

Yukon Housing Corporation

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Housing Landscape

Yukon Housing Corporation

Recommended response:

- Access to housing remains a priority, and work continues to address key challenges, including:
 - Expanding housing with support services for those in need.
 - Increasing the supply of affordable rental units.
 - Helping Yukoners navigate housing costs.
- Yukon Housing Corporation and its partners are adapting to high construction and borrowing costs by finding innovative ways to develop and maintain housing.
- The corporation's five-year strategic plan, *Creating Home*, is driving a more client-focused and collaborative approach to affordable housing and integrating support services to improve outcomes for Yukoners.

Additional response:

- Governments and stakeholders are working together to develop new land, expand housing options, and respond to the findings of the 2022 Office of the Auditor General Report on housing.
- Housing projects continue to move forward to meet the needs of Yukoners.

Context:

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

Background:

Section 1: Yukon population

- In June 2024, the estimated Yukon population was 46,640; an increase of 1,354, or 3.0%, compared to the revised figure for June 30, 2023 (45,286).
- The Yukon's population is forecast to increase to 51,520 by 2030.
- While the population of most age groups is expected to increase over this period, the number of seniors and people between the ages of 55 and 64 is expected to grow the fastest.

Housing Landscape

Yukon Housing Corporation

Section 2: Housing statistics

Average Whitehorse house prices (YBS)

	2023 Q4	2024 Q4	% Change
Single-detached house	\$627,400	\$657,900	3.0%
Condominium	\$416,000	\$611,900	7.2%

Yukon rents and vacancies (YBS)

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

New residential permits issued, Yukon (YBS)

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

Residential building construction, Yukon (YBS)

	January-December 2023	January-December 2024
# residential permits issued*	988	839
\$ value of new permits*	\$81.1 million	\$156.2 million (92% increase)

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

City of Whitehorse, new housing completions ([CMHC](#))

Year	Homeowner	Rental	Condo	All
2018	66	100	61	227
2019	55	78	110	243
2020	80	116	152	348
2021	86	57	53	196
2022	111	194	181	486
2023	129	189	126	444
2024	73	19	151	243

Section 3: Capital projects recently completed by YHC or partners

Since 2022:

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

Housing Landscape

Yukon Housing Corporation

YHC projects completed 2022-2024

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

Major partnership projects completed 2022-2024

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

Section 4: Underway or upcoming housing capital projects for YHC and partners

YHC projects underway

Project	Start Date	Anticipated Completion Date	Number of Units
Watson Lake - 10-unit supportive living residence (TAB #20)	Summer 2023	Winter 2025	10
Dawson - 34-unit housing project - Korbo lot (TAB #19)	Fall 2024	2026-27	34
Whitehorse - 45-unit Ryder replacement	Fall 2024	Spring 2026	45
Burwash Landing - 1 staff duplex (TAB #25)	Fall 2024	Summer 2026	2
Whitehorse - Purchase of 190 Olive May Way (TAB #5)	July 2024	February 2025	18
Total units underway:			109

Major partnership projects underway or completed

Project	Start Date	Anticipated Completion Date	Number of Units
Safe at Home Society's supportive housing "The Hearth"	March 2024	Spring 2026	67

Housing Landscape

Yukon Housing Corporation

Safe at Home Society's supportive housing at 408 Alexander	May 2024	Completed	17
DDDC's affordable rental project "Winter Crossing"	Spring 2024	Spring 2026	105
Northern Community Land Trust Society's affordable homeownership "Project 1096"	June 2024	December 2025	32
HIF-7 funding recipients	Spring 2024	Fall 2026	78
Total units:			299

YHC projects planned

Project	Anticipated Start Date	Anticipated Completion Date	Number of Units
Teslin – 6-plex with Village and Teslin Tlingit Council	Design – 2025/26	2027/28	6
Carcross – 6-plex	Lot selected, YESAB approval in progress	2027/28	6
Mayo – 10-Unit Community Housing Project	Lot selected, Design – 2027/28	2029/30	10
Ross River – duplex	2026/27	2028/29	2
Haines Junction – 6-plex	2027/28	2029/30	6
Whitehorse – Accessible Triplex at 44-13 th Ave.	Deferred due to lack of city sewer/water infrastructure, plan to upgrade in 3-5 years.		3
Total units planned:			33

Section 5: Support for new residential land development

September 2024	As part of the Government of Yukon's ongoing commitment to increase land and housing availability and support business growth, new residential and industrial lots are being released in communities across the Yukon in partnership with municipalities and Yukon First Nations. <ul style="list-style-type: none"> seven residential lots in Haines Junction, Mayo and Watson Lake; and three industrial lots in Teslin and Haines Junction This is the sixth lot release this year and is a direct result of the Government of Yukon's historic investment in land development. Since 2021, 685 lots have been released through lotteries and tenders, with over 1,000 expected by 2026. (TABS # 37 and 38).
August 2024	As part of its efforts to work in collaboration with municipalities and Yukon First Nations governments to address housing and business space needs across the territory, the Government of Yukon has released 33 new residential lots across the Yukon. <ul style="list-style-type: none"> Twelve lots are available in Carmacks and Faro 21 country residential lots are available in the Lone Tree subdivision north of Teslin.
June 2023	Government of Yukon partnered with the Government of Canada and the City of Dawson to develop four new residential lots in Dawson.
February 2023	120 lots, including single family, multi-family and townhouse lots in Whistle Bend made available through public lottery.

Section 6: Tenants in Yukon Housing RGI units

YHC Unit Status as of April 24, 2025

Breakdown	Employee	RGI	Total
Occupied	166	664	830

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Under Allocation	2	13	15
Under Capital	2	9	11
Under Repair	3	25	28
Total	173	711	884

Length of RGI tenancy as of April 24, 2025

Length of RGI tenancy in years	Non-Senior	Senior	Total
<1 Year	79	41	120
01-02 Years	96	39	135
02-03 Years	38	33	71
03-04 Years	29	15	44
04-05 Years	18	17	35
05-10 Years	78	97	175
10-15 Years	21	25	46
15-20 Years	8	13	21
20+ Years	7	9	16
Total	374	289	663
Average Years	3.7	5.6	4.5

*The longest running tenancy is 29 years.

Section 7: Waitlist

YHC waitlists for seniors and non-seniors as of April 24, 2025 (TAB #13)

Community	Non-Senior	Senior	Total
Carcross	1	0	1
Carmacks	4	0	4
Dawson City	13	9	22
Haines Junction	2	2	4
Ross River	1	0	1
Watson Lake	16	3	19
Whitehorse	180	93	273
Total	217	107	324

As of April 24, 2025, 13 employees are on the waitlist (TAB #10)

Community	Employee
Dawson City	6
Faro	1

Housing Landscape

Yukon Housing Corporation

Haines Junction	3
Pelly Crossing	1
Ross River	1
Teslin	1
Total	13

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

RGI Waitlist based on Priority Status as of April 24, 2025

Priorities	Non-Senior	Senior	Total
Affordability	136	59	195
By-Name List/Homeless (Community)*	5	2	7
Priority – Medical	11	17	28
Priority – Mobility	10	31	41
Priority – Gender-based violence	56	1	57
TOTAL	218	110	328

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

Time on Waitlist based on Secondary Status as of April 24, 2025

Breakdown	Affordable	By-Name List	Medical	Mobility	Gender-based violence	Total
<1 Year	129	6	16	21	25	197
1-3 Years	51	0	9	13	28	101
3-5 Years	8	0	3	2	1	14
5-7 Years	7	1	1	2	0	11
7+ Years	1	0	0	0	0	1
Total	196	7	29	38	54	324
Average Years	1.2	1.2	1.4	1.4	1.0	1.2

* The By-Name List category identifies homeless priority in the rural communities outside of Whitehorse.

Section 8: Canada-Yukon Housing Benefit (TAB #9)

- The program helps low-to-moderate-income Yukoners in private market rental housing who cannot afford rent. Applicants can receive \$200, \$400, \$600 or \$800 per month, which will be paid directly to the individual.
 - Applicants must provide proof of income to be eligible.
 - Since the program's launch in November 2020, over 300 households have been supported.
- As of April 24, 2025:
 - 206 households were approved for the original benefit.
 - 18 households were approved for the gender-based violence stream.

Housing Landscape

Yukon Housing Corporation

Canada-Yukon Housing Benefit - Rental stream breakdown by benefit level as of April 24, 2025.

Benefit Level	# of Clients	Monthly Budget
200	77	\$15,400.00
400	38	\$15,200.00
600	47	\$28,200.00
800	44	\$35,200.00
Total	206	\$94,000.00

Canada-Yukon Housing Benefit - Rental stream recipients as of April 24, 2025.

Community	Non-Senior	Senior	Total
Dawson City	5	4	9
Haines Junction	3	0	3
Watson Lake	1	1	2
Whitehorse	149	43	192
Total	158	48	206

Section 9: Loans and Grants programs

- 1. Yukoner First Home Program (TAB #6)** – Launched on April 23, 2024, the Yukoner First Home Program is a new program that provides a deferrable, low-interest loan to first-time buyers who have a pre-approved mortgage and need down payment support.
- 2. Developer Build Loan (DBL) Program** – Provides loans for short-term construction financing to Yukon developers who may be unable to secure funding from traditional lenders. The program is for land and infrastructure development for residential purposes or building homes and multi-unit residential buildings. The loan is fully repayable to Yukon Housing Corporation.

Developer Build Loan Program

Applications	2020-21	2021-22	2022-23	2023-24	2024-Jan25	Total	%
Approved	1	1	1	0	2	5	46
Declined	0	0	2	1	0	3	27
Cancelled	0	2	0	1	0	3	27
TOTAL	1	3	3	2	2	11	100

- 3. Home Ownership Loan Program** – A spring 2024 review found it was not adequately supporting the needs of Yukoners, prompting the transition to the new program. The program has been replaced by the Yukoner First Home Program.

Housing Landscape

Yukon Housing Corporation

4. **Municipal Matching Rental Construction Program (MMRCP)** – This is a one-time capital grant for projects that receive a municipal development incentive. It is meant to help increase the supply of rental housing in communities.

MMRCP

Applications	2020-21	2021-22	2022-23	2023-24	2024-Jan 25	Total	%
Approved	13	12	17	12	10	64	64.6
Declined	2	1	3	4	0	10	10.1
Cancelled	1	0	12	10	2	25	25.3
TOTAL	16	13	32	26	12	99	100

5. **Home Repair Program** – Funding to repair or upgrade primary residence. This program includes emergencies, accessibility and wildfire grants and a home repair loan. *Note: Three intakes have been completed for the fiscal year 2023-2024.*

Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Jan 25	Total
Approved/Pre-Approved	40	46	34	17	3	140
Declined	0	2	3	3	2	10
Cancelled	6	14	9	8	8	45
Total	46	62	46	28	13	195

Loans stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Jan 25	Total
Approved/Pre-Approved	0	6	8	10	2	26
Declined	0	5	10	12	5	32
Cancelled	0	25	32	24	20	101
Total	0	36	50	46	27	159

Accessibility stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Jan 25	Total
Approved/Pre-Approved	10	8	14	7	5	44
Declined	0	1	2	1	2	6
Cancelled	1	3	8	14	1	27
Total	11	12	24	22	8	77

Emergency stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Jan 25	Total
Approved/Pre-Approved	10	6	6	5	3	30
Declined	0	2	6	11	6	25
Cancelled	1	1	4	36	11	53
Total	11	9	16	52	20	108

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Yukon Housing Corporation

Wildfire Grants stream:

Applications	2020-21	2021-22	2022-23	2023-24	2024-Jan 25	Total
Approved/Pre-Approved	n/a	n/a	n/a	11	10	21
Declined	n/a	n/a	n/a	0	1	1
Cancelled	n/a	n/a	n/a	16	4	20
Total	n/a	n/a	n/a	27	15	42

6. **Housing Initiatives Fund (HIF)** – Provides capital construction grants for planning and development of new affordable home ownership or rental housing. Affordable is defined as at or below the median market rent or house price. All projects funded under HIF must remain affordable for 20 years. (TAB #26)

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

April 25, 2025

Date Approved

YHC Program Overview

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation recognizes that Yukoners' housing needs vary and that tailored funding programs are required to support people across the housing continuum.
 - The corporation administers funding programs for renters, homeowners and developers which include:
 - Canada-Yukon Housing Benefit
 - Developer Build Loan Program
 - Home Repair Program
 - Housing Initiatives Fund
 - Municipal Matching Rental Construction Program
 - Rent-Geared-to-Income
 - Yukoner First Home Program
 - These funding programs provide affordable housing options for Yukoners and reflect the commitment within our five-year strategic plan, Creating Home, which strives to offer stable, quality housing that strengthens communities and creates opportunities.

Additional response:

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

Context:

- Yukoners are keen to understand the programs that may support their housing needs.

Background:

Program	Description
Developer Build Loan Program (DBL)	<p>What: short-term construction financing to Yukon developers who are not eligible for construction funding from traditional lenders.</p> <p>Who: supports land infrastructure development for residential purposes or building homes and multi-unit residential buildings.</p>

YHC Program Overview

Yukon Housing Corporation

	Terms: the loan is fully repayable to Yukon Housing Corporation
Housing Initiatives Fund (HIF) (TAB #26)	<p>What: capital grants for the construction of new affordable rental housing and innovative housing projects across the Yukon.</p> <p>Who: Community housing providers including public or private non-profit housing organizations or rental co-operatives, First Nations governments and development corporations, municipalities, private sector companies and individuals.</p> <p>Terms: Affordable is defined as at or below the median market rent or house price. All projects funded under the Housing Initiatives Fund must remain affordable for 20 years.</p>
Home Repair Loan Program (HRP)	<p>What: fund repairs or upgrade to a primary residence</p> <p>Who: lower to moderate income Yukon homeowners</p> <p>Terms: The income-tested program includes four streams of funding: Emergency Grants (up to \$10,000), Accessibility Grants (up to \$30,000), Wildfire Grants (up to \$1,500) and Home Repair Loans to upgrade or repair their home (up to \$70,000, including a possible grant up to \$10,000).</p>
Yukoner First Home Program (YFHP) (TAB #6)	<p>What: helps eligible Yukoners with the down payment on their first home.</p> <p>Who: Yukon residents (individuals or families) who are first-time homebuyers.</p> <p>Terms: interest is fixed at 2.5% and compounded yearly. No payments are required during the amortization period of the mortgage (for example, 25 years). The loan can be paid off early at any time with no penalty. Repayment is required if you refinance the mortgage, pay off the mortgage, sell the home, or if the home is no longer your primary residence.</p>
Canada-Yukon Housing Benefit rental subsidy (CYHB) (TAB #9)	<p>What: a rental benefit based on household income and size.</p> <p>Who: helps Yukoners on low to moderate incomes in private market rental housing who cannot afford rent.</p> <p>Terms: eligible applicants can receive \$200, \$400, \$600 or \$800 per month paid directly to the individual. Each year, applicants must provide proof of income and a lease agreement to be eligible.</p>
Canada-Yukon Housing Benefit gender-based violence rent subsidy (CYHB-GBV) (TAB #9)	<p>What/Who: helps survivors of gender-based violence with low to moderate incomes for private market rental housing.</p> <p>Terms: eligible applicants can receive up to \$2,000 per month for the first 12 months followed by a gradually reduced benefit for an additional six months paid directly to the individual.</p>
Municipal Matching Rental Construction Program (MMRCP)	<p>What: a one-time capital grant for projects that receive a municipal development incentive.</p> <p>Who: supports increasing the supply of rental housing in Yukon communities.</p> <p>Terms: Projects must be located within a Yukon municipality and approved under a municipal development incentive program.</p>
Rent-Geared-to-Income program (RGI) (TAB #13)	<p>What: provides income-tested, subsidized housing</p> <p>Who: low-income Yukoners in need of affordable, suitable and accessible rental housing.</p> <p>Terms: rents are calculated at 25% of the total gross annual combined household income, which is broken down into monthly installments.</p>

Session Briefing Note

TAB #1A
Spring 2025

YHC Program Overview

Yukon Housing Corporation

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

April 28, 2025

Date approved

Creating Home (Five-Year Strategic Plan)

Yukon Housing
Corporation

Recommended response:

- Creating Home is Yukon Housing Corporation's five-year strategic plan and represents a different approach to housing service delivery.
- The plan draws on a recognized health care delivery framework called the Quadruple Aim and adapts it to housing delivery. It includes:
 - **Improving the client experience** by understanding needs, improving service delivery and measuring change.
 - **Strengthening community wellbeing** by improving housing stability, increasing affordable housing choice and promoting social connection.
 - **Improving the provider experience** by leading a strong housing sector that enhances coordination of services and promoting a positive organizational culture.
 - **Building a sustainable future** by maximizing efficiencies, seeking creative opportunities to address housing challenges and improving accountability.
- This innovative approach will see the corporation reaching beyond a traditional landlord role to ensure the right supports and opportunities for social connection are in place to help Yukoners remain stably housed.

Additional response:

- Workshops held in early 2024 with housing partners helped inform the implementation of Creating Home in 2024-25.
 - Planning for key priorities and actions in 2025-26 is underway.
- The corporation is collaborating with Yukon University to support the development of an evaluation framework for this new approach to housing.

Context:

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

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

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TAB #2
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Creating Home (Five-Year Strategic Plan)

Yukon Housing
Corporation

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

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

February 5, 2025

Date approved

Office of the Auditor General – Joint Work Plan

Yukon Housing
Corporation

Recommended response:

- On February 6, 2025, Yukon Housing Corporation and the Department of Health and Social Services released the second progress update on the joint work plan.
- The corporation is leading 11 of the 33 work plan actions:
 - 4 actions are complete.
 - #31.2: Amendment of the prioritization system and eligibility requirements for the rent-geared-to-income program.
 - #40.3: Engaged with representatives from the Housing Assessment Resource Tool (HART) project to integrate Yukon housing needs data into a broad understanding of housing need in the territory.
 - #40.4: Conducted an in-depth analysis of eligibility and subsequent waitlist to better understand demand/need for the rent-geared-to income program.
 - #90.3: Developed the corporation's five-year strategic plan
 - 7 actions are underway.

Additional response:

- The work plan actions are designed to support transformative progress over time and align with broader Yukon government strategies such as the Putting People First recommendations and the corporation's Creating Home strategic plan.
- As of January 2025, just under half of all actions have been completed. Full implementation is anticipated by 2026.
 - Joint actions:
 - 7 completed, 4 underway
 - Yukon Housing Corporation-led actions:
 - 4 completed, 7 underway
 - Health and Social Services-led actions:
 - 5 completed, 6 underway

Session Briefing Note

TAB #3
Spring 2025

Office of the Auditor General – Joint Work Plan

Yukon Housing
Corporation

Context:

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

Background:

- The work plan serves as a guiding document with actions designed to support transformative progress over time and align with broader Yukon government strategies, such as the Putting People First recommendations and the Creating Home strategic plan.
- The current work plan contains 33 actions linked to the nine recommendations in the 2022 Office of the Auditor General of Canada's report on Yukon housing.
- Since we released the last public update in December 2022:
 - We removed Action 31.3 because five-year evaluations of the social housing program are no longer required by Canada Mortgage and Housing Corporation.
 - We combined actions 90.1 and 90.2 to create a new action. This new action focuses on measuring and evaluating program performance, including social housing.
 - We have combined Actions 40.1 and 40.5 to clarify how data integration, community needs assessments and financial and capital considerations will be utilized. These actions are also reflected in the Creating Home strategy through enhancing operational performance, comprehensive management of Yukon Housing Corporation's housing portfolio and collectively addressing housing challenges.
 - Action 87.4 was revised to enhance clarity and better align with ongoing work required to address the findings from the Auditor General's 2022 report on Yukon housing.

YHC led work plan actions	Status
31.2 Amend the prioritization system and eligibility requirements in the Community Housing Operational Policies.	Complete
40.3 Continue meeting with representatives from the Housing Assessment Resource Tool (HART) project to integrate Yukon housing needs data into a broad understanding of housing need in the territory.	Complete
40.4 Conduct an in-depth analysis of eligibility and subsequent waitlist to better understand demand/need for Yukon Housing Corporation's rent-geared-to income program.	Complete
90.3 Develop the next 5-year strategic plan that is informed by recommendations and findings of the 2022 OAG report.	Complete
40.1 Establish a process that integrates findings from community housing needs assessments; the asset management strategy; and financial and capital considerations to inform policy and housing development decisions.	In progress
40.2 Generate estimates of the value of maintenance and capital items during annual inspections to derive 5-year capital and maintenance deficits.	In progress
40.6 Continue to work with federal partners on existing and new funding programs and initiatives to align housing resources with Yukon housing needs as informed by community needs assessments and the Integrated Housing Strategy.	In progress

Prepared for Minister responsible for
Yukon Housing Corporation

Date prepared: January 10, 2025

Date updated: February 6, 2025

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TAB #3
Spring 2025

Office of the Auditor General – Joint Work Plan

Yukon Housing
Corporation

48.1 In our effort to increase accessibility and energy efficiency, create a responsive maintenance system and a reliable software system for documenting maintenance, including major and emergency repairs.	In progress
48.2 Continue to conduct energy efficiency and accessibility upgrades to Yukon Housing Corporation's existing housing in accordance with Our Clean Futures	In progress
90.1 Develop performance measurement and evaluation frameworks for Yukon Housing Corporation programs falling under Community Housing.	In progress
90.2 Develop capacity related to data gathering, indicators and evaluation through internal and external sources to further enhance the culture of evidence-based decision making within the Yukon Housing Corporation.	In progress
Jointly led work plan actions	Status
31.1 Yukon Housing Corporation (YHC)/Health and Social Services (HSS) ADM Steering Committee on Housing to review the corporation's rent assessment and eligibility, including those on social assistance.	Complete
79.1 Establish multi-year MOU between Ministers.	Complete
79.2 Conduct review of partnership framework to ensure alignment with the MOU and to support recommendations for future partnership agreements.	Complete
79.4 Review Terms of Reference of the Joint Yukon Housing Corporation's and HSS ADM Steering Committees.	Complete
79.5 YHC/HSS ADM Steering Committee on Housing to agree on short- and long-term priorities and associated timelines.	Complete
87.1 YHC and HSS establish an interdepartmental Housing Working Group to work with other YG departments to better understand, and respond to, the housing system from land development to Community Housing.	Complete
87.5 Publish the Housing Action Plan (HAP) three-year action plan report for 2019-2022.	Complete
79.3 Yukon Housing Corporation's and HSS to initiate the necessary work to address 5.15 of Putting People First.	In progress
87.2 Liaise with Yukon First Nations (YFNs) self-governments, Yukon municipalities, community groups, universities, and the Federal government to share information and data on housing in the Yukon: <ul style="list-style-type: none">• develop a common understanding of all housing needs;• inform subsequent housing priorities for housing providers.	In progress
87.3 Support full implementation of Coordinated Access with tools such as the By Name List, so that the full spectrum of supportive housing and Community Housing needs are captured, and housing access is coordinated.	In progress
87.4 Develop a standard approach to assess community housing needs and conduct assessments on a five-year cyclical basis.	In progress

2025-02-06

Date approved

Response to Homelessness

Yukon Housing
Corporation

Recommended response:

- Our government is committed to continuing efforts to prevent and respond to the impacts of homelessness. Examples of work underway include:
 - The Downtown Whitehorse Safety Response Action Plan which aims to improve safety and wellbeing to create a more vibrant, safe and inclusive community (TAB #41).
 - Provision of funding to support the Safe at Home Society's The Hearth project, which will provide 67 new permanent supportive housing units (TAB #28).
 - Changing the use of the building at 408 Alexander Street, which now houses a 17-unit supportive housing program operated by the Safe at Home Society to provide a safer, more supportive option for people leaving homelessness (TAB #41).
 - Launching a rent subsidy to support people fleeing gender-based violence (TAB #9).
- Our next step is working through the Community Advisory Board to update the 2017 Safe at Home Plan to ensure that partners are aligned on priorities and coordinate a sector-wide response to homelessness.

