

YUKON HOUSING CORPORATION



**VOTE 18
YUKON HOUSING CORPORATION**

MINISTER

Hon. W. Jim

CHAIRPERSON

F. Bachmier

PRESIDENT

V. Hancock

CORPORATE OBJECTIVES

- To achieve its mission, the Yukon Housing Corporation will:
 - facilitate community development to enable communities to address their housing needs;
 - play a lead role in dispensing information and transferring technology to the Yukon housing industry;
 - respond to the limitations of the housing marketplace with direct programming. This programming will include: provision of affordable, suitable and adequate accommodation to Yukon households in need; assistance to Yukon residents to construct, purchase or repair their homes; and, provision of adequate and suitable accommodation to Government of the Yukon employees living in rural communities, and administration of the Employee Housing Buyback Program;
 - stimulate and encourage the marketplace to fulfil long-term housing needs; and
 - stimulate and encourage the housing sector to participate in community and industry opportunities which further strengthen Yukon's economy.

FINANCIAL SUMMARY (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
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Capital Expenditures

Repair and Upgrade	3,710	3,710	0%	2,336
Home Ownership	9,000	7,080	27%	8,216
Industry and Community Partnering	1,460	2,110	-31%	388
Non-Profit Housing	1,008	923	9%	963
Staff Housing	553	573	-3%	389
Central Services	203	2,483	-92%	276
Total Capital Vote 18	15,934	16,879	-6%	12,568
Capital Recoveries	13,740	14,771	-7%	10,873

YUKON HOUSING CORPORATION

REPAIR AND UPGRADE

PROGRAM OBJECTIVES

- To facilitate changes to the existing housing stock in order to improve the availability of affordable choices for safe, healthy housing that meets the needs of Yukoners.

Home Repair:

- To offer low interest loans, so that homeowners can bring their homes up to current standards.
- To address specific health and safety issues as well as deficiencies with foundations, plumbing, heating, electrical and mechanical systems, overcrowding due to family size, and speciality features for occupants to promote independent living.

Mobile Home Repair:

- To assist Yukon mobile home owners located on rented property to repair their residence to a minimum standard.
- To assist Yukon mobile home owners located on rented property to perform emergency repairs for the safe occupancy of their homes.

Home Repair Enhancement:

- To offer loan financing at the standard five year lending rate when a housing unit requires major rejuvenation.

Energy Management:

- To develop and deliver energy management programs to Yukoners.

CAPITAL EXPENDITURES (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
Home Repair Loans/Programs	3,240	3,240	0%	1,843
Mobile Home Repair and Upgrade Loans	125	125	0%	76
Home Repair Enhancement Loans	75	75	0%	82
Energy Management Loans/Programs	270	270	0%	335
Total Repair and Upgrade	3,710	3,710	0%	2,336

YUKON HOUSING CORPORATION

HOME OWNERSHIP

PROGRAM OBJECTIVES

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

Mortgage Financing:

- To assist eligible Yukon residents to become homeowners, by offering mortgages.

Owner Build:

- To assist eligible Yukon residents to build their own homes.

Home Completion:

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

Mobile Home:

- To assist eligible mobile home owners on rented property to obtain home ownership on titled property.
- To assist eligible mobile home owners to relocate their mobile home from a rental property onto titled property.

Extended Mortgage Guarantee:

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

Land Development:

- To improve the availability of affordable housing through land development options.

CAPITAL EXPENDITURES (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
Mortgage Financing Loans	6,700	4,200	60%	4,882
Owner Build Loans	1,600	700	129%	1,057
Home Completion Loans	200	500	-60%	379
Mobile Home Loans	500	1,650	-70%	175
Prior Years' Projects	0	30	-100%	1,723
Total Home Ownership	9,000	7,080	27%	8,216

YUKON HOUSING CORPORATION

INDUSTRY AND COMMUNITY PARTNERING

PROGRAM OBJECTIVES

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

Rental Suite:

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

Joint Venture:

- To lever private sector toward the increase of housing options by entering into partnership with developers.
- To partner with industry and other agencies to develop and demonstrate technologies to improve the quality of housing in Yukon and to use these technologies to create economic opportunities through export.

