2,775</b>	<b>2,875</b>	<b>-3%</b>	<b>1,697</b>

## YUKON HOUSING CORPORATION

### HOME OWNERSHIP

#### PROGRAM OBJECTIVES

- To respond to the housing needs of Yukoners by helping eligible clients obtain home ownership.

#### Mortgage Financing:

- To assist eligible Yukon residents to become homeowners by offering mortgages, including Green Home mortgages (enhanced energy features) and Accommodating Home mortgages (accessibility features).

#### Home Completion:

- To assist eligible homeowners in rural Yukon with financing to complete the construction of their home.

#### Owner Build:

- To provide education, technical assistance and mortgage lending to eligible Yukon residents to build their own homes.

#### Mobile Home:

- To assist eligible owners of mobile homes to relocate their mobile home from a rental pad onto titled property.

#### Extended Mortgage Guarantee:

- To assist Yukon rural residents with access to insured mortgage financing for the construction of a new house.

CAPITAL EXPENDITURES (\$000'S)	2004-05 ESTIMATE	2003-04 FORECAST	% CHANGE	2002-03 ACTUAL
Mortgage Financing Loans	6,000	7,500	-20%	5,582
Home Completion Loans	400	400	0%	194
Owner Build Loans	1,000	1,600	-38%	725
Mobile Home Loans	150	250	-40%	83
<b>Total Home Ownership</b>	<b>7,550</b>	<b>9,750</b>	<b>-23%</b>	<b>6,584</b>

## YUKON HOUSING CORPORATION

### INDUSTRY AND COMMUNITY PARTNERING

#### PROGRAM OBJECTIVES

- To assist the private sector and communities to respond to the emerging housing needs of Yukoners.

#### Industry and Community Partnering:

- To assist the private market and communities in removing barriers and impediments that are preventing housing development or enhancement.

#### Joint Venture:

- To encourage and support the private sector to increase or improve housing options in Yukon including the development and demonstration of new technologies.

#### Rental Suite:

- To assist homeowners to build a rental suite where market conditions warrant or to upgrade an existing suite to standard.

#### Seniors' Housing:

- To improve the availability of specially built or converted housing that meets the specific needs and preferences of Yukon seniors.
- To improve the services and supports available to Yukon seniors who choose to "age in place" in their current home.

CAPITAL EXPENDITURES (\$000'S)	2004-05 ESTIMATE	2003-04 FORECAST	% CHANGE	2002-03 ACTUAL
Joint Venture Loans	700	700	0%	488
Rental Suite Loans	50	50	0%	24
Seniors' Housing Management Fund	100	100	0%	100
Prior Years' Projects	0	200	-100%	0
<b>Total Industry and Community Partnering</b>	<b>850</b>	<b>1,050</b>	<b>-19%</b>	<b>612</b>

## YUKON HOUSING CORPORATION

### SOCIAL HOUSING

#### PROGRAM OBJECTIVE

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	2004-05 ESTIMATE	2003-04 FORECAST	% CHANGE	2002-03 ACTUAL
Repayment of Long-Term Debt	920	843	9%	775
Renovation and Rehabilitation Existing Stock	350	300	17%	377
<b>Total Social Housing</b>	<b>1,270</b>	<b>1,143</b>	<b>11%</b>	<b>1,152</b>

## YUKON HOUSING CORPORATION

### STAFF HOUSING

#### PROGRAM OBJECTIVES

- To provide adequate and suitable accommodation to eligible employees of the Government of the Yukon living outside Whitehorse.
- To provide for the acquisition, renovation and upgrading of staff housing units throughout the Yukon.
- To administer the Government Employee Housing Plan Act.

<b>CAPITAL EXPENDITURES (\$000'S)</b>	<b>2004-05 ESTIMATE</b>	<b>2003-04 FORECAST</b>	<b>% CHANGE</b>	<b>2002-03 ACTUAL</b>
Repayment of Long-Term Debt	65	63	3%	59
Renovation and Rehabilitation Existing Stock	187	125	50%	242
Construction/Acquisition	350	0	100%	201
<b>Total Staff Housing</b>	<b>602</b>	<b>188</b>	<b>220%</b>	<b>502</b>

## YUKON HOUSING CORPORATION

## CENTRAL SERVICES

### PROGRAM OBJECTIVE

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	<b>2004-05 ESTIMATE</b>	<b>2003-04 FORECAST</b>	<b>% CHANGE</b>	<b>2002-03 ACTUAL</b>
Office Furniture, Equipment, Systems and Space	116	50	132%	73
Repayment of Long-Term Debt	153	153	0%	153
<b>Total Central Services</b>	<b>269</b>	<b>203</b>	<b>33%</b>	<b>226</b>



# YUKON HOUSING CORPORATION

RECOVERIES (\$000'S)	2004-05 ESTIMATE	2003-04 FORECAST	% CHANGE	2002-03 ACTUAL
<b>Repair and Upgrade</b>				
Home Repair Loans	2,125	2,125	0%	1,385
Home Repair Enhancement Loans	75	75	0%	88
Mobile Home Repair and Upgrade Loans	35	70	-50%	11
Energy Management Loans	150	200	-25%	70
<b>Home Ownership</b>				
Mortgage Financing Loans	6,000	7,500	-20%	5,582
Home Completion Loans	400	400	0%	194
Owner Build Loans	1,000	1,600	-38%	725
Mobile Home Loans	150	250	-40%	83
Prior Years' Recoveries	0	0	0%	21
<b>Industry and Community Partnering</b>				
Joint Venture Loans	700	700	0%	488
Rental Suite Loans	50	50	0%	24
Prior Years' Recoveries	0	200	-100%	0
<b>Social Housing</b>				
Renovation and Rehabilitation Existing Stock	250	250	0%	250
Prior Years' Recoveries	0	0	0%	30
<b>Staff Housing</b>				
Prior Years' Recoveries	0	0	0%	32
<b>TOTAL RECOVERIES</b>	<b>10,935</b>	<b>13,420</b>	<b>-19%</b>	<b>8,983</b>

# YUKON HOUSING CORPORATION

<b>TRANSFER PAYMENTS (\$000'S)</b>	<b>2004-05 ESTIMATE</b>	<b>2003-04 FORECAST</b>	<b>% CHANGE</b>	<b>2002-03 ACTUAL</b>
<b>CONTRIBUTIONS</b>				
<b>Industry and Community Partnering</b>				
Seniors' Housing Management Fund	100	100	0%	100
<b>TOTAL TRANSFER PAYMENTS</b>	100	100	0%	100