Additional response:

- The Yukon government released its Rapid Response to Homelessness report which demonstrates our commitment to addressing homelessness.
 - This report focuses on programs and services deployed from March 2023 to September 2024 to prevent pathways into homelessness, promote pathways out of homelessness, and address acute needs.
- We know that homelessness is a complex issue, and the lessons learned to date will be used to inform future initiatives while charting a path forward alongside community partners.

Response to Homelessness

Yukon Housing
Corporation

Context:

- Premier's 2023 mandate letter positioned the Yukon government to develop a strategy to rapidly respond to the increasing needs of those experiencing and at risk of homelessness.

Background:

- People experiencing homelessness in the Whitehorse Point-in-Time Count:
 - 2021 – 151 people – 54% men; 44% women; 2% other.
 - 2023 – 197 people – 58% men; 38% women; 4% other.
 - 2024 – 145 people – 53% men; 47% women.

Rent subsidy to support people fleeing gender-based violence (TAB # 9)

- Launched in June 2024, 17 households have been approved for the subsidy.
- Applicants for the gender-based violence stream can receive up to \$2,000 a month based on their current rental agreement.
- An additional six months are available with a 10 per cent subsidy reduction each month and the option to transition into the portable rent subsidy stream.

The Safe at Home Society's Hearth project, 67 units (TAB # 28)

- The Hearth will improve the lives of tenants while strengthening the community through safe, supportive housing with critical services such as advocacy support, crisis intervention, cultural pursuits, employment readiness, eviction prevention, food security, healthcare access and harm reduction.
- Yukon Housing Corporation has supported this project through a total investment to date of \$12.9 million (which is approximately 31 per cent of the total \$42 million project cost).
- This is a joint initiative involving investments from federal, territorial and municipal governments.

408 Alexander Street Supportive Housing Program, 17 units (TAB # 41)

- 408 Alexander Street is a 17-unit building that offers safe, stable long-term housing for vulnerable Yukoners.
- Staff are present in the building's foyer 24/7 for guest management and to help tenants access a wide range of support services. These services include intensive life skills development, crisis intervention, cultural pursuits, employment readiness, eviction prevention, food security, health care and substance use harm reduction.
- As of January 9, 2025, ten tenants have moved in.
 - Tenants are selected by the Safe at Home Society from the By-Name List.
- 408 Alexander Street is owned by Yukon Housing Corporation and leased to the Safe at Home Society, with operations and maintenance funding provided by the Department of Health and Social Services.

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Response to Homelessness

Yukon Housing
Corporation

Reports and Recommendations

Report/Plans	Recommendation/ Summary
Government of Yukon Rapid Response to Homelessness I March 2023 to September 2024 February 6, 2025	<ul style="list-style-type: none">• The report details work undertaken from March 2023 to September 2024.• The Yukon government's rapid response to homelessness focuses on:<ul style="list-style-type: none">○ Preventing pathways into homelessness.○ Promoting pathways out of homelessness; and○ Addressing acute needs.• This work directly responds to the findings and the recommendations of the May 2022 Office of the Auditor General Report on Yukon housing.
Downtown Whitehorse Safety Response Action Plan (TAB #41) December 2023-evergreen	<ul style="list-style-type: none">• Build more Yukon Housing Corporation community housing units to alleviate waitlist and By-Name List pressures.• Work with private sector partners to bring more affordable housing online.• Secure options for additional supportive and emergency housing.
Office of the Auditor General report on Yukon Housing (TAB #3) May 2022	<ul style="list-style-type: none">• Improve access to housing services for vulnerable Yukoners.• Address the housing waitlist.• Coordinate system services with HSS to remove barriers to access and ensure timely delivery of services.• Yukon Housing Corporation and Health and Social Services released the second progress report on February 6, 2025.
Putting People First 2020	A 2020 comprehensive review on health and social services in the Yukon identified the following housing recommendations: <ul style="list-style-type: none">• 5.15 - Better coordinate housing programs and services, including not-for-profit housing related contracts.• 5.16 - Implement a By-Name List to improve coordination among service providers and reduce homelessness in the territory.
Safe at Home Plan to End and Prevent Homelessness September 2017	<ul style="list-style-type: none">• 50 key actions were identified to respond to homelessness.• Increase community coordination to provide better care for vulnerable people.• The plan is currently being revised by the Community Advisory Board.

Approved by:

Samantha Paterson
President, Yukon Housing Corporation

March 20, 2025
Date approved

190 Olive May Way

Yukon Housing Corporation

Recommended response:

- The corporation recently expanded its housing stock with the purchase of three new buildings at 190 Olive May Way in Whistle Bend, totaling 18 two-bedroom units. Yukon Housing and Health and Social Services are working together to implement programming for these units that will provide stable and affordable housing with essential supports for Yukoners.
- This supports recommendations from the 2022 Auditor General Reports on housing as well as the joint work plan between the corporation and Health and Social Services.

Additional response:

- At \$350,000 per unit, the \$6.3 million purchase provides excellent value and allows the corporation to address an immediate need for housing that supports positive life outcomes for Yukoners.
 - Program implementation plans are underway to make these units available to Yukoners in the coming months.
-

Context:

- This turn-key purchase is the first of its kind for the corporation, which typically contracts out builds and manages them from start to finish.
-

Background:

- Yukon Housing Corporation purchased three adjacent multi-unit residential buildings from 536278 Yukon Inc.
 - The buildings are located on a single lot at 190 Olive May Way in Whistle Bend. Each building contains six two-bedroom units.
 - Collaboration on programming at the new site responds to recommendations from the 2022 Auditor General Report: [\(TAB #3\)](#)
 - **Recommendation 79:** The Yukon Housing Corporation and the Department of Health and Social Services should ensure that there is governance and oversight in place by effectively working together and with other housing partners to demonstrate meaningful progress, resolve problems and achieve results.
 - **Recommendation 87:** The Yukon Housing Corporation and the Department of Health and Social Services should work together and with housing partners to identify gaps and improve information systems to provide relevant, accurate, and timely
-

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Spring 2025

190 Olive May Way

Yukon Housing Corporation

information to support decision making and to report on the planning, delivery, and results related to housing in Yukon.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

February 5, 2025
Date approved

Yukoner First Home Program

Yukon Housing
Corporation

Recommended response:

- The Government of Yukon is helping first-time home buyers overcome financial barriers to make homeownership more attainable.
- **Launched on April 23, 2025**, the Yukoner First Home Program provides a deferrable, low-interest loan to first-time buyers who have a pre-approved mortgage and need down payment support.
- Supporting first-time home buyers across the Yukon strengthens local communities and their economies by helping more people call the Yukon home.

Additional response:

- This program offers a loan for up to half of the minimum down payment needed to get a mortgage, which lowers the upfront cost and makes homeownership more accessible.
 - Repayment is flexible as it can be deferred until the home **ceases to be the principal residence (upon resale or rental)** or the first mortgage is paid off, reducing financial pressure for clients.
 - While the loan will accrue interest at 2.5% compounded annually to compensate for inflation, significant savings can be available to clients as they forego rental expenses by transitioning into homeownership early.

If asked about the Home Ownership Loan Program:

- The Home Ownership Loan program was a mortgage lending program intended to help eligible Yukoners purchase or build a home.
- In 2023, Yukon Housing Corporation expanded the rural focus of the program to include Whitehorse.
 - However, all 38 applications received in 2023-24 were declined or cancelled because they did not meet eligibility criteria.

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Yukoner First Home Program

Yukon Housing Corporation

- The corporation reviewed the program in spring 2024 and determined the decline rate was reflective of the general housing affordability challenges in the Yukon and across Canada, and program changes were necessary.

Context:

- Many first-time buyers are facing higher down payments, increased mortgage rates, and rising overall costs, making homeownership unattainable for many, especially in the current economic climate.

Background:

- The Home Ownership Loan Program aimed to support eligible Yukoners to build or purchase a primary residence by providing loans at 1% below the average posted five-year rate of major banks.
- Three intakes occurred annually to accommodate the timelines of home builders who needed financing to coincide with construction seasons. Eligible applicants had up to two years to complete the construction of their home.
- The previous Rural Home Ownership Loan program lent a total of \$8.6 million in supporting 18 clients (including 12 construction projects) across seven rural communities over 3 years.
- The Yukoner First Home Program has a budget of \$1 million and will be reviewed after one year to ensure it meets the needs of prospective first-time home buyers.

Home Ownership Loan Program (Rural until 2023-24)

	Rural Program			Expanded to Whitehorse		
Applications	2020-21	2021-22	2022-23	2023-24	Total	%
Approved	11	4	3	0 ¹	18	15%
Declined	11	10	16	24	61	51%
Cancelled	10	14	3	14	41	34%
Total	32	28	22	38	120	100%

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

- Criteria under the expanded program remained the same, including:
 - being a Yukon resident for at least 90 days.
 - demonstrating ineligibility for traditional lender financing.
 - demonstrating an acceptable credit history and adequate income to support the loan; and

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Yukoner First Home Program

Yukon Housing
Corporation

- building or buying a new home on titled lots or First Nations land.

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

April 25, 2025

Date approved

Recommended response:

- The Government of Yukon purchased 407 Alexander Street as part of the evolving, collaborative efforts to strengthen downtown safety and community wellbeing through the Downtown Whitehorse Safety Response Action Plan.
- We are weighing options for the property's long-term use, which will be informed by engagement with housing partners and the community, and aligned with addressing community needs and supporting Yukoners.

Additional response:

- Exploratory work is underway on ways to use the existing building in the interim for programming such as group learning sessions and workshops.
- Yukon Housing Corporation is ensuring the property is fit for use. This includes a property clean-up, air quality testing and securing permits to enable programming.

Context:

- Downtown businesses and residents have voiced concerns about activities on Alexander Street and their impacts. Much of these activities are related to the Whitehorse Emergency Shelter.

Background:

- A concerted effort by multiple government partners as well as the City of Whitehorse, local business community, First Nations governments and the not-for profit sector is being made to address the safety concerns in downtown Whitehorse.
- A feasibility study was conducted on this property in spring 2024 and identified the potential for a mixed-use approach.
- A property appraisal commissioned by the Yukon government in August 2024 informed the purchase price. 407 Alexander Street was purchased by Yukon Housing Corporation on March 31, 2025, for \$650,000.

Approved by:

Session Briefing Note

TAB #7
Spring 2025

407 Alexander

Yukon Housing Corporation

Samantha Paterson

President, Yukon Housing Corporation

April 25, 2025

Date approved

Canada-Yukon Housing Benefit

Recommended response:

- The Canada-Yukon Housing Benefit offers two rental subsidy programs to help low-to-moderate income Yukoners with housing costs.
 - **Rent subsidy:** launched November 2020, the Canada-Yukon Housing Benefit is a monthly rent subsidy that has supported over 300 households to date. As of **April 24, 2025**, 206 households were receiving the benefit.
 - **Gender-Based Violence subsidy:** launched June 26, 2024, the Canada-Yukon Housing Benefit for Gender-Based Violence helps survivors access safe housing, so they are not forced to return to unsafe situations due to housing costs that include:
 - **Pre-housing expenses** such as moving expenses, security deposits, and first- and second-months' rent. This portion is administered through the Yukon Anti-Poverty Coalition.
 - **Ongoing rent subsidy** of up to \$2,000 a month. As of **April 24, 2025**, **18** households have been approved for this subsidy.

Additional response:

- Rental subsidy programs play a key role in supporting affordable housing by offsetting rental costs for lower-income earners and creating a pathway for those in unsafe living situations.
-

Context:

- Housing affordability - including high rental rates - continues to impact Yukoners.
 - Over 50% of the residents in the territories have experienced violence since the age of 15.
 - People who identify as 2SLGBTQIA+ are more likely to experience violence.
-

Background:

- The Canada-Yukon Housing Benefit (CYHB) builds on the Canada-Yukon Bilateral Agreement, under the National Housing Strategy. **(TAB #31)**
- Eligibility criteria for both programs requires that clients must:
 - live in the Yukon;
 - have an annual household income below the Affordable Household Income Limits for their eligible unit size (based on the National Occupancy Standards); and

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Spring 2025
Yukon Housing
Corporation

Canada-Yukon Housing Benefit

- file an annual Canadian Income Tax Return.
- Additional criteria for the original stream include:
 - clients must not be receiving other housing benefits or subsidies; and
 - clients must have less than \$100,000 in assets.
- Applicants for the general rent subsidy stream may receive \$200, \$400, \$600 or \$800 monthly based on household income and eligibility.
- Applicants for the Gender Based Violence rent subsidy stream can receive:
 - moving expenses (up to \$1,500), security deposit (up to \$2,000) and first- and second-months' rent (up to \$1,350 for each month), to a maximum of \$6,200;
 - up to \$2,000 a month based on their current 12-month rental agreement; and
 - an additional six months of funding is available with a 10% subsidy reduction each month and the option to transition into the rent subsidy stream.

Approved by:

Samantha Paterson
President, Yukon Housing Corporation

April 25, 2025
Date approved

Staff Housing/Housing for Employees

Yukon Housing Corporation
Public Service Commission

Recommended response:

- Our government is taking action to address staff housing needs in rural communities by continuing to invest in stable, affordable and quality housing that helps attract and retain the people who deliver essential services.
 - Recent employee housing projects include a 10-unit build in Old Crow that opened in April 2024, with seven units allocated to Government of Yukon staff.
 - Construction of a duplex in Burwash Landing (TAB #25) is also planned for this year, in support of the new school being constructed by the Government of Yukon.
- Currently, Yukon Housing Corporation manages 79 direct leases with employees.
 - The average rental time is three years.
 - As of April 23, 2025, 13 employees are on the wait list.

Community	Employee
Dawson City	6
Faro	1
Haines Junction	3
Pelly Crossing	1
Ross River	1
Teslin	1
Total	13

Additional response:

- The Public Service Commission revised the employee housing policy (GAM 3.30) in 2019:
 - Prioritize housing for essential professions such as health and education.
 - Limit tenancies to three years to encourage alternative housing.
 - Adjust rental rates to better match the private market.
- A review of the policy's effectiveness is currently underway.

Staff Housing/Housing for Employees

Yukon Housing Corporation Public Service Commission

Context:

- The availability of housing for Yukon government employees is crucial for staff recruitment and retention in communities.

Background:

- The waitlist is a snapshot of employees who have applied for housing, but have not yet moved in, and may not reflect the number of employees who have not yet been offered a staff housing unit.
- In addition to the 79 direct leases, the corporation also leases 73 units under agreements for special use with departments.
 - Education: 4 units
 - Health and Social Services: 45 units
 - Yukon Hospital Corporation: 23 units
 - Highways and Public Works: 1 unit
- **Planned and recent staff housing projects**
 - In April 2024, Yukon Housing Corporation and Vuntut Gwitchin First Nation opened a new 10-plex in Old Crow to help address the shortage of staff housing and support retention.
 - Seven of the units are for Government of Yukon staff who deliver essential services in the community. This includes six units for Health and Social Services and one for Highways and Public Works.
 - In Burwash Landing, new staff housing units will be constructed before summer 2026 to support the new school being delivered by Highways and Public Works.
- In 2024, YHC reviewed its pet policy, helping to address concerns raised by staff seeking flexibility in the number of pets allowed. Key updates include:
 - A household may keep a maximum of two dogs or two cats or one dog and one cat.
 - A household may also keep one fish tank, terrarium or cage no larger than 38 liters or 10 gallons.
- While tenancies are now limited to three years, the policy allows for extensions in situations where alternative housing options do not exist in an employee's community.
 - In 2024, 19 employees whose leases were set to expire were granted a one-year extension, upon request.
- As of January 2021, YHC and PSC began reporting taxable housing benefits for employees paying below-market rents, aligning with Canada Revenue Agency requirements.
- Rural private developers and landlords note that the corporation's rent for employee housing have historically been below-market rates, discouraging private housing investment.

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Spring 2025

Staff Housing/Housing for Employees

Yukon Housing Corporation
Public Service Commission

- Rental rates for employees renting before May 2019 are being increased per collective agreements and are also limited by the current cap on rental rate increases.

Approved by:

Samantha Paterson
President, Yukon Housing Corporation

April 25, 2025
Date approved

Meagan Lang
Public Service Commissioner

April 28, 2025
Date approved

Session Briefing Note

YHC Client Communication Response Time

TAB #11
Spring 2025
Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation is committed to delivering reliable, timely and client-focused communication.
- In November 2023, we improved the corporation's phone system by streamlining call routing and voicemail handling. These updates have successfully reduced response times.
- We have also set clear standards for response times and will keep improving the system to better meet client needs and improve experiences.

Additional response:

- Other improvements include:
 - Increasing follow-up responsiveness by adding additional staff to monitor voicemails.
 - Reducing the amount of time calls ring before going to voicemail to reduce abandoned calls.

Context:

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

Background:

- In Whitehorse, tenants can contact Yukon Housing Corporation's front desk during office hours and security and maintenance services outside of office hours.
- In communities, tenants can call the community housing office during community-specific office hours or the community maintenance contractor for maintenance emergencies after hours.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

February 5, 2025

Date approved

Safety for Tenants: Whitehorse

Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation is committed to creating a safe and secure environment in all its buildings.
- The corporation works closely with agencies such as the Department of Health and Social Services, Safe Communities and Neighbourhoods Unit, the RCMP and security and maintenance contractors to resolve safety-related issues.

Additional response:

- To enhance safety for Whitehorse tenants, the corporation provides:
 - after-hours and weekend security patrols inside and on the property of multi-unit buildings;
 - security camera monitoring in all 16 multi-unit buildings; and
 - four rotational on-call Yukon Housing employees who respond to emergency maintenance calls after hours and on weekends.
- The corporation is actively engaged in the Downtown Whitehorse Safety Response Action Plan and to date has:
 - engaged the community to enhance safety in housing; and
 - opened supportive housing at 408 Alexander to provide stability and improve community well-being (TAB #41).
- If asked about tenant safety in communities:
 - Yukon Housing Corporation ensures maintenance emergencies are addressed promptly. Tenants report emergencies to their Community Housing Manager during business hours. In some communities, they contact service contractors directly.
 - Where no on-call contractor is available, an answering service connects tenants with an on-call employee in Whitehorse to coordinate the appropriate response.

Context:

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

Safety for Tenants: Whitehorse

Yukon Housing
Corporation

Background:

- Yukon Housing Corporation has two security contracts to ensure tenant safety.
 - On-call and patrol services for multi-unit residential buildings in Whitehorse available between 4:30 pm and 8 am, seven days a week.
 - Fire watch and other security services, such as for tenant support when an elevator is down in a seniors' building, are implemented as needed across the territory.
- As part of the lease agreement, tenants are instructed to call 911 for fire, police or emergency medical services.
- A Privacy Impact Assessment and a Yukon Housing Corporation Video Surveillance Policy were approved prior to security camera activation.
 - Areas recorded: common areas including hallways, entrances, laundry rooms and building parking lots.
 - As required under the ATIPP Act, all buildings with cameras have signage indicating the presence of security cameras, contact information and the collection authority.
- While the Surveillance Policy does not define "common space", this is identified to tenants as any space not designated to an individual tenant.
- Yukon Housing Corporation has successfully ensured the surveillance system is operational and is focused on advancing additional surveillance as needed.

In Whitehorse:

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

In communities:

- For maintenance emergencies during regular business hours, tenants contact their Community Housing Manager.
 - In some communities, tenants are given emergency numbers for the service contractors.
 - In communities without an on-call service contractor, tenants call into an answering service that directs the call to the on-call employee in Whitehorse. This employee determines who to call to address the identified maintenance emergency.

Approved by:

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TAB #12
Spring 2025
Yukon Housing
Corporation

Safety for Tenants:
Whitehorse

<u>Samantha Paterson</u> President, Yukon Housing Corporation	<u>April 1, 2025</u> Date approved
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Rent-Geared-to-Income (RGI) program

Yukon Housing
Corporation

Recommended response:

- The Government of Yukon is committed to improving housing access and affordability for Yukoners most in need.
- Yukon Housing Corporation manages 711 Rent-Geared-to-Income units across the territory, with 126 more in development to help meet affordability needs.
 - 79 units are under construction and include:
 - a 45-unit residential building in Whitehorse; and
 - a 34-unit residential building in Dawson. (TAB # 19)
 - 30 Rent-Geared-to-Income units housing units are planned for development in Mayo, Teslin, Carcross, Ross River and Haines Junction and are expected to be available in 2029–30.

Additional response:

Waitlists

- The Rent-Geared-to-Income program prioritizes 40% of housing for people experiencing or at risk of homelessness, those affected by intimate partner violence, and those who need medical accommodation. 60% of available units go to people with financial need.
 - As of April 24, 2025, 324 eligible applicants are on the waitlist:
 - Whitehorse: 273 applicants (180 non-seniors, 93 seniors)
 - Rural communities: 51 applicants (37 non-seniors, 14 seniors)

Communities

- Yukon Housing Corporation is committed to working with organizations and community partners to understand the housing needs of Yukon's communities and find solutions that work to increase affordable housing supply.

Seniors

- Yukon's senior population is growing and finding solutions that meet the housing needs of seniors is a key priority.
- As of April 24, 2025, there are 289 senior households in corporation Rent-Geared-to-Income units.

Rent-Geared-to-Income (RGI) program

Yukon Housing
Corporation

- Normandy Living offers an additional 26 supportive housing units for low-income seniors, providing services like meals and cleaning for those who need extra support
-

Context:

- In December 2022, the corporation introduced a new Asset Cap policy to direct housing resources to those with the greatest need.
 - In January 2023, the corporation implemented revisions to the tenant allocation model for Whitehorse.
 - The Yukon government continues to support Vimy Heritage Housing Society as they seek financing from CMHC, helping seniors age in place in their chosen community.
-

Background:

Waitlist

- Yukon Housing Corporation maintains a waitlist for the Rent-Geared-to-Income program.
- Rent-Geared-to-Income applicants are required to re-certify annually to remain eligible by providing their household's income and other relevant household changes.

Allocation policy

- Yukon Housing Corporation previously used a points-based system to allocate units based on need.
 - The Social Housing Transformation Plan led to the Community Housing Framework, developed in consultation with NGOs, Health and Social Services, and the Housing Action Plan – Implementation Committee.
 - Yukon Housing partners with the Coordinated Housing Access Table, chaired by Safe at Home Society, to prioritize housing for individuals experiencing or at risk of homelessness.
 - Whitehorse unit allocation:
 - 20% for individuals on the By-Name List.
 - 20% for those affected by intimate partner violence or needing medical accommodation.
 - 60% for individuals with financial need.
 - In addition to seniors-specific buildings, the updated Rent-Geared-to-Income tenant allocation model promotes mixed-use housing, where families, seniors and single tenants live together in multi-unit buildings.
 - The community housing model prioritizes tenancing based on community needs.
 - Purpose-built and seniors' facilities are exempt from these policies.
-

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TAB #13

Spring 2025

Rent-Geared-to-Income (RGI) program

Yukon Housing
Corporation

- Policy adjustments based on community feedback:
 - Unit Allocation: Housing Income Limits (HILS) are used instead of the lower Affordable Housing Income Limits (AHILS) to reflect current economic conditions.
 - Support Plan: Adjusted format and timing based on NGO input.