Housing Industry and Community Development:

- To promote investment opportunities for Yukon housing industry.

Mobile Home Park Enhancement:

- To assist mobile home park owners to upgrade the infrastructure and living conditions in privately owned mobile home parks.

Seniors Housing:

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

CAPITAL EXPENDITURES (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
Rental Suite Loans	60	60	0%	36
Joint Venture Loans	500	1,000	-50%	352
Housing Industry and Community Development Loans/Programs	300	300	0%	0
Mobile Home Park Enhancement Loans	500	500	0%	0
Seniors Housing Trust	100	250	-60%	0
Total Industry and Community Partnering	1,460	2,110	-31%	388

YUKON HOUSING CORPORATION

NON-PROFIT HOUSING

PROGRAM OBJECTIVE

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

CAPITAL EXPENDITURES (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
Repayment of Long-Term Debt	733	673	9%	621
Renovation and Rehabilitation Existing Stock	275	250	10%	342
Total Non-Profit Housing	1,008	923	9%	963

YUKON HOUSING CORPORATION

STAFF HOUSING

PROGRAM OBJECTIVES

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

CAPITAL EXPENDITURES (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
Repayment of Long-Term Debt	53	53	0%	49
Renovation and Rehabilitation Existing Stock	250	220	14%	340
Construction/Acquisition	250	300	-17%	0
Total Staff Housing	553	573	-3%	389

YUKON HOUSING CORPORATION

CENTRAL SERVICES

PROGRAM OBJECTIVE

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

CAPITAL EXPENDITURES (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
Office Furniture, Equipment, Systems and Space	50	30	67%	276
Repayment of Long-Term Debt	153	153	0%	0
Prior Years' Projects	0	2,300	-100%	0
Total Central Services	203	2,483	-92%	276

YUKON HOUSING CORPORATION

RECOVERIES (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
Repair and Upgrade				
Home Repair Loans	2,754	2,635	5%	1,627
Mobile Home Repair and Upgrade Loans	91	91	0%	76
Home Repair Enhancement Loans	75	75	0%	82
Energy Management Loans/Programs	270	270	0%	335
Home Ownership				
Mortgage Financing Loans	6,700	4,200	60%	4,882
Owner Build Loans	1,600	700	129%	1,057
Home Completion Loans	200	500	-60%	379
Mobile Home Loans	500	1,650	-70%	175
Prior Years' Recoveries	0	0	0%	1,609
Industry and Community Partnering				
Rental Suite Loans	60	60	0%	36
Joint Venture Loans	500	1,000	-50%	352
Housing Industry and Community Development Loans	240	240	0%	0
Mobile Home Park Enhancement Loans	500	500	0%	0
Non-Profit Housing				
Renovation and Rehabilitation Existing Stock	250	250	0%	263
Staff Housing				
Prior Years' Recoveries	0	300	-100%	0
Central Services				
Prior Years' Recoveries	0	2,300	-100%	0
TOTAL RECOVERIES	13,740	14,771	-7%	10,873

YUKON HOUSING CORPORATION

TRANSFER PAYMENTS (\$000'S)	2001-02 ESTIMATE	2000-01 FORECAST	% CHANGE	1999-00 ACTUAL
GRANTS				
Repair and Upgrade				
Energy Management Loans/Programs				
Commercial Energy Management Program	20	20	0%	15
Total Grants	20	20	0%	15
CONTRIBUTIONS				
Industry and Community Partnering				
Seniors Housing Trust	100	250	-60%	0
Total Contributions	100	250	-60%	0
TOTAL TRANSFER PAYMENTS	120	270	-56%	15