

YUKON HOUSING CORPORATION



**VOTE 18
YUKON HOUSING CORPORATION**

MINISTER

Hon. G. Hart

CHAIRPERSON PRESIDENT
C. Bullen M. Tremblay

CORPORATE OBJECTIVES

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

FINANCIAL SUMMARY (\$000'S)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Capital Expenditures				
Repair and Upgrade	2,875	2,360	22%	3,137
Home Ownership	9,750	9,200	6%	10,199
Industry and Community Partnering	1,050	760	38%	471
Social Housing	1,143	1,188	-4%	1,016
Staff Housing	188	515	-63%	475
Central Services	203	223	-9%	208
Total Capital Vote 18 *	15,209	14,246	7%	15,506
Capital Recoveries	13,420	12,150	10%	13,809

* This represents vote authority for the Yukon Housing Corporation to incur expenditures and per Section 17 of the Housing Corporation Act, for the Yukon Government to issue advances to the Yukon Housing Corporation.

YUKON HOUSING CORPORATION

REPAIR AND UPGRADE

PROGRAM OBJECTIVES

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

Home Repair:

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

Mobile Home Repair:

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

Home Repair Enhancement:

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

Energy Management:

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

CAPITAL EXPENDITURES (\$000'S)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Home Repair Loans/Programs	2,500	1,910	31%	2,863
Mobile Home Repair and Upgrade Loans	100	125	-20%	11
Home Repair Enhancement Loans	75	75	0%	102
Energy Management Loans	200	250	-20%	161
Total Repair and Upgrade	2,875	2,360	22%	3,137

YUKON HOUSING CORPORATION

HOME OWNERSHIP

PROGRAM OBJECTIVES

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

Mortgage Financing:

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

Owner Build:

- To provide education, technical assistance and mortgage lending to 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 owners of mobile homes to relocate their mobile home from a rental pad onto titled property.

Extended Mortgage Guarantee:

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

CAPITAL EXPENDITURES (\$000'S)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Mortgage Financing Loans	7,500	6,700	12%	8,767
Owner Build Loans	1,600	1,600	0%	946
Home Completion Loans	400	400	0%	378
Mobile Home Loans	250	500	-50%	108
Total Home Ownership	9,750	9,200	6%	10,199

YUKON HOUSING CORPORATION

INDUSTRY AND COMMUNITY PARTNERING

PROGRAM OBJECTIVES

- To assist the private sector and communities to respond to the emerging housing needs of Yukoners.
- 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 encourage and support the private sector to increase or improve housing options in Yukon including the development and demonstration of new technologies.

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)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Rental Suite Loans	50	60	-17%	17
Joint Venture Loans	700	600	17%	354
Mobile Home Park Enhancement Loans	200	0	100%	0
Seniors' Housing Management Fund	100	100	0%	100
Total Industry and Community Partnering	1,050	760	38%	471

YUKON HOUSING CORPORATION

SOCIAL HOUSING

PROGRAM OBJECTIVE

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

CAPITAL EXPENDITURES (\$000'S)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Repayment of Long-Term Debt	843	809	4%	713
Renovation and Rehabilitation Existing Stock	300	379	-21%	303
Total Social Housing	1,143	1,188	-4%	1,016

YUKON HOUSING CORPORATION

STAFF HOUSING

PROGRAM OBJECTIVES

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

CAPITAL EXPENDITURES (\$000'S)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Repayment of Long-Term Debt	63	55	15%	53
Renovation and Rehabilitation Existing Stock	125	250	-50%	117
Prior Years' Projects	0	210	-100%	305
Total Staff Housing	188	515	-63%	475

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)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Office Furniture, Equipment, Systems and Space	50	70	-29%	55
Repayment of Long-Term Debt	153	153	0%	153
Total Central Services	203	223	-9%	208

YUKON HOUSING CORPORATION

RECOVERIES (\$000'S)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
Repair and Upgrade				
Home Repair Loans	2,125	1,624	31%	2,545
Mobile Home Repair and Upgrade Loans	70	91	-23%	9
Home Repair Enhancement Loans	75	75	0%	102
Energy Management Loans	200	250	-20%	161
Home Ownership				
Mortgage Financing Loans	7,500	6,700	12%	8,767
Owner Build Loans	1,600	1,600	0%	946
Home Completion Loans	400	400	0%	378
Mobile Home Loans	250	500	-50%	108
Industry and Community Partnering				
Rental Suite Loans	50	60	-17%	17
Joint Venture Loans	700	600	17%	354
Mobile Home Park Enhancement Loans	200	0	100%	0
Social Housing				
Renovation and Rehabilitation Existing Stock	250	250	0%	250
Prior Years' Recoveries	0	0	0%	133
Staff Housing				
Prior Years' Recoveries	0	0	0%	39
TOTAL RECOVERIES	13,420	12,150	10%	13,809

YUKON HOUSING CORPORATION

TRANSFER PAYMENTS (\$000'S)	2003-04 ESTIMATE	2002-03 FORECAST	% CHANGE	2001-02 ACTUAL
CONTRIBUTIONS				
Industry and Community Partnering				
Seniors' Housing Management Fund	100	100	0%	100
Social Housing				
Prior Years' Contributions	0	0	0%	35
TOTAL TRANSFER PAYMENTS	100	100	0%	135