Asset Cap policy

- The current Asset Cap policy adopted in 2022, applies a \$100,000 asset cap to all Rent-Geared-to-Income tenants. These changes did not apply retroactively to seniors already housed or on the waitlist at the time of implementation.

Breakdown of Rent-Geared-to-Income units underway and planned

YHC Rent-Geared-to-Income projects underway

Project	Start Date	Anticipated Completion Date	Number of Units
Dawson – 34-unit housing project – Korbo lot (TAB #19)	Fall 2024	2026/27	34
Whitehorse – 45-unit Ryder replacement	Fall 2024	Summer 2026	45
Total units underway:			79

YHC Rent-Geared-to-Income projects planned

Project	Anticipated Start Date	Anticipated Completion Date	Number of Units
Teslin – 6-plex with Village and Teslin Tlingit Council	Design – 2025/26	2027/28	6
Carcross – 6-plex	2026/27	2027/28	6
Mayo – 10-Unit Community Housing Project	Lot selected, Design – 2026/27	2029/30	10
Ross River duplex	2026/27	2027/28	2
Haines Junction – 6-plex	2027/28	2028/29	6
Total units planned:			30

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

April 25, 2025

Date approved

Seniors' Housing Support Options

Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation is expanding housing options and supports to help older Yukoners live safely, independently and affordably.
- In addition to seniors-specific buildings, the updated Rent-Geared-to-Income tenant allocation model promotes mixed-use housing, where families, seniors and single tenants live together in multi-unit buildings.
- We continue to work with partners and all levels of government to improve housing choices for senior and Elders, ensuring safe, affordable and supportive options.

Additional response:

- Yukon Housing Corporation also provides funding and support programs to help seniors access safe, affordable and appropriate housing.
 - Normandy Living is the first facility in the Yukon to offer meals and household support, helping seniors live independently.
 - Through a partnership with Yukon Housing Corporation, 26 supported affordable housing units allow tenants to age in place.
 - The Canada-Yukon Housing Benefit provides up to \$800 per month in rent assistance, making housing more affordable for eligible seniors.
 - In partnership with the Yukon Council on Aging, the Seniors' Home and Yard Maintenance program helps seniors, Elders and people with disabilities stay in their homes by connecting them with workers for maintenance tasks.

Context:

- The number of Yukon seniors aged 75+ is anticipated to triple in the next 40 years (while the rest of Canada's will double), which is anticipated to increase territorial health and housing pressures.

Background:

- Yukon Housing Corporation currently has 360 senior households living in our Rent-Geared-to-Income units.

Normandy Living

- A joint \$41-million investment from the City of Whitehorse, Canada Mortgage and Housing Corporation, Yukon government, and KBC Developments Inc. made Normandy Living possible, reducing costs tied to premature moves into continuing care.
 - Health and Social Services worked with Yukon Housing Corporation to set eligibility criteria, including income testing under Housing Income Limits, a \$100,000 asset cap, and a frailty assessment for support needs.
 - Like the Rent-Geared-to-Income program, senior tenants pay 25% of their annual gross income toward rent and 40% toward services. All tenants can access Government of Yukon Home Care.

Asset Cap

- The 2022 Auditor General of Canada's report to the Yukon Legislative Assembly identified that Yukon Housing Corporation was using different asset cap criteria for seniors and non-seniors in the Rent-Geared-to-Income program.
- In response, Yukon Housing Corporation introduced a revised asset cap in 2022. All new applicants, including seniors, must now have less than \$100,000 in assets. This change helps improve access to housing for Yukoners most in need.

Tenant allocation model

- The tenant allocation model diversifies buildings by intentionally creating a mix of seniors, families and single tenants with varying income levels.
- A diverse tenant mix fosters positive interactions, strengthens community connections and improves housing stability.
- Aligning the allocation model with nationally accepted practices ensures housing supports focus on wellness and positive outcomes for tenants.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

February 5, 2025
Date approved

Bed Bugs

Yukon Housing Corporation

Recommended response:

- Yukon Housing Corporation recognizes the disruption and stress pest infestations can cause tenants and takes an 'integrated pest management' approach since no single tool or activity exterminates bed bugs.
- Preventing and treating bed bugs is a priority.
 - Budget 2025-26 includes an increase of \$170,000 to help prevent and address bed bug concerns.
 - All new buildings include bed bug-resistant features, which are also added during flooring renovations in existing buildings.
 - Tenants receive information on bed bug prevention and treatment at move-in, through tenant meetings and newsletters, and as needed.
 - In Whitehorse, the corporation conducts monthly inspections and quarterly treatments of common areas in multi-unit buildings.
 - Pest infestations in other communities are addressed on a case-by-case basis.
- The corporation appreciates tenants' diligence to ensure their belongings are pest-free for the duration of their tenancy and to working with the corporation should an infestation occur.

Additional response:

- The corporation arranges and covers the cost of pest control treatment, including heat treatment for units and furniture, when needed.
- A certified contractor handles the treatment and conducts a follow-up inspection.
- Tenants can request free prevention tools, such as bed bug traps or mattress covers, to help with early detection and prevention.

Context:

- Bed bugs are more likely to appear in environments with higher concentrations of people, such as multi-unit residential buildings and dwellings with shared or closely connected living spaces that may be cluttered or unsanitary.

Bed Bugs

Yukon Housing Corporation

Background:

- Yukon Housing Corporation continues to seek ways to improve our responses to bed bug concerns.
- The corporation has a Bed Bug Policy that ensures mitigation is done on a case-by-case basis as all infestations require differing degrees of response.
- With an increase of \$170,000, Yukon Housing Corporation's 2025-26 budget total for bed bug prevention, mitigation and treatment is \$205,000.
- Tenants do not need proof of bed bugs to request an inspection. Tenants **can be** relocated temporarily during treatments, if required.

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

March 25, 2025

Date approved

Repairs and Maintenance

Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation works diligently to maintain our housing stock to support the safety, comfort and well-being of our tenants.
- From April 1, 2024, to December 31, 2024, the corporation completed:
 - 2,346 minor repairs and emergency work orders in Whitehorse.
 - 944 minor repairs and emergency work orders in the communities.
- The corporation also completed 65 major repairs from April 1, 2024, to December 31, 2024.

Additional response:

- Work order requests, vacancy repairs, general maintenance, emergency and after-hours work are provided through:
 - Whitehorse: 4 building maintenance workers on staff, 3 maintenance contractors, and various service contractors.
 - Communities: local contractors as well as contractors deployed from other communities or Whitehorse as needed.
- Internal system improvements to accurately track work order status continue to be a key priority for the corporation.

If asked about Closeleigh Manor:

- The elevator at Closeleigh Manor was repaired and operational as of January 18.
- The corporation is working on design and specifications for an elevator upgrade tender this March.

If asked about water quality

- Yukon Housing is coordinating with YG Environmental Health to explore options for water quality testing in YHC buildings in 2025.

Context:

- The corporation has faced concerns about repair timelines and is working to improve them.

Repairs and Maintenance

Yukon Housing Corporation

Background:

- Delays in reallocating units under repair can result from contractor availability, material delivery delays, or the need to safely manage hazardous materials in older units.
- Yukon Housing Building Maintenance Workers or service contractors address minor repairs, emergency repairs (i.e. appliance repairs, broken windows, plumbing leaks and malfunctioning smoke detectors) and tenant or inspection-initiated work orders.
- Major repairs are typically identified and assessed by Yukon Housing Technical Officers during annual or move-out inspections.
 - Major repairs like roof re-shingling, full interior or exterior renovations, water and sewer upgrades and furnace replacements may take extra time due to tendering and project management requirements.

Closeleigh Manor:

- The elevator stopped working on December 19, 2024, due to a failed control board.
- On December 20, staff put notices up in common areas and distributed notices to each unit on the second and third floors.
- A security guard was placed in the building 24 hours a day and seven days a week to help residents up and down the stairs, if required, and carry items to and from units.
- On January 9, after the corporation was able to assess the scope of work required, staff contacted affected residents by phone to communicate timelines and check in.
- On January 10, Yukon Housing staff made direct contact with affected residents in person to verify their safety and provide updated notices. On January 17, staff again made contact in person or by phone with affected residents to update and check-in.

Water quality:

- Yukon Housing units are typically occupied, meaning the plumbing infrastructure is used frequently. This regular use helps flush water through the pipes, reducing exposure to potential contaminants.
- Regular maintenance is conducted on all Yukon Housing buildings, including replacement of water pipes and plumbing fixtures with modern materials as needed.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

February 5, 2025

Date approved

Session Briefing Note

Repairs and Maintenance

TAB #18

Spring 2025

Yukon Housing
Corporation

34-Unit Residential Building: Dawson (Korbo)

Yukon Housing
Corporation

Recommended response:

- Expanding affordable housing across the Yukon is a top priority.
- The 34-unit building at 954-6th Avenue in Dawson will provide stable, quality homes for up to 45 Dawson residents, offering critical support to low-income families and individuals.

Additional response:

- We understand the challenges of finding safe, affordable housing and remain committed to providing quality housing solutions in Dawson.
 - In July 2024, routine groundwork revealed contaminated soil and groundwater at the site. To address these findings:
 - immediate remediation efforts included soil testing, groundwater treatment, and assessing the extent of the contamination;
 - a Remedial Action Plan is being developed and will be ready in early 2025, with updates to follow in the spring as work continues; and
 - the new building's design includes groundwater monitoring wells that meet Yukon government environmental regulations, addressing contamination first identified in 2010.
-

Context:

- The project was delayed due to insufficient electrical infrastructure to support a fully tenanted, electrically heated building. Yukon Housing Corporation worked with Yukon Energy to address the issue.
 - A November 13, 2025, news release updated on soil contamination at the site.
-

Background:

- The 34-unit building replaces the former Korbo Apartments, and a house demolished after a 2010 oil spill, with the site remediated for residential use.
 - Five compliant bids were received during the value-driven tender process. Wildstone Construction was the highest-ranked bidder based on several considerations including First Nations Procurement Policy evaluation criteria and was awarded the \$26.2 million construction contract.
-

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

Yukon Housing
Corporation

- The initial design contract for \$719,398 was awarded to Kobayashi Zedda Architects in August 2023.
- Yukon Housing Corporation consulted with community partners, including Tr'ondëk Hwëch'in First Nation, the City of Dawson, Klondike Development Organization, and Chief Isaac Inc., to develop the conceptual design and functional plans for the project.
- Freezing temperatures and water pumping restrictions in Dawson during late fall caused delays, pushing construction to spring 2025.
- To prepare for construction, Yukon Housing is working to ensure the site is contamination-free before further work proceeds.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

February 5, 2025

Date approved

10-Unit Housing Complex: Watson Lake

Yukon Housing
Corporation

Recommended response:

- The 10-unit housing complex with services residence in Watson Lake will address a supportive housing gap identified in a 2020 Housing Needs Assessment.
 - The complex was designed with input from the Liard First Nation Chief and Council, the Town of Watson Lake Mayor and Council and local community members.
-

Context:

- The project meets a recommendation made in the 2022 Report of the Auditor General of Canada on Yukon Housing.
-

Background:

Construction and design

- In July 2023, Yukon Housing Corporation awarded the \$11,461,617 construction contract to Atkinson Construction Ltd.
- Liard First Nation exercised their right for the construction tender to include a Community Development Agreement.
- The corporation awarded the design and engineering of the project to Kobayashi and Zedda Architects in fall 2021.
- The complex will include eight studio apartments and two one-bedroom apartments, common rooms, commercial kitchen, programming and office space and storage.

Demolition of former Lakeview Apartments

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

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10-Unit Housing Complex: Watson Lake

TAB #20

Spring 2025

Yukon Housing
Corporation

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

February 5, 2025

Date approved

Session Briefing Note

TAB #23
Spring 2025

Winter Crossing - Da Daghay Development Corporation

Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation continues to partner with community organizations to increase affordable housing options for Yukoners.
- We appreciate the expanded partnership with the Da Daghay Development Corporation, which continues to advocate for the interests of Yukoners in need of affordable housing.
- The 105-unit Winter Crossing project in Whistle Bend will be the largest affordable housing build in the history of the Yukon.

Additional response:

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

Context:

- With Winter Crossing and the existing River Bend housing complex in Whistle Bend, Da Daghay Development Corporation is now the Yukon's largest private landlord.
-

Background:

- Following the 2021 Housing Summit, discussions with Da Daghay Development Corporation began to address the need for more affordable housing.
- Yukon Housing Corporation leases 50 River Bend units from Da Daghay Development Corporation, currently allocated for Rent-Geared-to-Income program clients.
- As part of its funding agreements with Canada Mortgage and Housing Corporation and Yukon Housing, Da Daghay Development Corporation must ensure long-term affordability within its Winter Crossing development.
- Yukon government has committed \$5.5 million in capital funds towards the Winter Crossing project.
 - Housing Initiatives Fund (\$1 million);

Session Briefing Note

Winter Crossing - Da Daghay Development Corporation

TAB #23
Spring 2025
Yukon Housing
Corporation

- Community Housing Development budget (\$4 million); and
- Municipal Matching Rental Construction Program (\$500,000).
- Affordable Housing Fund - Northern Carve-Out (\$5 million) managed by Canada Mortgage and Housing Corporation.

Approved by:

Justin Ferbey
President, Yukon Housing Corporation

February 26, 2025
Date approved

Session Briefing Note

TAB #24

Spring 2025

Project 1096 (Northern Community Land Trust Society)

Yukon Housing
Corporation

Recommended response:

- Our government has fulfilled our mandate commitment to support the Northern Community Land Trust Society's transformative Project 1096, creating 32 permanently affordable homes for Yukoners.
 - With construction well underway, Northern Community Land Trust Society's Project 1096 will make home ownership more accessible for lower to moderate income families and individuals.
 - Our government is supporting this initiative with up to \$5 million in construction funding, a land donation, and ensuring this innovative affordability model is sustained through amendments to the *Land Titles Act*.
-

Context:

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

Background:

- The Northern Community Land Trust Society is a Whitehorse-based non-profit organization that aims to build affordable housing in the territory.
- Using a price-restricted sales model protects the affordability of Project 1096 homes by allowing the owner to resell at prices that can increase over time only at the rate of inflation.
- This development will operate as a condominium corporation with legally binding bylaws bolstered by changes to the *Land Titles Act* that support ongoing affordability using statutory restrictive covenants.
- The Northern Community Land Trust Society provides an opportunity for households earning less than 80 per cent of the Yukon median income to achieve home ownership and, over time, build equity.
- The Northern Community Land Trust Society intends to use statutory covenants registered on title to limit the increase in resale pricing of the homes to the rate of inflation, to maintain long-term affordability.
- The Yukon government amendments of the *Land Titles Act* in fall 2024 enables the use of statutory covenants on property titles to maintain affordability across ownership changes.

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**Project 1096 (Northern
Community Land Trust Society)**

**TAB #24
Spring 2025**
Yukon Housing
Corporation

<p>2025-02-05 Date approved</p>

Session Briefing Note

TAB# 25
Spring 2025

Employee Housing - KFN Burwash Landing

Yukon Housing
Corporation

Recommended response:

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

Additional response:

- The 2025-26 Capital Plan includes funding for one new duplex this year and the corporation is continuing to work with the community and the First Nations School Board on additional staff housing needs.
- The approach to partnering with Kluane First Nation is founded on the successful land leasing arrangement with Vuntut Gwitchin First Nation in Old Crow where Yukon Housing Corporation's new staff 10-plex is located.

Context:

- The construction of the new school is a significant priority for the community.
- The 2025-26 Capital Plan includes funding for one duplex (two housing units), partially addressing the four-unit need identified by the First Nations School Board.

Background:

- Kluane First Nation has identified lots 45 and 46 spanning six acres in the Copper Joe Subdivision. The site is approximately five kilometres from the future location of the school.
- For fiscal year 2024-25, a pre-development Transfer Payment Agreement valued at approximately \$152,000 was advanced with Kluane First Nation.

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Spring 2025

Employee Housing - KFN Burwash Landing

Yukon Housing
Corporation

- Work scope: site surveying, utilities connections, additional design work and other pre-development activities to enable lots as shovel-ready for 2025-26 construction season.

Approved by:

Justin Ferbey

President, Yukon Housing Corporation

February 5, 2025

Date approved

Housing Initiatives Fund

Yukon Housing Corporation

Recommended response:

- The Housing Initiatives Fund supports the development of new affordable housing across the territory.
- Since 2018, the program has:
 - committed nearly \$40 million in project funding to help unlock more than \$350 million in proponent spending to support 931 new housing units, 837 of which will remain affordable for 20 years; and
 - resulted in 393 completed housing units across the Yukon, 312 of which are affordable (79%).
- In December 2024, the eighth intake of the Housing Initiatives Fund opened, offering up to \$4 million for shovel-ready, partner-led projects, housing proposals and pre-development activities.
- The application intake closed on March 15. We were pleased to receive a total of nine shovel-ready funding proposals and three project-concept requests from many Yukon communities.
- Successful proponents will be announced in the coming days.

Additional response:

- The Housing Initiatives Fund is successful because of the commitments of First Nations governments, developers, contractors, community organizations and the public to improve affordable housing options in the Yukon.
- Major 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).

Context:

- Affordable housing is in short supply nationwide, including in the Yukon.

Housing Initiatives Fund

Yukon Housing Corporation

Background:

- The 7th intake was fully subscribed and resulted in support for 8 shovel-ready projects that are expected to create 80 new affordable units.
- The Housing Initiatives Fund requires that:
 - units are energy efficient;
 - 20% of units in a multi-unit building are accessible; and
 - units remain affordable for 20 years.
- Recent changes to Housing Initiatives Fund:
 - New project completion timeline requirements: proponents must ensure housing is ready for occupancy within two years of signing an agreement.
 - Project concepts stream is now accepting applications throughout the year.
- The project concepts stream provides up to \$20,000 to support costs for pre-development activities related to construction.
- In previous Housing Initiatives Fund intakes, projects were assessed and awarded funding based on top scores regardless of community; starting with HIF 7, six projects were approved with consideration for a more equitable distribution across communities.
- As developers commence work, adjustments to unit counts can arise due to site, bylaw, or design issues, as well as market factors like supply chain challenges, rising costs and interest rate changes.
- The Housing Initiatives Fund is reviewed annually by the Yukon Housing Corporation Board to ensure it is targeting housing development needs as they evolve.

Housing Initiative Fund

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

*The intake closed March 15, 2025.

Session Briefing Note

TAB #26
Spring 2025

Housing Initiatives Fund

Yukon Housing Corporation

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

April 25, 2025

Date approved

Recommended response:

- Yukon's senior population is growing and finding solutions that meet the needs of seniors is a key priority.
- Yukon Housing Corporation is committed to investing in measures that will allow Yukon seniors to age in place, in their community of choice.
- Our government continues to support Vimy Heritage Housing Society to conduct the necessary feasibility and planning work in their efforts to secure project financing from the Canada Mortgage and Housing Corporation for the Rowan Place project.

Additional response:

- To date, the Yukon government has committed 2.87 million in support of Vimy:
 - Land held in reserve valued at approximately \$1.35 million.
 - \$700,000 provided to date since 2013 for pre-development work.
 - Additional \$815,000 committed in 2025-26 for further pre-development work.
- In addition, the Yukon government has committed to additional support for the project, which is conditional on Vimy meeting the requirements of a viable application to CMHC:
 - Leasing 23 units at Rowan Place for 20 years.
 - Capital contribution of up to \$6.5 million.

Context:

- The need for quality housing for seniors has generated media interest, especially since the demolition of Macaulay Lodge.
- The Official Opposition has raised questions regarding funding and timeline of the project.
- The 2023 CASA commits to funding Vimy at a level comparable to other seniors supportive housing developments (i.e. Normandy Living).

Background:

- 2013: the Society submitted a proposal to the Yukon government for a supportive, independent living facility in Whitehorse for seniors. Residents would live independently, but with support for meals, light housekeeping, etc. Nursing services are not included.

Session Briefing Note

TAB #27

Spring 2025

Vimy Heritage Housing Society

Yukon Housing
Corporation

- November 2018: the Society submitted an updated business plan with a request for a \$5 million capital grant. This request was denied, but support was provided by Yukon Housing Corporation to enhance the business plan.
- The Department of Energy, Mines and Resources committed to providing land, and subsequently reserved Lot 511 in Whistle Bend for the project valued at approximately \$1.35 million.
- Yukon Housing has met with the Vimy housing project team and Vimy board members several times between October 2024 and February 2025, including with Canadian Mortgage and Housing Corporation.
- The Vimy project must still meet several outstanding conditions set by CMHC before it can apply for CMHC grants and loans that are necessary to construct the building.

Table 1: Funding provided or committed 2013-2025

Date	Amount	Source
2013	\$74,290	(CS) Community Development Fund for a pre-construction manager and preliminary marketing.
2016	\$50,000	(HPW) Functional planning.
2018	\$23,575	(ECD) Comparative site analysis.
	\$78,610	(ECD) Comprehensive business, operations, governance, and construction plan.
2019	\$5,000	(YHC) Assist with an application to Canada Mortgage and Housing Corporation.
2022	\$15,000	(YHC) HIF to support project concept development.
2024	\$455,000	(YHC) Support pre-development activities and completion of a Class B cost estimate (Community Housing Development budget line).
2025	\$815,000	(YHC) Support further pre-development work towards a CMHC funding application (Community Housing Development budget line).
Total	\$1,516,475	

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

April 25, 2025

Date approved

Recommended response:

- The Government of Yukon is committed to reducing homelessness by working with community organizations and NGOs to support the territory's most vulnerable people.
- Safe at Home Society uses community-driven solutions to address homelessness, focusing on housing needs, accessibility and stability for those most in need of support.
- Supporting non-government organizations like Safe at Home Society aligns with the Government of Yukon's mandate to work with stakeholders to address homelessness and is a key part of the Downtown Whitehorse Safety Response Action Plan (TAB #41).

Additional response:

If asked about The Hearth

- The Hearth will help reduce the number of individuals experiencing homelessness on the By-Name List by 30 per cent by providing safe, stable housing.
- This investment reflects the government's commitment to urgent, coordinated action on homelessness and the creation of lasting solutions that strengthen community wellbeing.
- We thank Safe at Home Society for the dedication and commitment to making The Hearth a reality. It is a critical step in addressing and preventing homelessness.

If asked about 408 Alexander

- Through the federal government's Unsheltered Homelessness and Encampment Initiative, the Government of Yukon secured \$1 million over two years to repurpose 408 Alexander for a 17-unit supportive housing program.

Safe at Home Society

Yukon Housing Corporation

- Operated by Safe at Home Society, this facility provides long-term stability, 24/7 safety, guest management and essential support services for previously unhoused individuals (TAB #41).

Context:

- The effects of the pandemic, rising cost of living and the increase in overdose-related deaths continue to impact Yukoners, especially those experiencing or at risk of homelessness. These challenges make stable housing and support services more critical than ever.
- As reported in the 2024 Point in Time Count, 145 people in Whitehorse experienced homelessness on the night of October 22, 2024.

Background:

The Hearth

- The Hearth, a 67-unit affordable supportive housing project, is anticipated to be complete in spring 2026. The affordable units will provide homes for individuals on the By-Name List, a real-time list of people experiencing homelessness in Whitehorse.
- The project is approximately 70 per cent complete as of April 22, 2025.

408 Alexander Street

- 408 Alexander is owned by the corporation and leased to the Safe at Home Society, with operations and maintenance funding provided by the Department of Health and Social Services.
- In fall 2023, Yukon Housing Corporation and the Department of Health and Social Services, supported by the Yukon Anti-Poverty Coalition, held a forum with individuals with lived experience of poverty and homelessness. The forum focused on improving safety and security in Rent-Geared-to-Income buildings and enhancing services during transitions, with focus on 408 Alexander.
- Following this engagement, Yukon Housing Corporation issued a Request for Information (RFI) to explore program options at 408 Alexander. Safe at Home Society was selected to run the program, building on its experience operating a temporary supportive housing program at the High Country Inn from mid-February 2023 to March 31, 2024.

Approved by:

Samantha Paterson

President, Yukon Housing Corporation

April 25, 2025

Date approved

Session Briefing Note

TAB #28
Spring 2025

Safe at Home Society

Yukon Housing Corporation

Recommended response:

- Macaulay Lodge was demolished in summer 2022 after it was determined that renovating or repurposing it would not be economical due to its poor condition.
- It was determined that the private sector would be best placed to redevelop the lot, and a price-driven tender was issued.
- Prospective developers were encouraged to pursue funding programs through the Yukon Housing Corporation, Canada Mortgage and Housing Corporation and the City of Whitehorse to support affordable housing options.
 - The Macaulay Lodge site is zoned for mixed-use residential and commercial development with supportive housing as secondary use.

Additional response:

- The Government of Yukon recognizes the need for affordable housing and is supporting this in several ways through its own capital builds, housing partnerships, and programs eligible Yukoners can access.
- Governments and stakeholders are working together to advance land development and expand housing options.

Context:

- Affordable housing continues to generate public interest.
- There is public concern that PCR Construction is billing the development as a “luxury living” development and some have queried why it’s not “affordable housing” via Facebook threads.

Background:

- Macaulay Lodge opened in Riverdale in 1969 and was the only long-term care home in Whitehorse for many years.
- All residents were moved to Whistle Bend Place or another long-term care residence of their choice in January 2019.

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TAB #29
Spring 2024

Macaulay Lodge

Yukon Housing Corporation

- The corporation and the Department of Health and Social Services continue to collaborate to provide supportive housing for seniors.
- We are working together to offer choices for seniors which allow them to age in place and prevent premature entry into long-term care.
- This includes affordable housing units at Normandy Living for low-income seniors who require supports to live independently.
- Macaulay Lodge was demolished in September 2022 to repurpose the site for new housing development.
- This property, Lot 24 located at 2 Klondike Road, was owned by the Government of Yukon's Department of Energy, Mines and Resources.
- An Expression of Interest was conducted in spring 2022 to determine private sector interest and capacity in redeveloping the site which yielded two responses.
- The rezoning application of the former Macaulay Lodge site was approved in May 2023. The zoning was amended from Public Service and a small portion of greenbelt to a site-specific Comprehensive Neighbourhood Commercial zone.
- In January 2023, a request for additional seniors' housing was heard during a public rezoning hearing of Whitehorse City Council.
 - The City is the primary regulatory authority for development of the land and is responsible for the Official Community Plan and zoning bylaw compliance.

Approved by:

Samantha Paterson
President, Yukon Housing Corporation

March 17, 2025
Date approved

Overview of Federal Funding

Yukon Housing
Corporation

Recommended response:

- Yukon Housing Corporation works with Canada Mortgage and Housing Corporation and Housing, Infrastructure and Communities Canada to expand and maintain housing infrastructure and programs.
- The Government of Yukon is receiving \$30.6 million in federal funding over the next five years to help more Yukoners access safe, affordable housing and strengthen communities.
- As the federal government opens new funding streams and programs, our government continues to advocate for the Yukon's needs and identify opportunities for the territory.
 - In February 2025, the corporation secured \$1 million over two years through Reaching Home's Homelessness and Encampment Initiative to convert 408 Alexander into supportive housing.

Additional response:

- Under the **National Housing Strategy**, the Yukon will receive more than \$24.3 million over the next three years to expand and maintain affordable housing units across the territory.
- The **Social Housing Agreement** provides \$5.3 million to maintain affordable rentals, keep housing in good condition and support low-income households.

Context:

- High rental costs, limited affordable housing, and mortgage barriers continue to make housing a challenge for many Yukoners.

Background:

Funding	Description
National Housing Strategy (\$24.3 million from 2025/26 - 2027/28)	The National Housing Strategy funding began in 2019 with three of the 10 years remaining. Programs and streams include: <ul style="list-style-type: none">• Canada-Yukon Housing Benefit (TAB# 9)<ul style="list-style-type: none">◦ The Canada-Yukon Housing Benefit offers two subsidy programs to help low-to-moderate income Yukoners with housing costs.

Overview of Federal Funding

Yukon Housing
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	<ul style="list-style-type: none"> ▪ Rent subsidy (\$4.2 Million from 2025/2026 to 2027/2028) <ul style="list-style-type: none"> ▪ Launched November 2020, this provides a monthly subsidy for rent based on household income and eligibility. ▪ Gender-Based Violence Subsidy (\$3.9 Million from 2025/2026 to 2027/2028) <ul style="list-style-type: none"> ▪ Introduced in 2024 for individuals fleeing gender-based violence, this subsidy provides up to \$2,000 per month for 12 months to help secure stable housing. Over the following six months, the subsidy gradually decreases to support the transition into the standard rent subsidy program. • Canada Community Housing Initiative (\$7.8 Million from 2025/2026 to 2027/2028) <ul style="list-style-type: none"> ○ Supports the community housing sector and the most vulnerable by increasing housing supply, improving conditions, and making housing more affordable. <ul style="list-style-type: none"> ▪ The 2025/26 Teslin 6-plex and Burwash duplex are examples of projects receiving support through this initiative. • Provincial/Territorial priorities (\$1.2 million from 2025/2026 to 2026/2027) <ul style="list-style-type: none"> ○ The 10-year joint funding agreements will protect, renew and expand community housing in the Yukon, supporting territorial priorities such as housing repairs, new construction and affordability. <ul style="list-style-type: none"> ▪ The 2025/26 Burwash duplex and Housing Initiative Fund projects are examples of investments under this initiative. • Northern Housing Fund (\$7.2 million from 2025/2026 to 2026/2027) <ul style="list-style-type: none"> ○ The Northern Housing Fund helps expand and maintain affordable housing units in the Yukon. It also supports our partners in delivering housing solutions. ○ This funding supports essential repairs, upgrades, and renovations to maintain housing units. It also invests in supportive housing, subsidized community housing and rental subsidy programs.
Social Housing Agreement (\$5.3 million from 2025/26 - 2029/30)	<ul style="list-style-type: none"> • The Social Housing Agreement funds the management of affordable housing properties transferred from the federal government to Yukon Housing Corporation.

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Overview of Federal Funding

Yukon Housing
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Reaching Home strategy (HICC) (\$1 Million from 2024/25 - 2025/26)	<ul style="list-style-type: none">• This strategy is supported through a Community Advisory Board who is responsible to allocate resources based on a community plan.• Additional funding has been made available to target key areas of this strategy, including a recent funding contribution directly to provincial and territorial governments to address encampments and unsheltered homelessness.<ul style="list-style-type: none">○ The Yukon government received \$1 million over two years for shelter construction and renovation which has supported the repurpose, programming and operation of 408 Alexander as supportive housing.
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Approved by:

Justin Ferbey

President, Yukon Housing Corporation

February 5, 2025

Date approved

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Government priority:

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

Key messages:

- We are working in partnership with Yukon First Nations, other governments and NGOs to address homelessness in the territory.
- Our government is an active participant in multiple initiatives aimed at ending and preventing homelessness, including the Housing and Homelessness Taskforce, Rapid Response to Homelessness, and the Reaching Home Community Advisory Board.
- Offering housing to those who need it most and decentralizing services are key parts of the Downtown Whitehorse Safety Response Action Plan.
 - The Action Plan aims to improve safety and wellbeing to create a more vibrant, safe and inclusive downtown.

By Name List:

- Safe at Home Society reports that on February 17, 2025, there were 152 people on the By Name List actively experiencing homelessness in Whitehorse.

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- On July 31, 2024, there were 216 people on the By Name List actively experiencing homelessness in Whitehorse.
- The majority of those experiencing homelessness use temporary shelter such as couch surfing, shelters, hotels/motels, public institutions like corrections and treatment centers or are in transitional housing.
- Safe at Home Society counted at least 145 individuals experiencing homelessness in Whitehorse through the fifth Point-in-Time Count during a 24-hour period on October 22, 2024.
 - The Safe at Home Society's Point-in-Time Count is a coordinated research effort to develop a one-day snapshot of homelessness in Whitehorse to help understand the challenges facing homeless individuals and families.
- Between January and June 2024, Community Outreach Services provided intensive case management focused on meeting basic needs, including housing, to an average of 49 unique households per month.
 - Community Outreach Services is operating at a maximum capacity of supporting 50 individuals or households.

Emergency shelters:

- We provide operation and maintenance funding to support shelters in Whitehorse, including 405 Alexander, Kaushee's Place and the Emergency Youth Shelter in Whitehorse.
- We provide funding to support shelters in Yukon communities, including Help and Hope for Families in Watson Lake, Tr'ondëk Hwëch'in Jëje Zho in Dawson City and the Dawson Women's Shelter.

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- Our government continues to support the newly opened Council of Yukon First Nations Family Preservation Wellness Centre. The Centre is the First Nations-led shelter in the Yukon dedicated to supporting women and children.
- To ensure safety, the number of emergency beds depends on the level of care and the needs of the individuals accessing the care.
- The Department of Health Social Services supports 133 emergency shelter beds available in the territory:

Shelter	Community	Maximum # of Beds
405 Alexander	Whitehorse	54
Kaushee's Place	Whitehorse	15
Youth Emergency Shelter	Whitehorse	11
Help and Hope for Families	Watson Lake	11
Jëje Zho	Dawson City	5
Dawson Women's Shelter	Dawson City	5
CYFN Family Preservation Wellness Centre	Whitehorse	32

- From April 1 to December 31, 2024, there was an average of 74 stays per night in all shelters across the Yukon.

Funding initiative (Unsheltered Homelessness):

- The Government of Yukon, along with the federal government, announced the Unsheltered Homelessness and Encampments Initiative on February 17, 2025.
- Under this agreement, the governments of Canada and the Yukon will each contribute \$1 million over two years to provide supportive housing at 408 Alexander Street.

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- Funding provided for this agreement is part of the federal Solving the housing crisis: Canada's Housing Plan to address the urgent issue of unsheltered homelessness across Canada.

Housing First:

- Housing First is a modern approach to addressing poverty and has proven to be cost-effective. Its focus is to provide unhoused people with access to permanent homes without pre-conditions, such as sobriety.
- A comprehensive evaluation of Housing First has been completed with community partners, including the 16-unit housing first complex on 5th Ave and Wood St, and the 20 units at 405 Alexander.
- An Expression of Interest has been released to determine the best use and operation plan for the Wood St. housing residence going forward.
- The Government of Yukon has completed a 10-unit housing complex in Watson Lake. This housing initiative is being led by Yukon Housing Corporation and the Department of Health and Social Services, in collaboration with Liard First Nation and the Town of Watson Lake.
 - The 10-unit Housing with Services residence addresses a supportive housing gap identified in a 2020 Housing Needs Assessment of Watson Lake and meets a recommendation made in the Auditor General of Canada's performance audit on the state of housing for vulnerable Yukoners.
 - The complex was designed with input from the Liard First Nation Chief and Council, the Town of Watson Lake Mayor and Council, and local community members.

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- Construction began in 2023, and the anticipated completion date is early 2025.

Housing with Services Stock:

- Housing with Services housing units are subsidized, non-market housing options. Residents are provided with various supports and services, depending on the needs of the individual and structure of the program. There are 74 supportive housing units available in Whitehorse operating under Housing First principles:

Location	Number of units
405 Alexander	20
Wood Street Housing First	16
Cornerstone Community Building	21
408 Alexander	17

- The Housing with Services Stock includes beds and units funded by the Department of Health and Social Services. It does not include Yukon Housing Corporation Rent-Geared-to-Income stock, Grey Mountain affordable housing stock or long-term care beds.
- There are 19 units for second stage housing for women and their children fleeing violence in the territory.
- There are 61 housing units or beds available in Whitehorse for those with disabilities.

Location	Number of units
Max's Place	3
Granger Haven	4
Options for Independence	14
Aurora House	3

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Tay Street	4
Casa Ketzá	5
Aspen group home	5
Residences for Yukon Review Board clients	2
Approved caregiver homes for adults with disabilities	21

Office of the Auditor General Report on housing:

- On May 25, 2022, the Office of the Auditor General of Canada released a report on housing in the Yukon.
- The Department of Health and Social Services and the Yukon Housing Corporation accepted all the recommendations and to continue working with housing partners to address them.
- We continue to work towards enhancing collaboration and coordination of housing and services.
- In May 2022, the Yukon Housing Corporation and the Department of Health and Social Services signed a Memorandum of Understanding to serve as a framework for cooperation on affordable housing and housing with services in the Yukon for the purpose of providing vulnerable Yukoners with suitable and affordable housing.
- In 2022, we released an Action Plan and associated workplan with Yukon Housing Corporation.
- The Department of Health and Social Services is committed to addressing the recommendations in this report. This includes:
 - # 62. The Department of Health and Social Services should, in consultation with housing partners, undertake regular and comprehensive needs analysis, including a review of the use of

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hotels as temporary accommodation and take appropriate action to meet client needs.

- #64. The Department of Health and Social Services should ensure that agreements with third-party providers are comprehensive and are monitored for key deliverables.
- #79. The Yukon Housing Corporation and the Department of Health and Social Services should ensure that there is governance and oversight in place by effectively working together and with other housing partners to demonstrate meaningful progress, resolve problems, and achieve results.
- #87. The Yukon Housing Corporation and the Department of Health and Social Services should work together and with housing partners to identify gaps and improve information systems to provide relevant, accurate and timely information to support decision making and to report on the planning, delivery, and results related to housing in Yukon.
- #91. The Department of Health and Social Services should establish appropriate performance indicators as well as conduct regular program and housing provider evaluations to assess and report on the achievement of desired results.
- As of December 2023, progress on implementation includes:
 - amending the prioritization system for the Rent-Geared-to-Income housing program ensures that all eligible Yukoners have equal access;
 - developing a social support branch quarterly housing report to inform programs and services improvements;

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- updating third-party agreements for targeted, efficient service delivery and improved monitoring, ensuring better accountability and responsiveness to the needs of vulnerable Yukoners;
- publishing the Housing Action Plan three-year progress report for 2019 to 2022; and
- collaborating with the Safe at Home Society to develop emergency housing options in downtown Whitehorse.
- In alignment with commitments made to respond to the OAG report, we are working with Yukon Housing Corporation to develop models and standards around needs assessments for a consistent approach to housing vulnerable people.

Safe at Home Society's "The Hearth":

- The Government of Yukon is supporting Safe at Home Society's 67-unit supportive housing project to transform the former Coast High Country Inn into safe and affordable housing, called The Hearth.
 - The units will be allocated to individuals on the By Name List, a real-time list of those currently experiencing homelessness in Whitehorse.
- The supportive housing model for the project is driven by a Housing First and harm reduction approach that promotes self-determination and dignity.
- The Hearth is anticipated to be open in 2026.
- To support the Safe at Home Society's project to help end and prevent homelessness in Whitehorse, the Yukon Housing Corporation has committed \$12.9 million (\$5 million of this from Canada):

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- \$5 million through the Rapid Housing Initiative from the 2021–22 budget;
- \$1 million from the Housing Initiative Fund dispersed from the 2023–24 and 2024–25 budgets;
- \$6 million from the 2024–25 budget; and
- \$900,000 slated for the 2025–26 budget.
- Our government appreciates the ongoing work of the Safe at Home Society to alleviate the pressures of homelessness experienced by Yukoners.
- The Government of Yukon's partnership with the Safe at Home Society and corresponding support for The Hearth project shows how working together creates supportive, sustainable housing that will strengthen the community.

Seniors and Elders supportive housing:

- The Government of Yukon is committed to supporting Seniors and Elders having a full continuum of housing options that are safe, accessible and affordable.
- Supportive housing helps Seniors and Elders live independently for longer and age with dignity and comfort in their chosen home and community while reducing the increasing need for long-term care.
- Between 2023 and 2045, the Yukon's Senior and Elder population over the age of 65 is expected to increase by 7,459 individuals (110 per cent).
- By 2045 the population aged 65 and older is anticipated to represent 21.2 per cent of the Yukon's total population compared to 2023's 15 per cent.

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Normandy Living:

Speaking notes:

- Normandy Living is a privately-owned 84-unit residence that offers Seniors' and Elders supportive housing.
- Normandy Living offers support services such as meals, weekly housekeeping, laundry services, activities and programming and 24/7 security.
- We provide funding for 4.0 FTE in Home Care to support Seniors and Elders supportive housing residents to access services and supports.
- The Government of Yukon is leasing 26 affordable Seniors and Elders supportive housing units at Normandy Living in Whitehorse.
 - These units are available to Yukoners through the Yukon Housing Corporation's Rent-Geared-to-Income program. These units include a services-geared-to-income component.
 - Eligibility is based on income testing and results of a Clinical Frailty Scale assessment.
- Normandy Living has successfully received accreditation with the non-profit Commission on Accreditation of Rehabilitation Facilities Canada for a period of three years (2023–2026).
 - Normandy Living meets the Commission's standards by providing high-quality care, programs and services. This dedication ensures that every offering upholds the Commission's benchmarks for excellence.

Background:

- Yukon Housing Corporation residents pay 25 per cent of their income towards rent and 40 per cent towards services including meals, housekeeping and laundry.

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- These payments help Yukon Housing Corporation partially recover their cost of rental and services for the affordable units.
 - On average, residents pay \$1,420 a month for services and rent combined.
- Yukon Housing's lease agreements are for a period of 20 years from the initial lease date of the unit's tenant.
- The costs associated with Normandy Living are roughly 20 per cent of the cost of housing individuals in long-term care homes.

Temporary housing:

- The Department of Health and Social Services and community partners continue to work closely with people that are looking for permanent or temporary housing.
- We support people in their choices, which may include tenting, couch surfing, or staying in a hotel or at a shelter.
 - Between April 2024 and December 2024, there was an average of 2.5 per cent of social assistance cases with a hotel stay each month.
 - Seasonal fluctuations with the Yukon's hotel availability and affordability commonly occur due to increased tourism in the summer.
- Safe at Home Society has created the Housing and Homelessness Task Force to provide opportunities for community dialogue regarding housing and homelessness, including the role that hotels and motels play in our housing continuum.
 - The Department of Health and Social Services is a participant in these discussions.

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Watson Lake 10-plex

- The Department of Health and Social Services and the Yukon Housing Corporation have developed an Expression of Interest to seek proposals from community-based and government organizations to manage and operate a substance-free supportive housing program at a new 10-Plex in Watson Lake.
- Originally planned as a low-barrier housing initiative, results from the recent 2024 program evaluation of Housing First programs have informed the need for different programming.
- The ideal proposal will present a transitional, supportive housing program. The preference is for a recovery housing program that targets Yukoners seeking a path to sobriety or who seek or welcome sober living. Proposals that address other supportive housing gaps in the community, reflect a partnership with other service providers, or present mixed programming opportunities based recovery-friendly living will be considered. This may include people who are homeless or at risk of homelessness, but who strive to maintain sobriety.
- Designed to provide safe and stable housing, this development is set to welcome Yukoners in 2025.

Background:

- The 10-Plex includes eight studio units, two of which are accessible, and two one-bedroom units, ideal for double occupancy.
 - All units are furnished and have a private bathroom, kitchenette, and include kitchen supplies, towels, dishes and bedding.

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- An office space, door/guest management entry, communal kitchen and meeting areas are included in the building. These spaces may be utilized by complementary community service providers approved by the funder.
- The Watson Lake 10-plex was designed with input from the Liard First Nation Chief and Council, the Town of Watson Lake Mayor and Council, and local community members.
- The project meets a recommendation made in the 2022 Report of the Auditor General of Canada on Yukon Housing.

Vimy Heritage Housing Society:

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

Youth Shelter Operation

- Effective April 1, 2025, BGC Yukon (formerly Boys & Girls Club of Yukon) began transitioning the operations of the Youth Emergency Shelter to "The Landing Pad".

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- The Landing pad emergency youth shelter and reopen at the same location in early June 2025, once facility repairs and changes that reflect BGC Yukon's mission, core values, and best practices are complete.
 - At that time, BGC Yukon will post hours of operation and service, programming and support updates on its website and social media.
- BGC Yukon is dedicated to providing stability through a safe, supportive space that will build upon the success of the Skookum Jim Friendship Centre.
- During the transition, BGC Yukon will continue working with all available service providers, the Skookum Jim Friendship Centre, Government of Yukon and community partners to ensure the space is reopened as quickly as possible.

Approved by:

Matt King

Deputy Minister, Health and Social Services

April 14, 2025

[Date approved]

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405 Alexander (Connective)

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Government priority:

- The Government of Yukon is committed to working with NGOs, the Council of Yukon First Nations, Yukon First Nations and our community partners to meet the needs of the community and 405 Alexander guests.

Key messages:

- The Government of Yukon is working to support our community and vulnerable populations by providing 24/7 shelter, supportive living units and a range of drop-in services at 405 Alexander.
- The Department of Health and Social Services supports 405 Alexander guests with Mental Wellness and Substance Use outreach services, including the Referred Care Clinic's Opioid Treatment Services, Emergency Medical Services and Home Care.
- The Government of Yukon is addressing the complex challenges of homelessness, substance use and public safety in Whitehorse through continued collaboration with Connective and the Council of Yukon First Nations.
- In October 2024, we completed the jury's eight recommendations. Among them, the Government of Yukon and Connective have reviewed 104 policies, implemented and trained staff on new procedures, developed a critical incident reporting framework, and continue to work on creating a safe, welcoming space for guests of 405 Alexander.

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Improvements and updates:

- New and updated policies and procedures at 405 Alexander were introduced throughout 2024 and are continuing into 2025.
- The Government of Yukon and Connective both reviewed policies and procedures, recommending and implementing ongoing improvements.
- Per the jury's recommendations from the inquest, all policies were reviewed and updated by October of 2024. Connective is committed to ongoing annual reviews of policies and procedures.
- A gate has been installed in front of the dining room at night to reduce the areas where people gather, allowing staff to more closely monitor common areas and provide greater oversight.
- Shower and washroom checks are performed every 15 minutes to ensure safety and provide greater oversight.
- Monthly talking circles have been introduced and guest rights and responsibilities are posted, ensuring feedback from guests is heard regularly.
- A Joint Occupational Health and Safety Committee dedicated to 405 Alexander staff was established in spring 2024.
- Incident reporting procedures have been improved. The procedures are guided by an incident reporting matrix co-developed with the Yukon government in October 2024.

Key facts:

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

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- From April 1, 2024, to January 31, 2025, the average occupancy rate per night was 45.9 shelter guests (85 per cent).
- From April 1, 2024, to January 31, 2025, there were an average of 18.6 residents per month living in the Housing First program.

405 Alexander programming

- Ongoing programming at 405 Alexander in February included:
 - The Council of Yukon First Nations Cultural Programming
 - EMS Paramedic Specialist Program
 - Downtown Outreach Clinic (KDFN and Home Care) – weekly on Wednesdays. This is in addition to Connective’s regular outreach worker, who is available onsite to provide one-on-one supports.
 - Mental Wellness and Substance use Services Counsellor on site – weekly on Mondays
 - Referred Care Clinic – twice-weekly on Mondays and Thursdays
 - Blood Ties Four Directions Outreach – weekly on Wednesdays
 - Connection Circle – monthly
- Upcoming training for staff includes:
 - Grief and Self Care Workshop with Hospice Yukon
 - Safe Spaces training with Queer Yukon

Available supports:

- Opioid Treatment Services from the Referred Care Clinic for guests of 405 Alexander are available on-site two days a week. This approach

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has been successful in increasing engagement in Opioid Treatment Services.

- We are working with Blood Ties Four Directions to increase awareness among guests of 405 Alexander of the Supervised Consumption Site and have expanded the services and hours of operation onsite and through the outreach van.
- Guests have access to harm reduction education and supplies, including Naloxone kits and connection to appropriate supports and services.
- Naloxone kits are available to guests, staff and visitors, throughout the building.
 - At least 96 overdoses have been reversed since Connective assumed operations of 405 Alexander in October 2022.
 - In 2024, 2,100 Naloxone kits were distributed at 405 Alexander.
 - From November 1, 2024, to February 28, 2025, EMS has delivered 395 Naloxone kits to 405 Alexander. In that time, 405 Alexander has distributed 200 Naloxone kits.
- Shower spaces are equipped with Brave Sensors, designed to detect when movement has stopped and notify staff of an issue requiring an immediate wellness check.
 - Brave Sensors rely on cellular signal reception, leading to occasionally inconsistent reliability.
- Guests have access to Social Workers and nursing support.
- Shelter guests also have access to cultural support and programming through the Council of Yukon First Nations.

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Connective extension:

Speaking notes:

- The emergency shelter and the 20 Housing First units located at 405 Alexander are operated by Connective in partnership with the Council of Yukon First Nations.
- In fall 2024, the Department of Health and Social Services looked into exploring the market for shelter operators. With careful consideration, the department chose to work with Connective for an extended time to strengthen the changes and improvements that came out of the jury's recommendations from the Coroner's Inquest in April 2024.
- The work that has been done since spring 2024 has been dedicated to updating policies and procedures, training staff on these updates, integrating changes to create safer spaces for both guests and staff, and providing culturally appropriate supports, services and programs that have a meaningful impact.
- The Government of Yukon is extending agreements with Connective for 405 Alexander, Housing First at Wood Street, and Whitehorse Residential Services until June 30, 2025, ensuring stability while long-term sheltering solutions are developed.
- This short-term extension maintains existing service levels while reinforcing oversight, operational standards and collaboration to improve shelter operations, safety and community partnerships. Our team is currently working with the service provider to incorporate

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program separation between the shelter space and housing with more controls and staffing.

- This short-term extension does not maintain the status quo as it includes stronger oversight, operational improvements and enhanced accountability measures to improve safety and service delivery.
- The Government of Yukon is investing \$2.07 million in this three-month extension, covering shelter operations, staffing, security enhancements and culturally relevant programming.
- Clients will not experience service disruptions, and operational changes such as increased staffing, security measures and Indigenous-led programming will strengthen support for vulnerable Yukoners.
- This extension aligns with the April 2024 Coroner's Inquest recommendations, the Substance Use Health Emergency Strategy and downtown safety initiatives to improve shelter operations and community wellbeing.
- The Government of Yukon will be working with Yukon First Nations, the Council of Yukon First Nations and community partners to explore long-term sheltering solutions with plans to develop a Territorial Sheltering Strategy that ensures sustainable and culturally appropriate services.
- The three-month extension includes \$1.36 million for 405 Alexander, bringing the total agreement to \$15.39 million; \$547,327 for Housing First and Whitehorse Residential Services, bringing the total

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agreement to \$7.17 million; and \$165,461 in additional operating funds, bringing the total support agreement to \$827,308.

- This short-term measure ensures service continuity while the Government of Yukon works with partners to finalize long-term shelter plans and agreements.
- Operational improvements at 405 Alexander have strengthened safety and oversight, including enhanced training, washroom checks, new harm reduction measures and staff security enhancements.
- Both 405 Alexander and the Housing First building are governed under the *Residential Landlord and Tenant Act*, ensuring tenant rights are upheld during the extension period.
- The Government of Yukon is working closely with Yukon First Nations and community organizations to improve culturally relevant programming and strengthen shelter services.
- As part of our work on the Downtown Whitehorse Safety Response Action Plan, the Government of Yukon will be working with community groups, neighbours and NGOs to develop a revitalized sheltering system model that reflects the changing needs of the downtown community.

Background:

- The Government of Yukon assumed operations of 405 Alexander in 2019 with the explicit goal of stabilizing operations and then transferring oversight to a qualified third party.
- Connective Support Society took on operations of 405 Alexander in October 2022.

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- In 2024–25, the Main Estimates for 405 Alexander, Housing First and Whitehorse Residential Services was \$6.3M (\$6,309,069). An additional \$1M (\$1,022,000) is recommended for approval for period 8. If approved, the total for 2024–25 will be \$7.6M (\$7,636,069).

Connective Program Review

- Three program reviews were conducted to evaluate all programs currently operated by Connective Support Society in the Yukon.
- The Yukon government hired the consultant Meyers, Norris, Penny (MNP) to conduct an independent review of the Whitehorse Housing First Program in 405 Alexander and on Wood Street as well as both Supervised Housing and Reintegration programs.
 - We also conducted a thorough review of the existing TPAs to measure compliance and identify gaps.
- The results of those reviews will be tabled in the legislative assembly Spring 2025 (anticipated date: March 31, 2025), along with copies of the Transfer Payment Agreements and other supporting documents.
 - This includes two formal evaluation reports, covering Housing First (HF) programming and the Supervised Housing and Reintegration Program (SHARP).
- The review of 405 Alexander (Whitehorse Emergency Shelter) was not a standalone third-party evaluation like Housing First and SHARP. Instead, an extensive line-by-line review of the Transfer Payment Agreement was completed. This process was initiated in January 2024 and expanded in October 2024.
- Officials have worked closely with Connective to make improvements to the operating model and is planning to change the way the

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apartments in the shelter are operated, focusing more on a program model.

- A Leadership Summit was held April 11, 2025, with Yukon First Nations to discuss sheltering options. Information from the Summit will inform next steps.
- In the meantime, 405 Alexander is providing a service to people who need the help with emergency accommodations, food and to connect to services. The future operating model will build on what has been learned so far in order to balance improvements for clients, downtown safety and cultural safety.
- As per our regular program reviews procedures, reviews of all programs operated by Connective Support Society (Connective) have been completed.
- The three programs under review are:
 - Shelter and Housing First programming at 405 Alexander Street.
 - Housing First programming at 5th Avenue and Wood Street.
 - Supervised Housing and Reintegration Program for men and women.
- The Department of Health and Social Services and the Department of Justice have analyzed the results of the reviews and are working to determine next steps for each program.
- The SHARP evaluation found that the program provides a critical bridge between incarceration and reintegration but identified areas for improvement, including refining program scope and requirements, relocation and funding additional resources.

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- The Housing First evaluation identified both successes and challenges in delivering low-barrier supportive housing, with recommendations focused on enhancing staffing levels, increasing access to culturally appropriate programming, and improving service delivery coordination.
- The 405 Alexander review was conducted through a line-by-line assessment of the Transfer Payment Agreement, which highlighted operational challenges, including:
 - a misalignment between staffing levels and service demands;
 - the need for improved case management; and
 - the necessity of strengthening partnerships with Yukon First Nations and local service providers.
- Next steps for all three programs are currently under review by the Government of Yukon, with outcomes expected to inform future operating agreements and service delivery improvements.
- Following the recommendations of the Coroner's Inquest into the deaths of four Indigenous women at 405 Alexander, the Government of Yukon has worked closely with Connective, Yukon First Nations, and community partners to strengthen shelter operations. Actions taken in response to the inquest include enhanced staff training, clearer policies for shelter operations, and stronger accountability measures to ensure the safety of shelter guests.
- The Government of Yukon acknowledges the deep loss experienced by the families, friends, and communities of those who have died at 405 Alexander. We remain committed to ongoing improvements in service quality and safety at 405 Alexander, ensuring that people

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405 Alexander (Connective)

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experiencing homelessness can access dignified, culturally appropriate harm reduction support and trauma-informed care.

Coroner's inquest jury recommendations:

- A coroner's inquest into the deaths of Cassandra Warville, Myranda Aleisha Dawn Tizya-Charlie, Josephine Elizabeth Vanessa Hager and Darla Skookum at 405 Alexander began April 8, 2024, and concluded April 25, 2024, with the jury issuing eight recommendations.
- In collaboration with Connective, all recommendations were completed by the end of October 2024. A procedure to independently review recent and future deaths at 405 Alexander is still being established through consultation with the Coroner's Service.
- Our aim is to ensure a safe, supportive and responsive environment for all guests of 405 Alexander while honouring the memory of those who have been lost and upholding the government's commitment to community wellbeing.
- To ensure the work initiated in response to the recommendations of the coroner's jury is sustained in an effective and systematic way, the Department of Health and Social Services has established a third-party committee to oversee the implementation of the recommendations.
 - The committee will review the work completed by Connective and Government of Yukon to date and provide a report on the appropriateness and effectiveness of the response.
- The Government of Yukon and Connective have implemented all eight recommendations:

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405 Alexander (Connective)

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1. A comprehensive review of 104 policies and related procedures for 405 Alexander has been completed.
 - The review identified gaps and options to address them, informed by best practices.
 - Policies and procedures have been revised and staff are continuously trained as new policies are implemented.
 - Connective is committed to an annual review and ongoing monitoring of the revised policies and procedures to ensure they are meeting the needs of those accessing services.
2. In collaboration with the Council of Yukon First Nations, 405 Alexander staff, shelter guests and community partner organizations, Connective's leadership reviewed and revised the list of key staff training and training models used and adopted an annual training plan.
 - Connective will monitor implementation of the adopted training plan and will complete its review to ensure continued effectiveness.
3. Connective established a working group comprised of the organization's staff and Council of Yukon First Nations representatives to revise the process of recruiting and hiring Indigenous employees to reduce barriers for Indigenous candidates.
 - Connective will continue working with First Nations partners to assess the impact of these changes.

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4. The Government of Yukon reviewed results of two audits completed by Connective over the past 10 months evaluating compliance with the provisions of the 405 Alexander TPA and the recommendations made by the jury.
 - Connective has made significant progress in addressing the gaps and issues identified from the January 2024 and October 2024 audits.
5. Connective developed a critical incident reporting framework which informed the policy and procedure revisions.
 - The Government of Yukon has the responsibility to ensure an independent external review will take place if future deaths occur at 405 Alexander.
6. In June 2024, Government of Yukon officials met with Chiefs of the Yukon First Nations to discuss the best approach for connecting with the families and affected First Nations communities. Where requested by a First Nation, Connective's leadership met directly with the administrative team to hear community concerns and recommendations on how to improve operations at 405 Alexander.
 - In September 2024, Connective implemented additional in-person access to counselling services for the staff working across its programs in Whitehorse.
7. To establish trusting relationships while providing services to shelter guests, Connective engaged Council of Yukon First

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Nations to support sharing circles at 405 Alexander and improve communication among staff.

- The first Connection Circle was held on June 28, 2024. As well as providing valuable support, these meetings continue to help Connective's leadership engage the shelter guests in discussions related to food services, safety and expectations.
 - Managers now attend every shift exchange to ensure consistency in briefings.
8. Connective is working to create a culture within shelter spaces that promote safety for 2SLGBTQIA+ and female-identifying individuals, guided by best practices in shelter management.
- This includes establishing a more welcoming environment at the shelter by repainting the main floor areas and adding new signage on the rights and responsibilities of shelter guests.

Deaths at 405 Alexander:

Speaking notes:

March 2025

- A guest of a Housing First tenant at 405 Alexander was found deceased on March 27, 2025.
- RCMP and Emergency Medical Services responded immediately.
- Further details, including confirmation of the cause of death, may become available following investigation by the Coroner's Office.

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- Connective has been and continues to provide supports to willing individuals known to use substances in the housing units. Staff are also and discussing and developing safety planning and offer additional harm reduction steps to prevent or respond to overdoses.
- Incident reporting policies for 405 Alexander include timely and comprehensive review of any incidents by staff and supervisors, an immediate review of all relevant video footage, collecting and documenting necessary and relevant information, and an additional review by senior management of incidents. This process was applied to the event on Thursday and all necessary information was turned over to the RCMP and Coroner's Office for their review and investigations.

December 2024

- Two deaths occurred at 405 Alexander in December 2024. An additional death took place in February 2025.
- Shelter staff called EMS and responded to incidents appropriately, following emergency protocols including initiating CPR and administering Naloxone.
- Further details, including confirmation of the cause of the deaths, may become available following investigation by the Yukon Coroner's Service.
- A Mental Wellness and Substance Use Services staff member was brought onsite to provide counselling support to residents, service users and staff.
- In the past year, incident reporting policies for 405 Alexander have been updated to include a timely and fulsome review of any incidents by staff and supervisors, immediate review and all relevant video

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footage, collecting and documenting necessary and relevant information and including additional senior management review of all incidents. This new policy and process was applied to this event and all necessary information was turned over to the RCMP and Coroner's Office for their review and investigations.

Background:

- We are aware Connective has filed a Statement of Defence in response to a lawsuit filed against the Government of Yukon and Connective Support Society related to a death at 405 Alexander.

EMS presence:

- Emergency Medical Services has expanded their Paramedic Specialist Unit hours at 405 Alexander to 20 hours a day.
 - The clinic ensures a Paramedic is on site 20 hours a day and we are working towards expanding this to 24 hours a day, seven days a week.
 - When Paramedics are not stationed on site, Emergency Medical Services are still available by calling 911.
 - The Unit has a spectrometer to test samples of drugs on site. The spectrometer provides a more accurate detection of benzodiazepines, fentanyl and other contaminants.
- Emergency Medical Services supports the Mobile Paramedic Response Unit at 405 Alexander, which is equipped to provide mobile drug testing services, harm reduction supplies and other health care services.
- The Paramedic Response Unit began in October 2022 and operates 10.75 hours a day, seven days a week.

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- The Unit is designed to mitigate land ambulance calls and decrease transport to the Emergency Department at the Whitehorse General Hospital.
- The Unit addresses the needs of complex clients, who frequently utilize the 911 system, as well as those requiring social services or other health care instead of emergency care. In such cases, the Paramedics collaborate with the client's care team.
- Although the Paramedic Response Unit attends to a wide range of calls, only 21 per cent of these result in patient transport to the Emergency Department in 2024. This highlights the Unit's effectiveness in reducing 911 calls and diverting clients from the high costs associated with primary care in the Emergency Department.
- In 2024, the Unit responded to 375 calls.
 - 17 per cent of the Paramedic Response Units transports were related to patient appointments.
- The Unit collaborates with Blood Ties Four Directions and the Council of Yukon First Nations to address the Substance Use Health Emergency. They distribute Fentanyl Testing Kits and offer follow-up care to clients who have received Naloxone.

Shelter standards:

- To support the development of 405 Alexander's policies, training, and operations, we are developing shelter standards. The standards will provide a framework of consistent services and expectations for all shelters in the Yukon and housing first programs.

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- This initiative will provide guidance to all organizations, including the Government of Yukon, who are operating shelters or supportive housing environments.
- The standards are being developed based on national best practices, in partnership with local NGOs and service providers.
- Once finalized, the standards will be embedded in transfer payment agreements and will inform operational requirements for Connective and other NGOs.

Approved by:

Matt King

Deputy Minister, Health and Social Services

April 22, 2025

[Date approved]

Session Briefing Note**Spring 2025****Reducing Government of
Yukon Emissions**

Environment

Recommended response:

- The Government of Yukon continues to work towards reducing the territory's greenhouse gas emissions and building a more climate resilient Yukon now and for generations to come.
- We know that this work needs to happen in partnership with Yukoners but also requires a shift in how the Government of Yukon operates and impacts the Yukon's environment.
- The Government of Yukon tracks greenhouse gas emissions from our internal operations and evaluates how climate change may be impacting government-owned infrastructure.
- In 2022, the government generated 48.7 kilotonnes of carbon dioxide equivalent.
- Of this total, the Government of Yukon's departments emitted about three quarters of this, at about 33.3 kilotonnes of carbon dioxide equivalent, with government corporations and Yukon University making up the remaining quarter.

Additional response:

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

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**Reducing Government of
Yukon Emissions****Spring 2025**
Environment

buildings by improving energy efficiency and installing renewable energy systems.

- Investments in buildings are not tied to any one department and are prioritized where they will make the most impact in reducing emissions.
- The Government of Yukon also provides homes, healthcare, and electricity for Yukoners. These areas also represent a high portion of the Government of Yukon's emissions.

Third response (actions):

- To reduce emissions from our operations, we have, among others:
 - Finished 31 retrofits to Government of Yukon buildings to improve efficiency and reduce emissions;
 - Completed 112 energy assessments in high-emitting Government of Yukon buildings. 36 of those were completed in 2024;
 - Installed a biomass heating system at Elijah Smith School and invested in a district heating system expansion at Whitehorse Correctional Centre connecting Takhini Haven and Young Offenders Facility; and
 - Installed solar and battery energy storage projects at the Klondike and Ogilvie highway maintenance camps and started work on solar projects at Blanchard and Tuchitua highway maintenance camps.
- The Government of Yukon will continue to invest in reducing the impact that our operations have on the territory's emissions and climate change.

Session Briefing Note
**Reducing Government of
Yukon Emissions**

Spring 2025
Environment

Context—this may be an issue because:

- Emissions from the Government of Yukon have increased since 2010 as the Yukon's population grows.
-

Background:

- Every year, the Department of Environment publishes a report on the Government of Yukon's greenhouse gas emissions alongside the Our Clean Future annual report and the Greenhouse Gas Emissions in the Yukon report.

Approved by:

Dennis Berry

Deputy Minister of Environment

February 5, 2025

Date approved

Session Briefing Note

Reducing Government of Yukon Emissions

Spring 2025
Environment

Appendix A: Total Government of Yukon emissions

Organization type	2022 emissions (ktCO ₂ e)
Departments	33.3
Corporations	13.0
Yukon University	2.5

Appendix B: 2022 emissions by department*.

Department**	Building emissions (ktCO ₂ e)	Government Fleet, waste and refrigerants (ktCO ₂ e)	Total (ktCO ₂ e)
Community Services	0.8	1.9	2.7
Economic Development	0	<0.1	<0.1
Education	7.3	0.1	7.4
Energy, Mines and Resources	0.1	0.2	0.3
Environment	0.1	0.7	0.8
Health and Social Services	4.1	0.4	4.5
Highways and Public Works	6.8	8.8	15.6
Justice	0.9	<0.1	0.9

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Reducing Government of Yukon Emissions

Spring 2025
Environment

Tourism and Culture	0.1	<0.1	0.1
Unknown***	0.5	0.3	0.8
		DEPARTMENT TOTAL	33.3

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

** In many instances, Departments have limited control over energy use, and therefore greenhouse gas emissions, in their assigned buildings. Departments are focused on providing programming out of their assigned government buildings and thus have limited control over reducing building emissions. However, the Department of Highways & Public Works is leading the greenhouse gas reduction initiatives for all Government of Yukon buildings by delivering building energy retrofit and renewable energy projects.

*** [A small percentage of emissions are not allocated to a specific department. These come from buildings used by multiple program areas and vehicles not assigned to a specific department.](#)

Session Briefing Note**Whitehorse Land Development**Community Services

Recommended Response:

- Whitehorse is a growing community, and we expect long-term demand for housing to continue. The Land Development Branch is the main developer for Whistle Bend.
 - This summer, the Land Development Branch is advancing land development projects in Whitehorse:
 - Completion of Whistle Bend Phases 12 and 13, and the associated Evelyn lift station; and,
 - in partnership with Kwanlin Dün First Nation, construction of the Range Point subdivision.
 - We continue to work with the City of Whitehorse, the Ta'an Kwäch'än Council, and the Kwanlin Dün First Nation, on numerous projects including coordination of the feasibility work for the City's North and South Future Growth Areas.
-

Context:

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

Background:*Whistle Bend Subdivision*

- The final wrap up of Phase 9 and the Midnight Sun lift station is expected spring 2025. Completion of Phases 12 and 13 and the Evelyn lift station will continue towards completion in summer 2025.
- Detailed design and tendering of Phases 10 and 11 and stormwater outfalls are planned for 2026.

Session Briefing Note**Whitehorse Land Development****Community Services**

Copper Ridge Parcels 519/520

- Whitehorse City Council approved the master plan for this site in spring 2024. City has approved the transfer of Lot 520 to the Government of Yukon (YG) and the zoning of the whole site in early 2025. Energy, Mines and Resources will lead the transfer, amalgamation and release of the final parcel.

Joint YG- Kwanlin Dün First Nation Range Point Road

- The YG and the Kwanlin Dün First Nation (KDFN) have worked in partnership to complete the master plan, zoning, and subdivision and are currently advancing detailed design to tender construction of this medium to high density development starting this spring. Civil works tender will be released the week of April 14 and Lift station will be tendered in early May.
- This unique partnership will provide 67 lots and up to 400 units of housing on the two adjacent YG and KDFN-owned parcels.

Whistle Bend South Bench

- This site, located between Whistle Bend Way and Range Road, is identified as a future development site in the City's Official Community Plan (OCP).
- The Department of Community Services completed feasibility work (geotechnical, noise and dust studies, heritage).
- The project could be brought forward for a high-level master plan process including public engagement if the City of Whitehorse chooses to proceed.

North/South Future Growth Areas

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

Session Briefing Note**Whitehorse Land Development**Community Services

Valleyview South Master Plan (including Tank Farm)

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

New Commercial/Industrial Subdivision

- The department has completed feasibility work at four potential serviced and unserved commercial and industrial sites – Ice Lake South and North, Copper Haul Road, Macrae East – and supported master planning for Ice Lake South and North.

Heiland Parcel

- The City of Whitehorse Council approved YG's re-zoning application for the YG-owned parcels that surround the Heiland parcel to zone them both "future planning." This will support the future master planning of this larger area to facilitate the site as a residential development. If Mr. Heiland sells his parcel, then YG could coordinate the sale of the surrounding land.
- The Government of Yukon is completing engineering capacity assessments of the NE corner of Whistle Bend comprising the Heiland area, TKC's C-9 parcel and the Government of Yukon's Phases 14 and 15 to ensure there are no constraints for future development. This information, along with rough appraisal work, has been shared with Mr. Heiland for his information.

<u>February 6, 2025</u>
Date approved

Recommended response:

- Yukon's vibrant and growing communities need a supply of land to support growth. By working hand in hand with municipalities, First Nations, and the private sector, we are ensuring families and businesses have the space they need to grow and thrive.
 - From feasibility studies to final lot preparation, Community Services is driving land development forward across Yukon's municipalities, helping to turn vision into reality.
 - This year we are unlocking historic new possibilities as we prepare for the release of 44 serviced lots in the new Dahl Gahy-Mountain Ridge subdivision in Haines Junction and 43 lots in the new Francis extension in Watson Lake. Through our rural land development program, we are creating a well-planned, sustainable Yukon, ensuring that housing needs are met today and for generations to come.
-

Context:

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

Background:

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

Community Summaries

Carmacks

- Feasibility is complete and planning efforts have been initiated for three country residential sites. LDB aims to proceed with a YESAA submission and complete the detailed design for one of these sites by spring 2026.

Dawson

- Dredge Pond II (~40 lots) YESAA submission, regulatory approvals and detailed design are advancing to tender late in 2025 or early 2026.
- Feasibility and/or planning are underway or targeted for Callison East Industrial, Infill 2 area and various infill lots in 2025/26.

Faro

- Mitchell Industrial planning was completed in fall 2024. Rose & Ladue (~17 lots) serviced residential, YESAA submission and detailed design will advance in early 2026. Country Residential planning may begin in late 2025.

Haines Junction

- The serviced Dahl Gahy-Mountain Ridge subdivision will be completed in spring 2025 (44 lots) with lots for sale in summer 2025.
 - Site work includes the nearly completed ATCO installation, as well as ditch and lot cleanup, seeding, and road maintenance (Bitumen Surface Treatment).
 - Work is underway, including appraisals, surveys, to prepare the lots for a lottery in parallel with outstanding site work.
- The master plan for the Area 3 country residential (~63 lot) subdivision is targeted for completion in 2025.

Mayo

- 7th Ave North urban expansion master plan is complete. YESAA submission and detailed design will advance in 2025 or 2026.

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TAB 3# LD-02
Spring 2025**

Rural Land Development

Community Services

Teslin

- Joint TTC-YG Green Subdivision master plan is near completion. Airport West feasibility is complete, and planning work could begin in 2025 or 2026.

Watson Lake

- Francis Avenue 43 lot extension and lift station construction will be completed in spring 2025.
 - Civil works are substantially complete, with only minor tasks remaining for completion this spring. The remaining work includes lift station commissioning, finalizing the ATCO installation, and road BST.
 - Work is underway, including appraisals (end of April), surveys, to prepare the lots for a lottery in parallel with outstanding site work.
- Under YG-LFN agreement, 18 lots will be transferred to Liard First Nation plus one lot is owned by the town of Watson Lake. The remaining 24 lots will be ready for sale in summer 2025.

<u>February 7, 2025</u>

Date approved

Recommended response:

- Community Services has developed policy options for new legislation, drawing from best practices and extensive public input. These proposed policies aim to strike a fair balance between tenant and landlord needs, enhance rental market stability, and adopt successful strategies from other regions
- Aligning with our previously outlined timeline goals, we are presenting the new legislation this spring session.
- This new piece of legislation balances tenants' needs for housing security and landlords' needs to manage their financial asset.
- We thank those who took time to participate in the engagement on this project. Their input is reflected in this legislation and was integral to the development of a well-balanced Act.

Implementation of the proposed Legislation:

- The proposed *Residential Tenancies Act* will require updated regulations to support the changes. These Regulations will be developed to align with the language in the final Act, should it pass and be assented to.

Engagement work response:

- We began a review of the *Residential Landlord and Tenant Act* in 2023.

Residential Landlord Tenant Act **Review**

Spring 2025
Community Services

- As part of that work, we engaged with stakeholders on key issues including rent increases, eviction criteria, compliance, housing supply, and landlord-tenant needs.
- We engaged with Yukon First Nations governments and non-governmental organizations to gather their feedback.
- We also brought together a group of 11 individuals from various interest groups to take part in an intensive Solutions Lab process, producing a report with collective ideas.
- From there we broadened the engagement to include public engagement sessions and a survey which garnered more than 1,600 responses.
- A summary of this work was published in August 2024.

Context:

- The 2023 Confidence and Supply Agreement committed to initiating a review of the *Residential Landlord and Tenant Act* in June 2023.

Background:

Implementing the Act, should it pass

- The Residential Tenancies Offices is preparing the materials and processes that will be required to implement the new Act.
- At this time, it is not certain that additional resources will be required to implement the new Act. Should additional resources be required, Community Services will assess the need and identify appropriate next steps.

Residential Landlord Tenant Act **Review**

Spring 2025
Community Services

- Community Services launched a review of the *Residential Landlord and Tenant Act* in June 2023. The review began with stakeholder engagement, followed by broader public engagement. At the same time, and continuing after the engagement period, officials at Community Services were researching policy options. Information from each of these sources helped to shape the new Act.
- The engagement was led by independent contractors who began by inviting a broad range of stakeholder and interest groups to participate. A group of 11 individuals were able to participate in a process called a “Solutions Lab”. Participants met 17 times over two months. These individuals brought their perspectives and experience from landlord and tenant affiliated groups, including:
 - the Safe at Home Society;
 - the Yukon Anti-Poverty Coalition;
 - the Yukon Tenants Association;
 - the Yukon Council on Aging;
 - the Residential Landlords Association;
 - the Chamber of Commerce Housing Committee;
 - Da Daghay Development Corporation;
 - Gray Management Services;
 - the Yukon Real Estate Association; and
 - the Association of Yukon Communities.
- Public engagement began on February 1, 2024, to solicit feedback from tenants and landlords across the territory. As part of the public engagement, Community Services partnered with the Yukon Bureau of Statistics to launch a survey that was available online and in paper form in locations across the territory. 1,420 Yukoners completed the survey.
- Community Services held nine public engagement events throughout February. These were conducted online and in person in Whitehorse, Haines Junction, Watson Lake and Dawson City. These meetings offered the public different formats including providing information and background, a town hall format to provide input, sit-down workshops, and direct sit-down meetings with the policy

Residential Landlord Tenant Act Review

Spring 2025
Community Services

makers involved with the project. Approximately 120 Yukoners participated in these events.

- Community Services also held meetings with municipal governments, First Nations governments, the Yukon Residential Landlord Association, the business community, fire departments and protective services, along with several NGOs. For example, Community Services met with NGO representatives for:
 - Yukon Anti Poverty Coalition;
 - Safe At Home;
 - Blood Ties Four Directions;
 - Yukon Aboriginal Women's circle;
 - Women's Coalition;
 - Council of Yukon First Nations;
 - Betty's Haven; and
 - The Canadian Centre for Housing Rights.

Over 12 meetings, we heard from another approximately 100 individuals.

- These events were broadly advertised, starting in late January and continuing throughout the month of February with posters, paid radio ads, public service announcements, print ads in newspapers, news media interviews, social media and paid Facebook ads.

Engagement with Yukon First Nations Governments

- Although no Constitutional duty to consult was identified, Community Services sought to engage with all First Nations governments as part of this review.
- Letters from Minister to Chief were sent on June 19, 2023, and February 19, 2024, containing information about the review and invitations to engage. Follow-up letters, and in most cases, phone calls and emails were also sent to housing managers. Meetings were held with those First Nations governments that responded and wished to engage. We are grateful to those who took time to meet with our officials to provide meaningful feedback and insight. A final letter acknowledging input received was sent out to First Nations chiefs at the end of February 2025.

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TAB# ESRT-01

Residential Landlord Tenant Act **Review**

Spring 2025

Community Services

<p><u>February 6, 2025</u></p>
<p>Date approved</p>

Session Briefing Note

**Lot Sales and Support for
Housing and Development**

Energy, Mines and
Resources

Recommended response:

Lots released for sale in 2025

- We continue to offer lots for sale as they become available through lottery, tender, and over-the-counter sales.

Lots released for sale in 2024

In the Whitehorse Area:

- We released **130** new lots through lottery and tender in Phase 7 of Whistle Bend.
- We released **19** newly developed country residential lots in Grizzly Valley, Golden Horn and Mendenhall through lottery.
- We released the former Macaulay Lodge, at 2 Klondike Road in Riverdale, by tender in April 2024. The site is now in an Agreement for Sale with PCR Construction. The lot is rezoned for mixed-use residential and commercial development with supportive housing as a secondary use.

In Yukon Communities

- In Teslin, we released **21** country residential lots in Lone Tree subdivision by lottery.
- In Carmacks we released **6** residential lots.

Session Briefing Note

Lot Sales and Support for Housing and Development

- In Faro we released **6** residential lots.
- On September 17, we released **one** residential lot in Haines Junction and **five** in Mayo and **one** country residential lot in Watson Lake by lottery. We also released **one** industrial lot in Haines Junction and **two** in Teslin by tender.
- As of early April 2025, there are lots available for over-the-counter sale in Watson Lake, Whitehorse, Mayo, Faro, Mendenhall, Grizzly Valley and Teslin.

Lots released for sale in 2023:

- In spring 2023, we released **117** Whistle Bend lots. Of those, **82** lots were for single-family homes, **33** lots for townhouse development and two newly developed lots for multi-residential development.
- In spring 2023, we released **17** new lots in our communities, **three** in Carmacks, **three** in Dawson, **seven** in Haines Junction, **two** in Mayo and **two** in Ross River.

Support for housing and development:

- 5th and Rogers, now known as Kèjān and Rogers, has been sold to West End Developments.
 - Title was transferred in February 2025. There are a number of conditions in the development agreements and risk-based

Session Briefing Note

**Lot Sales and Support for
Housing and Development**

Energy, Mines and
Resources

restoration permit, including mitigating slope stability, managing any contamination, bonding and removing existing buildings.

- The Government of Yukon retains the right to repurchase the lot if development does not proceed.
- Lot 1096 in Whistle Bend has been sold to the Northern Community Land Trust Society to start the construction of over 30 units as affordable home ownership.
- Several significant projects in the City of Whitehorse are in the planning, design or construction stage. With our colleagues at Community Services, we are supporting the rezoning of Lots 519 and 520 in Copper Ridge for future residential development and working through subdivision for Range Point.
- We continue to work towards our 2023 Confidence and Supply Agreement commitments on the lottery reform. Public engagement wrapped up in August 2024 and we are working towards having the changes in place before the 2025 spring land lotteries. (See BN # 11)

Context — this may be an issue because:

- There continues to be high demand for building lots within Whitehorse and across the territory for residential, commercial, and industrial developments.
- The development process can be slow and costly causing a lag time in meeting supply demands.

Session Briefing Note

Lot Sales and Support for Housing and Development

Energy, Mines and
Resources

Background:

Development and sale process

- Energy, Mines and Resources continues to work in partnership with Community Services, municipalities, and First Nations on land development projects to meet lot supply needs.
- Energy, Mines and Resources releases new lots for sale across the territory that have been developed by Community Services' Land Development Branch.
- The sale of developed lots occurs once development work is complete. Before lots can be sold, legal requirements such as registering the legal survey and raising lot titles must be met.

Additional work to support housing

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

How lots are priced

- Lot pricing is determined by the *Yukon Lands Act* and *Lands Regulation*.
- In following our legislation, the Minister of Energy, Mines and Resources approves the classification of a lot (e.g., residential, country residential, industrial, or special).
- In many cases, a lot's classification determines the sale process and approach to pricing.

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Housing and Development**

Energy, Mines and
Resources

- For instance, lots classified as 'residential' are sold at development cost and through a lottery process.
- Lots that are sold at market value are appraised by a private 3rd party appraisal company.
- Lots that are sold at development cost are priced based on the cost of development from Community Services.

Land Title Transfer Process

- Land Management Branch (LMB) accepts building safety approvals from municipalities and Yukon Government to meet building commitment conditions in Agreement for Sale contracts.
- In 2022-23 the LMB worked with the City of Whitehorse and followed their recommendation (from the Housing Land Development Advisory Committee) to apply the third plumbing inspection and electrical rough-in, as the appropriate stage for approval. This also includes framing, insulation and vapour barrier inspection.
- Approval at this earlier stage ensures that safety and building standard measures are met for new buildings, while also allowing for efficient land title transfers to new home purchasers.
- Payments for Agreements for Sale are made over a multi-year period and final payments are due before title is transferred.

Approved By:

Paul Moore

April 16, 2025

Deputy Minister

Date approved

Department of Energy, Mines and Resources

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Government priority:

- The Government of Yukon is collaborating with Yukon First Nations governments, the Council of Yukon First Nations, City of Whitehorse, Yukon RCMP, local businesses and NGO partners like Connective, Blood Ties Four Directions, Yukon Anti-Poverty Coalition and Safe at Home to advance our Downtown Whitehorse Safety Response Action Plan.

Key messages:

- In December 2023, the Government of Yukon released the Downtown Whitehorse Safety Response Action Plan, and the document is continuously updated. This plan aims to work alongside our partners to promote a safe, supportive and thriving downtown Whitehorse.
 - The plan is flexible and responsive, focusing on immediate and long-term solutions, such as increasing housing security, expanding support services and increasing public safety.
 - The Action Plan has four priorities:
 - get more people into safe, secure housing;
 - make it clear to Yukoners what support services are available and where;
 - decentralize services; and
 - coordinate the approach between accountable partners.
- We continue to have conversations with downtown residents and businesses, non-governmental organizations, Yukon First Nation governments and people with lived experience to help inform current and future actions under the plan.

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Community engagement:

- Representatives from the Government of Yukon have met with residents, business owners, Yukon First Nations governments, NGOs and the City of Whitehorse on several occasions since fall 2023 to better understand the diverse experiences Yukoners have in downtown Whitehorse. With each meeting, we gain new perspectives and ideas on how to create and support a safe, inclusive and thriving downtown.
 - On November 6, 2023, IRP (inspire, reconciliation, potential) facilitated a meeting with the Department of Health and Social Services, Department of Justice, Yukon Housing Corporation, Ta'an Kwäch'än Council, Council of Yukon First Nations, Connective and City of Whitehorse. Kwanlin Dün First Nation was invited but unable to attend.
 - We invited Yukoners to a community conversation on November 21, 2023, where we heard that collaboration and coordination needs to take place to ensure that downtown Whitehorse is a place where all feel safe and welcome.
 - In March 2024, we held an engagement with NGOs to elicit feedback and suggestions, and further our collaborative efforts to provide meaningful and effective supports and services where they are most needed.
 - The Department of Justice held an additional meeting in March 2024 with Whitehorse residents and business owners to

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continue to elicit feedback and suggestions on improving downtown safety.

- We held a second community conversation in June 2024 and listened to Whitehorse residents, business owners and community members share their experiences living and working downtown Whitehorse.
- Safe at Home held a public open house for 408 Alexander in December 2024.

Downtown Whitehorse Safety Response Action Plan actions:

- As the weather warms, we recognize there may be an increase in the outdoor congregation of people, including in the area around Alexander Street.
- We are taking proactive steps to work across government and with key partners such as Connective and Safe at Home to ensure that we remain responsive to community safety and security needs as we enter the warmer months.
- We are actively addressing public safety concerns and supporting downtown business operations.
 - We are discouraging large congregations by creating alternative or expanding locations for services.
 - We are working with NGOs to continue finding new locations for food services.
- We funded modifications to 408 Alexander to support Safe at Home in launching a supportive housing program after their selection through an Expression of Interest process.

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- The Safe at Home Society model focuses on creating a sense of community and support in the building, contributing to a stable and safe environment.
- 408 Alexander is a 17-unit building that offers safe, stable housing for vulnerable Yukoners, reducing street-level disturbances and enhancing community safety.
- In addition to providing 24/7 safety and essential support services, guest management is also provided at 408 Alexander.
- Residents are selected by the Coordinated Housing Access Team from the By Name List.
- The Department of Health and Social Services is providing all operations and maintenance funding.
- We are increasing oversight and outreach presence in downtown Whitehorse to ensure residents and businesses feel safe and supported.
 - We provided initial funding for the Council of Yukon First Nations' Moccasin Mobile Outreach initiative.
 - Yukon Housing Corporation has extended the hours for security services to reduce loitering, anti-social behaviours and prevent the setup of temporary structures. After-hours patrols continue multiple times per night.
 - The Government of Yukon has recently hired a Community Safety Specialist. This new role will be essential in our collaborative efforts of enhancing community safety and wellbeing.

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Completed actions:

- Yukon Housing Corporation and the Department of Health and Social Services are working with Safe at Home Society to operate a 17-unit supportive housing program at 408 Alexander Street.
 - The first tenants moved in on December 23, 2024.
 - As of March 2025, all 17 units are occupied.
- The Department of Justice launched a new program to fund crime prevention initiatives for businesses, NGOs and organizations that have been affected by crime.
- The Government of Yukon has signed a commitment letter with City of Whitehorse and the Government of Canada in support of the Community Safety and Wellbeing Plan for Whitehorse.
- Partnered with Blood Ties Four Directions to extend and enhance their Healthy Meals Program to provide lunch and dinner services seven days per week. (June 2024)
- Initiated a new Canada Yukon Housing Benefit rent subsidy for people fleeing gender-based violence. (June 2024)
- Established the presence of two Outreach Workers at the Whitehorse Public Library. (April 2024)
- Developed a warming centre at the Jim Smith Building as a pilot. (March to May 2024)
 - The warming centre is now in its second year of service since opening on November 4, 2024.

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- Announced a partnership with Safe at Home Society to develop The Hearth, a permanent supportive housing project which will provide 67 self-contained affordable housing units. (February 2024)
- Extended hours at the Supervised Consumption Site. (February 2024)
- Operationalized a Council of Yukon First Nations-led Mobile Outreach Initiative to provide after-hours and weekend supports. (December 2023)
- Signed a Letter of Intent with Yukon First Nations and the Government of Canada to build a Yukon First Nations healing centre. (December 2023)
- Allocated \$3 million for on-the-land treatment funding provided through the Substance Use Health Emergency Strategy. (November 2023)
- Extended funding to Safe at Home Society as part of the Winter Housing Strategy. (November 2023)
- Hired private security services to support local businesses in proximity to Alexander Street (November 2023 to March 2024) and have since transitioned to more outreach-focused efforts with the Council of Yukon First Nations leading the Moccasin Mobile initiative.
- Coordinated community engagements with downtown residents, people with living and lived experience, businesses, NGOs, Council of Yukon First Nations and many more to discuss concerns and elicit feedback and suggestions to improve downtown Whitehorse safety. (October and November 2023, March and June 2024).

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- To account for the initiatives to date and demonstrate our commitment to addressing homelessness, the Yukon government released its Rapid Response to Homelessness report.
 - This report focuses on programs and services deployed from March 2023 to September 2024 to intervene in pathways to homelessness, promote routes out of homelessness and address acute needs.

Upcoming actions:

- The Government of Yukon is partnering with Yukon organizations such as Safe at Home Society, Council of Yukon First Nations, Kwanlin Dün First Nation and others to decentralize services in downtown to operationalize additional locations where people can access food services, and to identify alternate locations for additional culturally safe programming.
- The Department of Justice will be leading the action within the Downtown Whitehorse Safety Response Action Plan on developing a city-wide Community Safety and Wellbeing Plan.
 - The Community Safety and Wellbeing Plan will complement the Substance Use Health Emergency Strategy and create a framework to explore new innovative initiatives.
- The Government of Yukon is funding two additional RCMP officers for the Whitehorse detachment to increase the direct response to immediate concerns of the business community and residents.
- The Department of Justice hired a SCAN investigator in 2023 and is seeking legislative support for an additional investigator. This will

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increase the ability to investigate and respond to illicit activity, such as drug trafficking in downtown Whitehorse.

- The Department of Justice is in discussion with the RCMP, the Public Prosecution Service of Canada, political leadership in neighbouring jurisdictions, and members of the judiciary to discuss the public's concerns around repeat offenders and explore potential options that could be worthwhile for the territory.
- The Government of Yukon is working out the final details of a new Crime Prevention Grant Program that will be operated through the departments of Economic Development and Justice.
 - This Program will provide financial support to businesses and homeowners who are taking steps to make their homes and businesses safer. More details will be available later in fall 2025.
 - This action aligns with the vision laid out in Creating Home, the Yukon Housing Corporation's five-year strategic plan.
- Build more Yukon Housing Corporation community housing units to alleviate the Yukon Housing Corporation waitlist and By Name List pressures.
 - 79 units are under construction and include a 45-unit residential building in Whitehorse and a 34-unit residential building in Dawson.
 - 30 rent-geared-to-income housing units are planned for development in Mayo, Teslin, Carcross, Ross River and Haines Junction and are expected to be available in 2029-30.

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407 Alexander

- The Government of Yukon recognizes the safety concerns raised by downtown businesses and residents, and we are committed to continuing the work of the Downtown Safety Response Plan in an inclusive and responsive manner.
- Ensuring the safety and security of residents remains a core priority.
- Along with community partners, First Nations governments, and NGOs, the Yukon government is working to address and improve poverty, homelessness, and services and supports for vulnerable Yukoners.
- In 2024, the Property Management Division at the Department of Highways and Public Works initiated a feasibility study to identify potential future planning options for 407 Alexander Street.
 - The study provides information on development options, concept designs and their estimated costs, demolition costs, zoning bylaws, an environmental site assessment, and existing site and neighbourhood conditions.
- Yukon Housing Corporation recently purchased the property at 407 Alexander, providing an opportunity to further improve community safety and service provision on Alexander Street. The property was purchased by the Yukon Housing Corporation on March 31, 2025, for \$650,000.
- The previous owner of the property stated that they approached Yukon government to discuss selling the property, primarily because they planned to retire.

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- This is an opportunity to help restore community safety and security on Alexander Street while continuing to support vulnerable people.
- The location was chosen based on:
 - Its location near service users,
 - Flexible development options due to CM2 zoning and access to street front and alley entrance and egress, and
 - Relatively low purchase price.
- Through discussions with the departments of Economic Development, Justice, Highways and Public Works, the Yukon Housing Corporation and RCMP and in consideration of the services offered by neighbouring businesses and organizations, the study has identified a mixed-use approach for the eventual development with a focus on housing.
- A Request for Proposal was used to hire a company to complete an appraisal on the property in August 2024. The appraisal was used to determine the purchase price.
- While we are working with an NGO to determine a service delivery plan for this property, we are committed to working with First Nations and all community partners to ensure the property's future use meets the needs of the community.
 - This will be done through targeted conversations with service providers and through planned summer engagements under the Whitehorse Safety and Wellbeing Plan.

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Decentralized services:

Speaking notes:

- Along with community partners, First Nations governments, and NGO's, the Yukon government is working to address and improve poverty, homelessness, and services and supports for vulnerable Yukoners.
- While we remain focused on long-term solutions to decentralizing our supports, we continue to be open to opportunities that address the goal of increased community safety and security for both vulnerable people and local businesses and residents.
- Moving forward, we will ensure that all locations offering these services will be culturally safe and accessible.
- The Yukon Anti-Poverty Coalition publishes a free food guide that is updated monthly.
- Currently, several organizations offer free meals for Yukoners:
 - 405 Alexander, Mary House, BGC Yukon and Victoria Faulkner Women's Centre and Sally & Sisters Yukon Aboriginal Women's Council.
 - Blood Ties Four Directions and the Whitehorse Food Bank offers hampers for individuals and families.
- Yukon Housing Corporation recently purchased the property at 407 Alexander, providing an opportunity to further commit to improving community safety and security on Alexander Street.
 - The transfer of the property takes place March 31, 2025.
- While the Yukon Housing Corporation and Department of Health and Social Services are coordinating to determine options for this property,

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we are committed to working with First Nations governments and all community partners to ensure the property's future use meets the needs of the community.

- We look forward to working with various stakeholders to learn their perspectives on continued improvements to Alexander Street, including the eventual use of 407 Alexander.

Background:

- An independent report, A Path Forward, was prepared by House of Wolf & Associates at the request of the Council of Yukon First Nations.
 - The report evaluated the shelter's effectiveness, its impact on the community and the clients it serves.
 - One of the recommendations was to decentralize some aspects of service delivery.

Jim Smith Building Community Warming Space:

Speaking notes:

- The Jim Smith Building Community Warming Space opened November 4, 2024.
 - The warming space has been well received with a range of 110 visits per week to upwards of 229.
- The Community Warming Space is available Monday to Friday from 9am to 5pm.
- The space offers computer and internet access, warming areas, snacks and beverages, harm reduction supplies, period products, washroom facilities, games and reading materials.
- Free individual and monthly bus tickets are available.

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- This meets the 2023 Confidence and Supply Agreement initiative to replace fare-generated revenue for public transit.
- Two onsite Outreach Workers, one being a Social Worker, are available to provide supports and ensure a safe and inclusive environment.
- Through this project, we hope to reflect the values of compassion and inclusivity that are at the core of our work.
- As part of the Community Outreach Services team, an Outreach Worker will continue to be available at the Whitehorse Public Library to assist with supports and service connections.

Background:

- In late January 2024, the warming centre was announced by the Department of Health and Social Services and the pilot began during the spring sitting.
- From March 18 to May 17, 2024, the Government of Yukon ran the pilot project in the Jim Smith Building cafeteria.
 - The warming centre had a total of 1,245 visits (note, the same individual can visit multiple times) with an average of 29 visits per day. A total of 379 bus tickets were also handed out.
- Based on positive responses to the warming centre, a second year of service was planned for winter 2024–25.

Moccasin Mobile Outreach:

- The Council of Yukon First Nations launched the Moccasin Mobile Outreach initiative on February 1, 2024.
- The Moccasin Mobile Outreach van is operated by the Council of Yukon First Nations and staffed by approximately five Yukon First Nations Community Outreach Workers.

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- The intention of this service is to remove barriers for street-involved people by meeting individuals where and when they need support.
- The outreach van operates between 8pm and 2am, seven days a week.
- Outreach Workers provide individuals a range of services including referral to shelter services, meal services, RCMP and medical services.
- The Government of Yukon is committed to collaborating with the Moccasin Mobile Outreach to explore ways to support and strengthen their efforts.

Background:

- On October 27, 2023, the Council of Yukon First Nations and the Government of Yukon announced that a mobile downtown outreach service is being planned to enhance safety in downtown Whitehorse.

Approved by:

Matt King
Deputy Minister, Health and Social Services

April 22, 2025
[Date approved]

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Appendix A: List of Opportunities for the City of Whitehorse to lead in downtown safety

- Beautify Alexander Street
- Install year-round public bathrooms through the downtown core
- Ongoing support (legislative and other) for emergency housing projects, like a pallet village
- Increase parking in the downtown core
- Develop improved parking options in the downtown core, encouraging more downtown activity
- Improved and expanded biking infrastructure
- Find ways to further utilize vacant and derelict downtown buildings, such as the tax plan for empty buildings
- Continued improvement for public transit
- Creating legislation for rideshare businesses
- Increase downtown garbage cleanup and other beautification efforts
- Investigate and implement traffic calming measures in strategic locations (for example, controlling the crosswalk on 4th and Alexander St.)
- Investigate opening a warming centre, as this typically is done by municipalities in other jurisdictions

Session Briefing Note**2024-25 Supplementary Overview
(Corporate Note)****Embargoed until tabled**Finance

Recommended response:

- The changes outlined in the Supplementary Estimates No. 2 highlight the government's commitment to supporting the health and wellbeing of Yukoners and communities. The government is making important investments in health and social services, education, environmental protection, and in needed infrastructure across the territory.
- The Government of Yukon continues to maintain a budgetary surplus of \$57.6 million. Increased spending of \$130.1 million is partially offset by additional revenue and recoveries of \$19.5 million.
- Despite increases in O&M and capital expenditure, we continue to work to ensure that government spending is allocated in a way that meets key priorities and long-term goals.
- Many of the O&M pressures in Supplementary Estimates No. 2 related to health and education are ongoing pressures for services and will continue to be reflected in the Main Estimates.
- The ability to remain in a surplus position despite an increase in spending is largely owed to:
 - Infrastructure investments, which are mostly tangible capital assets. As they are anticipated to provide benefits over many years, their impact on the surplus/deficit position is recognized over their expected life.
 - Also, the additional \$55 million funding to the Receiver for the Victoria Gold Corp. is provided as a loan, which offsets the impact of these expenditures on the budgetary surplus.

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- Even with significant financial pressures in recent years, and in particular the response to the heap leach failure at the Eagle Gold mine, the Yukon remains on a strong financial footing. The government continues to make strategic investments that support economic growth, protect the environment, and enhance the quality of life for all Yukoners.

Additional response:

- The 2024-25 Supplementary Estimates No. 2 forecasts an overall gross increase of \$114.3 million in O&M spending, with an offsetting increase of \$7.9 million in recoveries—mainly for the following pressures:
 - \$55 million in advances to the Receiver for environmental protection work at the Eagle Gold Mine.
 - \$20.7 million in additional health-related funding to support Insured Health pressures, Yukon Hospital Corporation operations, emergency medical services, and legislated grant programs.
 - \$13.8 million for education related pressures, including Collective Agreement increase for the Yukon Association of Education Professionals and funding the First Nation School Board.

Session Briefing Note**2024-25 Supplementary Overview
(Corporate Note)****Embargoed until tabled**

Finance

- Capital adjustments in the Supplementary Estimates No. 2 reflect an overall gross increase of \$15.8 million in spending and a \$3.8 million increase in capital recoveries. These adjustments are primarily driven by:
 - Increases of \$21.7 million for accelerated work on the Nisutlin Bay bridge replacement and to address capital pressures related to ongoing land development projects;
 - \$7.8 million in decreases due to updated cash flow forecasts and revised timelines for major school replacement projects and the Watson Lake solar project.
- Revenues are projected to increase by \$7.8 million, driven by higher personal income tax and fuel tax revenue forecasts, as well as accrued loan interest from the Victoria Gold Corp. receivership

Context—this may be an issue because:

- The 2024-25 Supplementary Estimates No. 2 is tabled in the spring session and will be the subject of debate.

Approved by:

Jessica Schultz

February 24, 2025

Deputy Minister, Finance_____
Date approved

Session Briefing Note

Carbon Pricing (Corporate Note)

Environment & Finance

Recommended response:

- The Government of Yukon has supported carbon pricing to help reduce emissions and reach our climate targets. We remain committed to taking action on reducing emissions across the territory and to meeting our commitments outlined in *Our Clean Future*.
- However, we anticipate that the consumer carbon price in Canada will likely end in the near future.
- As Minister of Finance, I have asked Canada to provide certainty with respect to how and when carbon pricing will end and also what actions will be taken to contribute to emission reductions in lieu of carbon pricing.
- We will continue to monitor federal actions on carbon pricing diligently and are committed to keeping Yukoners informed about any changes that may affect them. This includes recent comments by Prime Minister-designate Carney to end the consumer carbon tax “immediately”.

Additional response (federal government changes in policy):

- The Government of Yukon will continue to work with our federal counterparts to ensure we remain compliant to any evolving regulations or changes to carbon pricing programs at the federal level.
- All federal Liberal party candidates, along with the federal leaders of the other parties, have signaled that they will end or significantly change the consumer carbon pricing program. The end of the federal carbon price means that the Yukon would no longer receive revenues to sustain the carbon rebate program.

Session Briefing Note

Carbon Pricing (Corporate Note)

Environment & Finance

- The Yukon's carbon rebate is revenue neutral, and on average, Yukoners receive more than they pay in carbon pricing levies.
- We have written to the federal government, requesting collaboration on a systematic wind down of the Yukon carbon rebate program. We have also urged the cancellation of the carbon levy increase planned for April 1, 2025.
- Carbon pricing is just one tool to address climate change. Our plans outlined in Our Clean Future extend beyond any federal programming. Our government will continue to aspire to meet our greenhouse gas emissions target by 2030.

Third response:

- The departments of Environment and Finance continue to work with federal counterparts to assess the implications of carbon pricing on large industrial emitters that are subject to the Output Based Pricing System in the territory and ensure the needs of the Yukon are recognized in national policy.
- The Output Based Pricing System is separate from the consumer carbon price. Canada is currently conducting a review of that system.

Context—this may be an issue because:

- On February 25, Yukon's Minister of Finance issued a statement confirming that he had written to the federal government, requesting collaboration on a systematic wind-down of the Yukon carbon rebate program and urging the cancellation of the planned carbon levy increase set for April 1, 2025.
- Carbon pricing remains a sensitive topic across the country with many provinces and territories voicing their own perspective on how they would like to see this pricing mechanism handled moving forward.

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Carbon Pricing (Corporate Note)

Environment & Finance

- The federal carbon pricing system is expected to be a central talking point as part of any forthcoming federal election.

Background:

- Most provinces and territories, including British Columbia and the Northwest Territories, have publicly opposed the federal carbon pricing system.
- Recently, federal liberal leaders have committed to ending the federal carbon tax in Canada.
- On April 1, 2025, the carbon levy will increase from \$80 to \$95 per tonne.
- [The new Liberal leader and other federal party leaders have expressed their commitment to end or change the consumer carbon levy.](#)
- [The new federal Liberal leader has indicated the consumer carbon levy would be eliminated “immediately”. No specific dates or timelines have been provided yet.](#)
- Given that the end of the federal carbon price means that the Yukon will no longer receive revenues to sustain the carbon rebate program, on February 24, 2024, Minister of Finance Sandy Silver wrote to federal Ministers Guilbeault and LeBlanc asking for collaboration in winding down the Yukon’s carbon rebate program, including a request to cancel the scheduled April 1, 2025, increase to the carbon levy.
- On February 25, 2024, Minister Silver issued a statement outlining the Yukon’s request to federal Ministers.

Approved by:

Dennis Berry

Deputy Minister of Environment

March 10, 2025

Date approved

Jessica Schultz

Deputy Minister of Finance

March 10, 2025

Date approved

Session Briefing Note
Inflation and Affordability
(Corporate Note)

Recommended response:

- The Government of Yukon remains committed to supporting Yukoners with day-to-day affordability.
- While inflation has improved, high shelter and food costs remain the largest drivers of overall inflation. These elevated prices continue to stretch the budgets of Yukon households, with lower-income households often feeling the greatest impact.
- We are pleased to report that price pressures eased throughout 2024, with local inflation averaging 2 per cent for the year – well below 2023’s rate of 4.9 per cent.
- [Inflation stabilized in March after rising to 3.5 per cent in February. Further moderation is expected for April following the elimination of the consumer carbon price.](#)
- The Government of Yukon continues to monitor inflation and its impact on Yukoners to ensure we can take effective steps to ease financial burdens.

Additional response:

- Budget 2025-26 builds on existing supports for Yukoners by ensuring access to essential services at affordable prices.
- This year’s budget includes investments to advance housing projects across the territory. This includes affordable housing initiatives such as the replacement of the Ryder Apartments in Whitehorse and the recently completed supportive housing project in Watson Lake. It also supports ongoing residential land development projects, including Whistle Bend Phases 12 and 13 in Whitehorse, the Mountain Ridge

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Inflation and Affordability
(Corporate Note)

Development in Haines Junction, and the Frances Avenue
Development in Watson Lake.

- The budget provides more than \$47.3 million for early learning and child care programs, including the Yukon Early Learning and Child Care Infrastructure Fund to expand and improve child care spaces. The universal child care program continues to lower costs, reducing fees to an average of less than \$10 per day.
- Budget 2025-26 allocates \$4.8 million to the National School Food Program, helping support families and ensuring every child has access to nutritious meals at school.
- We are also making life more affordable through the Yukon-wide dental program, which remains a national leader with \$5.4 million in continued funding for 2025-26.
- To support workers, the Temporary Paid Sick Leave Rebate has been extended again, ensuring more Yukoners can stay home when they are ill.
- The Interim Electrical Rebate is being replaced by the new Winter Electrical Affordability Program to help Yukoners manage higher electricity costs during peak winter months.
- The government continues to support the free transit program, launched last year by the Department of Community Services, which provides free bus passes to Yukoners.
- Also, the Government of Yukon is working with partners such as Connective and the Safe at Home Society to expand supportive housing options in Whitehorse.

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Inflation and Affordability
(Corporate Note)

Third response

- The Government of Yukon has also remained responsive to higher inflation in recent years through its various grants and subsidies, which are indexed to inflation. These include:
 - o Subsidies for medical travel
 - o The Yukon Child Benefit
 - o Social Assistance Payments
 - o Student Financial Assistance
 - o Seniors' benefits
 - o The Pioneer Utility grant
 - o The Comprehensive Municipal Grant Regulation
 - o Residential rent caps
- The Yukon's minimum wage is also responsive to price changes, as its annual change is tied to inflation in the previous year.
- After growing 6.8 per cent in 2023, the minimum wage increased a further 4.9 per cent in 2024 and will again increase on April 1, 2025, to \$17.94 per hour.
- The Yukon's minimum wage is the second highest in Canada, behind only Nunavut's minimum wage of \$19.00 per hour.
- These increases also contribute towards the strong earnings growth we continue to see in the territory. Average weekly earnings grew 5.3 per cent over the first eleven months of 2024, the third strongest growth in the country.

Session Briefing Note

Inflation and Affordability

(Corporate Note)

Context—this may be an issue because:

- Inflation has fallen from historic highs, but Yukoners are still dealing with higher prices for goods and services following a lengthy period of elevated inflation.
- The moderation of inflationary pressures that began to take hold late in 2023 continued throughout 2024. Growth in the Whitehorse Consumer Price Index (CPI) was much lower in every month in 2024, and annual inflation of 2 per cent was much improved from 2023.
- Both nationally and in Whitehorse, Inflation has picked up in the first three months of 2025. While inflation declined nationally in March compared to February, Inflation of 3.5 per cent for Whitehorse was unchanged from February, and remains the highest in the country for a second-straight month.

Background:

Inflation – Recent performance and outlook

- Following ten increases in the overnight rate since March 2022, the Bank of Canada made five rate cuts in 2024, with the overnight rate dropping from 5.0 per cent to 3.25 per cent. As of March 12, 2025, there have been two additional cuts of 0.25 percentage points and further rate cuts are expected this year, given economic uncertainty around tariffs. These cuts will further reduce pressure on shelter prices as mortgage rates decline.
- Both locally and nationally, price pressures lessened in 2024, with inflation near historic norms.
- After much improved inflation figures throughout 2024, inflation has moved higher over the first three months of 2025. March's inflation of 3.5 per cent for Whitehorse was unchanged from February and remains the highest in the country for a second-straight month.

Session Briefing Note

Inflation and Affordability

(Corporate Note)

- Nationally, inflation fell from 2.6 per cent in February to 2.3 per cent in March, with inflation down in most jurisdictions.
- Shelter costs continue to be a major driver along with restaurant prices and traveller accommodation.
- With the consumer carbon price ending at the end of March, lower gasoline and fuel oil prices in April should weigh on overall Whitehorse inflation. April data will be released on May 20, 2025.
- The current outlook for the Whitehorse CPI reflects expectations of a return to 'normal' levels of inflation, with the inflation forecast of 2 per cent in 2024, much improved from 4.9 per cent in 2023 and 6.8 per cent in 2022. Annual inflation is expected to average 2 per cent over the period 2025 to 2029.

*** Programs that support affordability listed below ***

HOUSING

Capital projects supporting housing affordability

- Programs such as the Housing Initiatives Fund and investments through the Permanent Affordable Housing program support Yukon Housing Corporation's five-year strategic plan, *Creating Home*, which prioritizes innovative projects and partnerships to expand affordable housing, close gaps in the housing continuum, and increase homeownership opportunities for Yukoners. These partnerships address housing needs and support economic development.
- Eighteen new units in Whistle Bend have been purchased to support a range of housing needs along the continuum.
- Work has begun on the old Korbo lot in Dawson City, which will provide an additional 34 Rent Geared to Income units, scheduled for completion in 2026.
- Groundwork began at the old Ryder Apartments in Whitehorse in September 2024 and we are aiming for completion in spring 2026. When completed, the new complex will deliver 45 new affordable housing units.

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Inflation and Affordability

(Corporate Note)

Supportive Housing (Health and Social Services & Yukon Housing Corporation)

- \$1.5 million for Safe at Home will go towards establishing temporary supportive housing at 408 Alexander Street.
- As well, we are contributing \$900,000 in 2025-26 of a total \$12.9 million dollar commitment towards Safe at Home Society's 67-unit project (*The Hearth*), which will provide safe, supportive and permanent housing in Whitehorse.
- Construction of a 10-unit housing complex in Watson Lake was completed in January 2025 which will open its doors in spring 2025.

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

- The Canada-Yukon Housing Benefit offers a rental subsidy for low-to-moderate income renters.
- Funded through the National Housing Strategy, the Canada-Yukon Housing Benefit rent subsidy has helped over 300 low- to moderate-income Yukoners with affordability challenges since 2020.
- In addition, the Canada-Yukon Housing Benefit gender-based violence rent subsidy helps survivors access safe housing, so they are not forced to return to unsafe situations due to housing costs.

Winter Electrical Affordability Rebate (Yukon Development Corporation)

- As a replacement for the Interim Electrical Rebate, Yukon Development Corporation will launch the Winter Electrical Affordability Rebate to assist Yukoners with electricity costs in the winter months.

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

- Funding that supports reducing energy costs is available for the transportation sector, renewable heating sector, home and building owners, and the construction industry.

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Inflation and Affordability

(Corporate Note)

- Innovative programs like the Better Buildings Program that offer up-front funding, combined with our Good Energy rebates, make energy retrofits more accessible and affordable for Yukoners.
- For existing homes, the Energy Branch offers the Good Energy Rebate Program for high performance heating systems and upgrades to thermal enclosures including insulation and windows, and high-performance new homes. Taking these measures will save homeowners money by reducing their energy costs.

Affordable Heat Pump Program (Energy, Mines and Resources)

- The Affordable Heat Pump Program aims to help low-to-middle-income households cover the cost of purchasing and installing a heat pump, a device that has the potential to significantly reduce a homeowner's energy costs.
- Since the launch of the Affordable Heat Pump Program late last year, the response has been overwhelming, with over 90 applications.
- The program quickly reached its funding capacity and we are working with our federal partners to seek consideration for additional funds.
- People can still apply to a waitlist and applications will be approved in the order they are received. The program website remains the best way to stay informed about the program.

HEALTH AND WELLBEING

Dental Care program (Health and Social Services)

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

Yukon Seniors' Income Supplement (Health and Social Services)

- The Yukon Seniors' Income Supplement provides a monthly income supplement for eligible Yukoner senior's receiving Old Age Security (OAS) and the Guaranteed

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Inflation and Affordability

(Corporate Note)

Income Supplement (GIS) from the federal government. This amount is adjusted for inflation in October, each year.

Social Assistance Review (Health and Social Services)

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

FAMILIES AND EDUCATION

Universal Child Care Program (Education)

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

Yukon Early Learning and Child Care Infrastructure Fund (Education)

- The Department of Education has a three-year agreement covering the years 2023-24 to 2025-26 with the Government of Canada that will see \$7.7 million in new funding flowing to the Yukon that can be used to create spaces and increase accessibility for not-for-profits and First Nations governments.
- This partnership with the Government of Canada will support a mutual vision of high-quality early learning and child care that is affordable, accessible, and inclusive.

Food in Schools program (Education)

- Good nutrition is vital for students' mental and physical health and increases all students' learning potential.
- On April 1, 2024, Canada announced a \$1 billion investment over five years to create a National School Food Program.

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Inflation and Affordability

(Corporate Note)

- The new National School Food Policy outlines principles and objectives to support the vision of every child having access to nutritious food in school
- Budget 2025-26 includes \$4.8 million for the National School Food Program.

Fertility Tax Credit (Finance)

- We are committed to improving access to fertility and surrogacy treatments for Yukoners.
- The value of the refundable credit will be 40% of eligible expenses to a maximum of \$10,000 per year per taxpayer with unlimited lifetime availability.
- This generous support is in addition to the new medical travel coverage for fertility treatment and enhances existing support in the tax system, such as the Medical Expense Tax Credit and Northern Residents Deduction.
- Alongside the recently announced medical travel coverage for fertility treatments, the tax credit in this bill will help relieve financial pressures for Yukon families who are accessing these treatments.

Yukon Child Benefit (Health and Social Services and Finance)

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

Out of Home Childcare Increases (Health and Social Services)

- To offset inflationary cost of living increases and provide sufficient financial resources to meet the needs of children placed in their care, Health and Social Services provided an ongoing 10 per cent increase to monthly payments to caregivers of children in out of home care in 2023-24, on top of the annual indexed increase. Combined, this amounted to a 16.46 per cent rate increase for community and extended family caregivers.
- Rates are indexed annually to the Whitehorse Consumer Price Index, most recently increased by 2.4 % in October 2024.

Session Briefing Note
Inflation and Affordability
(Corporate Note)

BUSINESSES and COMMUNITIES

Paid sick leave program (Economic Development)

- The Paid Sick Leave Rebate program is now extended until March 31, 2026.
- On April 1, 2023, the Department of Economic Development launched the Paid Sick Leave Rebate as a temporary program offering up to 40 hours of paid sick leave to employees and self-employed Yukoners that earn less than the average private-sector wage of \$33.94/hour.
- The program includes all illnesses (and injuries not covered by any other Act, benefit, or program). The program is available to employees regardless of whether their employer offers paid sick leave, though employees must use all paid sick leave available to them through their employer before they are eligible for the Paid Sick Leave Rebate.

Yukon Trade Resilience Program (Economic Development)

- In preparation for the potential of tariffs on Canadian goods being considered by the United States or other negative impacts on trade, the Department of Economic Development is creating a program to support Yukon businesses.
- The US remains the territory's most important international partner. We are working closely with our federal, provincial, and territorial partners to ensure that we have programming available to mitigate the impact on the Yukon by ensuring support is available if needed.
- The program is still in early stages and will evolve in response to outside factors.

Curbside Recycling (Community Services)

- The Yukon government is supporting the City of Whitehorse with up to \$2.4 million over two years, through 2024 and 2025, for a curbside collection program. The City's program is now in place and the Yukon government's support reduces the cost for Whitehorse households by roughly 50 per cent.

Session Briefing Note
Inflation and Affordability
(Corporate Note)

Approved by:

Jessica Schultz

April 15, 2025

Deputy Minister, Finance

Date Approved

**YHC TAB #47/ENV #20/
EMR #54
Spring 2025**

Session Briefing Note

**Our Clean Future
Implementation**

Environment and Energy,
Mines and Resources

Recommended response:

- Yukoners recognize that our territory, alongside jurisdictions around the world, is facing a climate emergency that is increasingly impacting our communities and way of life.
- In 2020, the Government of Yukon released Our Clean Future, the territory's first climate strategy that is guiding our response to climate change and climate adaptation.
- We continue to make significant progress on implementing Our Clean Future. In November 2024, we shared the 2023 Our Clean Future progress report that highlights our progress in adapting to climate change impacts and reducing greenhouse gas emissions.
- As of the end of 2024 we:
 - Registered 597 zero emission vehicles in the territory and all road-connected communities are equipped with fast chargers;
 - Provided over 1500 rebates for electric bikes;
 - Completed over 300 high performance residential retrofits including over 50 high performance commercial and industrial building energy retrofits;
 - Installed 219 smart heating devices in homes and buildings;
 - Installed 10 megawatts of renewable electricity through the Micro-Generation Program.
- In addition, we recently launched a new income tested heat pump rebate, which was fully subscribed within a month, providing 84 households with funding for heat pumps this year and next.

**YHC TAB #47/ENV #20/
EMR #54**

**Session Briefing Note
Our Clean Future
Implementation**

Spring 2025
Environment and Energy,
Mines and Resources

- By the end of 2023, the Government of Yukon has completed 68 Our Clean Future actions, 105 are in progress or ongoing and 5 have not yet been started.

Additional response:

- As we continue to address climate change, it is important for us to look back on our progress and continue to assess how we can better respond to climate change and reduce our emissions.
- In 2023, we announced the addition of 42 new actions to help us reach our climate goals, which brings the total number of climate actions to 178.
- These new actions are a product of the important work of the Yukon Climate Leadership Council, the Yukon Youth Panel on Climate Change, Navius Research and the findings in the Climate Risk Assessment report.
- The new actions focus on reducing the Yukon's emissions, supporting accessible, reliable and affordable renewable energy, climate adaptation and transitioning to a green economy.
- By the end of 2024, we have made significant progress, including:
 - Completed flood maps for the Southern Lakes region, Teslin and Carmacks. Flood hazard maps are underway for Old Crow, the City of Dawson and the Klondike Valley, and Mayo.
 - Worked with municipalities and First Nations governments to finalize the Community Wildfire Protection Plans in Faro, Haines Junction, Teslin, the City of Dawson and Whitehorse. Plans for Beaver Creek, Mayo, Old Crow, Watson Lake, Destruction Bay and Burwash Landing are underway.

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Session Briefing Note Our Clean Future Implementation

Spring 2025
Environment and Energy,
Mines and Resources

- Advanced climate change preparedness by initiating development of a permafrost monitoring system for key public buildings, and guidelines to address climate hazards in major infrastructure projects.
 - Established a geohazard mapping program to understand risks from climate change to the Yukon's transportation corridors.
 - Completed flood risk mapping for all transportation corridors in the Yukon.
- We are committed to efforts to reduce greenhouse gas emissions and we support Yukoners in the transition to cleaner transportation options and energy efficient homes and buildings.
- In 2024, we:
 - We passed legislation to set a target of a 45 per cent reduction in mining sector emissions per unit of production by 2035.
 - Began providing rebates for medium-duty electric vehicles.
 - Installed electric vehicle chargers in every road-accessible community in the Yukon, enabling zero-emissions travel throughout the territory. 20 fast charging stations are now operational throughout the territory, and one new Level 2 charger in Swift River. (See EMR BN #30)
- Since 2020, we have provided rebates for 543 energy efficient new homes, exceeding our 2030 target of 500.

**YHC TAB #47/ENV #20/
EMR #54**

**Session Briefing Note
Our Clean Future
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Spring 2025
Environment and Energy,
Mines and Resources

Third response:

- Existing actions put us on track to reduce the Yukon's emissions by 30 per cent by 2030. However, there is still significant work required to meet our target reduction of 45 per cent by 2030.
- One of the major drivers of emissions is population – more people means more cars on the road and more homes to heat.
- However, as the population of the Yukon continues to grow, we aren't seeing the rate of emissions increase that we would expect.
- We are seeing lower emissions per Yukoner than we saw in 2010; this is a promising sign that the emissions intensity of everyday life for Yukoners may be starting to decrease.
- We will continue to build on Our Clean Future as we learn more and implement new actions. This will be reflected in the annual reports.
- We will continue to find opportunities to reach our targets as we work with experts, stakeholders and partner governments across the territory and beyond.

Context — this may be an issue because:

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

Background:

- Our Clean Future was released on September 14, 2020, and now has 178 actions, of which 136 are original actions and 42 are new actions. These actions seek to reduce greenhouse gas emissions and support the Yukon to be highly resilient to the impacts of climate change by 2030.

**YHC TAB #47/ENV #20/
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Spring 2025**

**Session Briefing Note
Our Clean Future
Implementation**

Environment and Energy,
Mines and Resources

- The Government of Yukon reports annually on progress for the implementation of Our Clean Future. Four Annual Reports have been published to date, with the latest report released on November 12, 2024 (capturing 2023 data).
- The Our Clean Future website was launched in December 2023, which shows the government's commitments and successes towards fighting climate change.

Approved by:

Dennis Berry

February 5, 2025

Deputy Minister, Environment

Date approved

Paul Moore

February 5, 2025

Deputy Minister, Energy, Mines and Resources

Date approved

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

Executive Council
Office

Recommended response:

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

Additional response:

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

Context—this may be an issue because:

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

Background:

**Truth and Reconciliation Commission
– Update on Calls to Action**Executive Council
Office

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

Approved by:Justin Ferbey

Deputy Minister, Executive Council Office

2025 01 30

Date

Session Briefing Note

Eagle Gold Mine – Impacts

Spring 2025

EMR-ECO-FIN

Recommended response:

- We recognize the seriousness of the heap leach failure and continue to treat our response to the situation with the appropriate urgency.
- Our priorities are to ensure the health and wellbeing of Yukoners and to protect the environment.
- We are committed to working with the First Nation of Nacho Nyak Dun to develop remediation strategies for the failure. A joint team of technical experts hired by the Government of Yukon and the First Nation meet on a regular basis to inform our actions.
- We have full confidence in the court process governing all aspects of the Receivership proceedings, including the appointment of PricewaterhouseCoopers as the Receiver.
- As the Eagle Gold situation continues to unfold, we will continue to assess and improve our understanding of the impacts on Yukoners and the local economy.
- For the most up-to-date information on the situation at Eagle Gold Mine and actions that we are taking, you can visit Yukon.ca.

Additional responses:

- An Independent Review Board has been established to investigate the heap leach failure that occurred at the Eagle Gold mine.
- The Board has developed its own work plan and timeline to

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Eagle Gold Mine – Impacts

Spring 2025

EMR-ECO-FIN

conduct its review, and we respect the Board's autonomy in this regard. (See EMR BN #1)

- Impacts on human health and on the environment are being monitored by technical experts from the Government of Yukon, the First Nation of Nacho Nyak Dun and the Government of Canada.
- Our government continues to monitor labour market data, such as the number of unemployed and the number of Employment Insurance claimants, for potential impacts of the mine closure.

Context — this may be an issue because:

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

Background:

- The Yukon.ca website is updated with information bulletins to inform the public on the Victoria Gold heap leach failures current situation.
- See 'historic overview' section for an overview of key dates.

Economic and labour market

- The Eagle Gold Mine heap leach failure has changed the outlook for mineral production in the Yukon and resulted in a notable downward revision in the medium-term outlook for the Yukon's real Gross Domestic Product (GDP).
- The effect of closure on the labour market has been minimal, as displaced workers were reabsorbed into the Yukon's tight labour market. At 4.3 per cent in 2024, Yukon's unemployment rate was the lowest in the country. The economy continued to add jobs with employment up by 5 per cent annually.

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Eagle Gold Mine – Impacts

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- At the close of 2023, Victoria Gold had 471 direct hires and another 134 on contract.
 - Of the more than 600 employed, the company reported that about 34 per cent were local, amounting to approximately 200 local workers. This represents about 0.8 per cent of territorial employment in 2024.
 - As of January 16, 2025, there are 30 liens against Victoria Gold worth over \$60.2 million.

Finances

- PwC manages project finances and procurement for the site in its capacity as the court-appointed Receiver and as an officer of the court must ensure funds are being spent responsibly.
- As approved by the Court, the Government of Yukon has advanced \$105 million to the Receiver for urgent works on site in 2024-25.
- Financial security for the Eagle Gold Mine totaled \$104 million. In 2024–25 the Government of Yukon accessed \$55 million of these bonds. The remaining \$48.7 million balance of the Surety Bonds has been accessed and will offset the costs for the loans to the Receiver in 2025–26.
- Additionally, the Receiver had access to \$29.2 million in cash assets of Victoria Gold Corporation to fund receivership activities in 2024-25. The Receiver utilized all of these assets in the 2024-25 fiscal year.
- \$118 million is included, as part of Energy, Mines and Resources' budget 2025-26, to continue to respond to the heap leach failure.
- Funding advanced to the receiver has a net zero impact on the government's surplus and net financial debt, as the Government of Yukon has priority to recover these advances from the assets of the company.
- Interest applies to all loans advanced to the Receiver at a rate of nine per cent. An estimated \$3 million of interest will be accrued in 2024-25 and \$9.5 million is forecast to be accrued in 2025-26.

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Eagle Gold Mine – Impacts

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Local procurement

- As part of the agreements established under the receivership order, the Government of Yukon requires that the receiver take steps to maximize local benefits and report to the Government of Yukon on those metrics.
- To date, \$20.8 million has been provided to local contractors under the receivership.
- The Receiver has contracted nine local contractors and in the past month, 72 per cent of the contracted work force were local Yukon contractors.

Independent Review Board

- An Independent Review Board was launched under the Government of Yukon's Guidelines for Mine Waste Management Facilities.
- The Independent Review Board will provide a thorough and expert review of the heap leach failure. It will operate with full autonomy, with contracts managed by the court-appointed receiver, ensuring impartiality in the process.
- The Terms of Reference can be found in the Second Report of the Receiver on the Receiver's website at pwc.com.
- In accordance with the terms of reference, the IRB will provide its report to the Receiver, the First Nation of Nacho Nyak Dun and the Minister of Energy, Mines and Resources by June 15, 2025. The Receiver will make public the report on its website by July 15, 2025.
- Highly qualified experts are on the Independent Review Board. The Independent Review Board Members are:
 - Dr. Jean-Marie Konrad, M.Sc., Ph.D., FCAE, FEIC
 - Mark E. Smith, P.E., P.Eng.
- More information about the Board Members can be found on Yukon.ca.
- There has been no decision as to whether an inquiry will also be established under the *Public Inquiries Act*.

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Eagle Gold Mine – Impacts

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- If the Office of the Auditor General decides to conduct an audit, we will support its requests for participation and information.

Historic overview

- On June 24, 2024, a failure occurred at the heap leach facility of the Eagle Gold Mine operated by Victoria Gold Corporation.
- On July 30, 2024, the Premier provided remarks to the Council of Yukon First Nations' General Assembly on a variety of topics including mining and the incident at Eagle Gold Mine
- On August 5, 2024, the Premier provided a statement on mining activity in the Traditional Territory of First Nation of Nacho Nyak Dun.
- On August 12, 2024, the Government of Yukon submitted an application for receivership of Eagle Gold Mine, which was supported by the First Nation of Nacho Nyak Dun.
- On August 14, 2024, PricewaterhouseCoopers Inc. was appointed by the court as Receiver of the assets and property of Victoria Gold Corp. The Receiver is responsible for overseeing remediation of the heap leach failure and its environmental impacts, including compliance with territorial and federal orders.
- On October 1, 2024, PricewaterhouseCoopers released a report that shared receiver's communications with former Victoria Gold Corp's employees, advising they may be eligible to make a claim for outstanding wages up to \$8,500.00, vacation and/or severance pay under the *Wage Earner Protection Program Act*.
- On December 20, 2024, the Yukon Water Board approved the Receiver's application for an emergency amendment to the site's water licence to allow for the discharge of partially treated water. The amended discharge criteria expired on March 31, 2025 and is no longer in effect.

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Eagle Gold Mine – Impacts

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- On December 28, 2024, PricewaterhouseCoopers issued a notification to the Government of Yukon and the First Nation of Nacho Nyak Dun regarding a potential leak in a newly constructed containment pond.
- As of February 18, 2025, the Government of Yukon has done 11 technical briefings to continue to keep Yukoners informed with up-to-date information.

Approved By:

Sierra van der Meer

April 29, 2025

Deputy Minister
Energy, Mines and Resources

Date Approved

Justin Ferbey

2025 04 22

Deputy Minister
Executive Council Office

Date Approved

Jessica Schultz

April 25, 2025

Deputy Minister
Department of Finance

Date Approved

Session Briefing Note**Corporate Note – Budget Highlights****Embargoed until day of budget tabling**Finance

Recommended response:

- The Government of Yukon is committed to supporting Yukoners and communities while considering how to most effectively allocate financial resources.
- Budget 2025–26 plans for gross O&M spending of \$1.88 billion, addressing significant O&M pressures in health and education, as well as the response to the heap leach failure at the Eagle Gold mine.
- Overall, Budget 2025-26 forecasts a surplus of \$82 million, thanks in part to our continued capital investments in strategic infrastructure that will provide lasting benefits for Yukoners.
- Despite increases in expenditure, we continue to work to ensure that government spending is allocated in a way that meets key priorities and long-term goals.
- The Yukon remains on a strong financial footing. Budget 2025-26 prioritizes strategic investments that support economic growth, protect the environment, and enhance the quality of life for all Yukoners. It fulfills our commitment to making life affordable for Yukoners while investing in the programs and infrastructure the territory needs to thrive.

Additional response

- **Affordability for all:** Budget 2025-26 reflects our commitment to keeping life affordable for Yukoners with over \$47.3 million in funding for early learning and child care programs, including the universal child care program; \$3.8 million for the new Winter Electrical Affordability

Session Briefing Note**Corporate Note – Budget Highlights****Embargoed until day of budget tabling**

Rebate; \$4.8 million for the National School Food Program; and increases in Legislated Grants such as Social Assistance, post-secondary grants and the homeowners grant.

- Budget 2025-26 also includes a record-setting \$57.6 million capital investment in the Yukon Housing Corporation for the construction of new affordable housing units, continued tenancy support and programs responding to the housing needs of Yukoners.
- **Territory-wide growth:** The budget reflects investments in infrastructure across the territory, including major projects such as \$75.5 million for runway and infrastructure upgrades at Erik Nielsen Whitehorse International Airport, over \$50 million for bridge infrastructure, and \$31 million for repairs and upgrades to the North Klondike Highway.
- **Building prosperity through reconciliation:** The Government of Yukon maintains its commitment to reconciliation with First Nations, as demonstrated through a number of partnerships in 2025-26, intended to build economic prosperity. This includes working with Kluane First Nation on the \$15.7 million investment in the Kêts'ádań Kù School construction in Burwash Landing and partnering with Kwanlin Dun First Nation on the Range Point subdivision with an investment of \$5 million.
- **Safe and healthy families and communities:** Health care continues to be a significant source of financial pressure across Canada. Budget 2025-26 provides an additional \$47 million to address ongoing pressures on Insured Health Services and an additional \$24.5 million in Operations and Maintenance and \$4.2 million in capital to support

Session Briefing Note**Corporate Note – Budget Highlights****Embargoed until day of budget tabling**

Finance

the Yukon Hospital Corporation. These funds will support orthopedic surgeries, new acute care beds, breast cancer screening, medical travel, physician fees, pharmacare, and medical treatments both in and out of the territory.

- **Protecting our environment:** Budget 2025-26 will grow our green economy with \$59 million in investments for *Our Clean Future* initiatives such renewable energy infrastructure and building retrofits. We are making further efforts to protect the environment with an additional \$118 million in additional funding to support environmental protection efforts at the Eagle Gold Mine site, and \$21.5 million for reclamation at the Minto Mine.
- **Supporting Yukon businesses and industry:** The Government of Yukon will continue to provide support for Yukon businesses and industry with over \$11 million for diverse and responsive initiatives that provide sustainable economic benefits to Yukon communities. A few examples include the Innovation Strategy, the Economic Development Fund, the Community Destination Development Fund, the Creative and Cultural Industries Strategy, and the development of a Yukon Trade Resilience Program to support Yukon businesses impacted by possible U.S. tariff decisions.

Context — this may be an issue because:

- The 2025-26 Main Estimates will be debated during the March 2025 legislative session.

Session Briefing Note**Corporate Note – Budget Highlights****Embargoed until day of budget tabling**

Finance

Background:

- Gross O&M expenditures are forecast to increase by \$282.6 million, or 17.7 per cent, from the 2024-25 Main Estimates.
- The O&M recovery forecast has also significantly increased over the 2024-25 Main Estimates, by about \$10.5 million. Net O&M expenditures are forecast to increase by \$272.1 million, or 19.3 per cent, compared to the 2024-25 Main Estimates.
- Gross capital expenditures are forecast to be about \$477.3 million for 2025-26, which is a \$6.7 million decrease from the 2024-25 Main Estimates. Capital recoveries are forecast to decrease by \$10 million.
- The \$75 million contingency is not included in departmental budgets and would still need to be presented to the legislative assembly for approval, but is included in our fiscal plan so that, if required, it will not affect Yukon's forecast fiscal position.
- On a consolidated basis, when all government reporting agencies, such as Yukon University and public corporations are included, the 2025-26 Main Estimates forecast an annual surplus of \$132.7 million and net debt of \$402.2 million.
- There are 5,561.5 FTEs in the 2025-26 budget, which is an increase of 76.6 FTEs from 2024-25. Growth is primarily for long-term care and home care, Emergency Medical Services, and education personnel, including operational positions for Whistle Bend School and teachers and clerical based on enrollment.

Approved by:

Jessica Schultz

February 25, 2025

Deputy Minister, Finance

Date Approved

Session Briefing Note**Canada and United States
Relations – Corporate
Response**

Executive Council Office

Recommended response:

- Canada and the United States (U.S.) have one of the strongest and mutually beneficial relationships of any two countries in the world.
- The U.S. is Canada's largest trading partner, and I hope to see more Yukon companies benefiting from that relationship.
- The Premier has been meeting regularly with Premiers and the Prime Minister to inform a united Team Canada approach to U.S. relations.
- Our government is doing its part to ensure the relationship between our countries remains secure and prosperous.
- The Yukon has had a lot of success over the last four years with the U.S. government, including a trade mission, solving border issues, and funding the Alaska Highway.
- Our interests in Arctic security, a healthy environment, critical minerals, robust transportation infrastructure and access to tidewater serve both our jurisdictions as investment and geopolitical focus remain on the North.
- We are working together to advance shared priorities that will improve the prosperity, stability and wellbeing of both jurisdictions.
- We continue to engage regularly with Governor Dunleavy, Alaskan congressional officials, and the U.S. Consul General in Vancouver.

Response to Tariffs

- On April 2, 2025, the U.S. Administration decided to push forward with unjustified and short-sighted global tariffs.

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- While we are relieved that the “Reciprocal Tariffs” Executive Order does not result in new tariffs for Canada, we remain concerned about the considerable tariffs which remain.
- The tariffs imposed by the U.S. administration challenge the U.S.’s reliability as a trading partner.
- As the U.S. Administration continues to be impulsive in their decisions relating to tariffs on Canadian goods, we will hold steady on our response until all threat of tariffs have been removed.
- U.S. tariffs on Canadian imports are deeply concerning and will harm workers and businesses on both sides of the border.
- These tariffs are unjustified, harmful to economic stability, and run counter to the spirit of free and fair trade that has defined our relationship for decades.
- While we value our relationship with the United States, we will not accept unfair trade practices that threaten Canadian jobs and prosperity.
- The Government of Yukon has developed a path forward to support a strong Team Canada response to see these tariffs lifted and to limit the impact on Yukoners.
- As part of our initial response, our government will:
 - Reduce purchasing products of American origin, such as liquor;
 - Limit U.S. business access to government procurement;
 - Mitigate impacts on Yukon businesses through the development of an assistance program;

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- Support the development of buy local campaigns; and
- Work to break down interprovincial and trade barriers.
- Additionally, in response to U.S. tariffs on automobiles and auto parts, we are reducing our reliance on U.S. companies by:
 - Suspending our EV rebate program for Tesla vehicles.
 - Suspending all Yukon government X accounts; and
 - Cancelling YG Starlink contracts except for those essential for emergency services and business continuity
- We are also working closely with the federal, provincial, and territorial governments to push back against U.S. tariffs.
- The only acceptable solution is the removal of all tariffs for Canada and Canadian products and businesses.

Economic and Trade Impact of Tariffs

- The imposition of U.S. tariffs on key Canadian exports creates uncertainty for Canadian businesses, discouraging investment, slowing growth, and straining cross-border economic relationships.
- We saw the damaging impact of past tariffs in 2018, and we will not hesitate to take strong action to protect Yukon jobs and industries.
- Retaliatory measures are never our first choice, but we will defend our economic interests, as necessary.
- CUSMA was signed to ensure fair and open trade between our countries. The United States should uphold its commitments under this agreement.

First Ministers' Meetings

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- The Premiers, the Prime Minister and key federal ministers have held regular discussions, both virtually and in person, since U.S. tariffs were first threatened in November 2024.
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Context—this may be an issue because:

- Canada-US relations and threats from the Trump administration have seized all leaders in Canada.
 - First Ministers have met regularly to discuss Canada-U.S. relations, which has been well covered by local and national media.
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Background:

Canada-US relations

- Summary of U.S. tariffs imposed on Canada to date:

Type	Rate	Date of entry into effect
Fentanyl/Migration tariffs – non-CUSMA compliant goods	10% for potash & energy 25% for all other goods	March 4
Fentanyl/Migration tariffs – CUSMA compliant goods	0%	March 7
Steel and aluminum	25%	March 12
Autos	25% on all autos that do not meet the CUSMA rules of origin 25% on the value of non-U.S. content, for autos that qualify for CUSMA preferential treatment, but only once the Commerce Secretary certifies the determination of U.S. content on a model-by-model basis	April 3

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Auto Parts	0% for auto parts that qualify for CUSMA preferential treatment	To be announced in Federal Register, but May 3 at the latest
Reciprocal Tariffs	10% baseline does not apply to Canada (and Mexico) due to the current Fentanyl/Migration Tariffs	April 5

- On April 3, the U.S. Administration announced they will impose expansive country-specific tariffs ranging from 10 to 49 per cent on global trading partners, but did not levy any additional tariffs against Canada and Mexico. The U.S. stipulated that exemptions will continue for goods from Canada and Mexico that are compliant under the Canada-United States-Mexico (CUSMA) free trade agreement.
- The Prime Minister of Canada announced new countermeasures on April 3 to protect Canadian workers and businesses and defend Canada's economy. These countermeasures include:
 - Twenty-five per cent tariffs on non-[CUSMA](#) compliant fully assembled vehicles imported into Canada from the United States.
 - Twenty-five per cent tariffs on non-Canadian and non-Mexican content of CUSMA compliant fully assembled vehicles imported into Canada from the United States.
 - Canada's intention to develop a framework for auto producers that incentivizes production and investment in Canada.
 - Every dollar raised from these tariffs will go directly to support our auto workers.
- The evolving tariff situation has prompted diplomatic efforts and political discourse. Canadian officials are engaging in negotiations to seek clarity and potential exemptions, while U.S. policymakers deliberate on the broader implications of the proposed tariffs.

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- The Yukon-U.S. two-way merchandise trade in 2023 stood at \$150.1 million, down from \$240.5 million in 2022. Roughly 85 to 95 per cent of this annual trade is with Alaska.

Yukon government's April 3, 2025 response

- In response to U.S. auto tariffs, YG will: Immediately suspend our EV rebate program for Tesla vehicles, suspend all Yukon government X accounts (formerly known as Twitter) and cancel YG Starlink contracts except for those essential for emergency services and business continuity.

Yukon government's March 4, 2025 response

- Reduce purchasing of products of American origin: Direct the Yukon Liquor Corporation to stop placing orders of U.S.-made alcohol and to remove U.S.-made products from all Government of Yukon liquor stores. Because we do not want to hurt local businesses, licensees may continue to sell American-made products they already have in stock, but no new orders for U.S.-made alcohol will be placed.
- Limit U.S. business' access to government procurement: Direct the Department of Highways and Public Works to update territorial government procurement policies to encourage the purchase of more goods and services from local businesses and non-U.S. companies and minimize the purchase of U.S. goods and services.
- Mitigate impacts on Yukon businesses: Our government is allocating \$1 million to develop an assistance program, complementary to federal support programs, to help Yukon businesses adapt to the uncertain economic environment created by these tariffs. The goal of this funding is to keep support as flexible as possible, to be tailored to the specific needs of affected businesses. This program is funded through Budget 2025-26 and subject to legislative approval. Contingency funds in Budget 2025–26, also subject to legislative approval, will also be available to support Yukon businesses.

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- Support "Buy Yukon" campaigns: Support the development of buy local campaigns organized by local chambers of commerce.
- Break down interprovincial and international trade barriers: Through the Department of Economic Development, work with Yukon chambers of commerce and provincial and territorial partners to reduce barriers to internal trade and promote access to non-U.S. markets.

Approved by:

Justin Ferbey

2024 04 07

Deputy Minister, Executive Council Office

Date Approved