

# YUKON HOUSING CORPORATION

**VOTE 18  
YUKON HOUSING CORPORATION**

**MINISTER  
Hon. J. Kenyon**

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

**CORPORATE OBJECTIVES**

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

<b>FINANCIAL SUMMARY (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
<b>Capital Expenditures</b>				
Repair and Upgrade	2,675	2,775	-4%	1,827
Home Ownership	8,450	7,550	12%	6,056
Industry and Community Partnering	1,680	948	77%	379
Social Housing	4,541	1,270	258%	1,147
Staff Housing	643	602	7%	187
Central Services	247	269	-8%	185
<b>Total Capital Vote 18 *</b>	<b>18,236</b>	<b>13,414</b>	<b>36%</b>	<b>9,781</b>
<b>Capital Recoveries</b>	<b>15,696</b>	<b>11,090</b>	<b>42%</b>	<b>8,314</b>

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

# YUKON HOUSING CORPORATION

## REPAIR AND UPGRADE

### PROGRAM OBJECTIVES

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

#### Home Repair:

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

#### Home Repair Enhancement:

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

#### Mobile Home Repair:

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

#### Energy Management:

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
Home Repair Loans/Programs	2,500	2,500	0%	1,717
Home Repair Enhancement Loans	50	75	-33%	32
Mobile Home Repair and Upgrade Loans	50	50	0%	17
Energy Management Loans	75	150	-50%	61
<b>Total Repair and Upgrade</b>	<b>2,675</b>	<b>2,775</b>	<b>-4%</b>	<b>1,827</b>

# YUKON HOUSING CORPORATION

## HOME OWNERSHIP

### PROGRAM OBJECTIVES

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

#### Mortgage Financing:

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

#### Home Completion:

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

#### Owner Build:

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

#### Mobile Home:

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

#### Extended Mortgage Guarantee:

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
Mortgage Financing Loans	7,100	6,000	18%	5,610
Home Completion Loans	200	400	-50%	13
Owner Build Loans	1,000	1,000	0%	433
Mobile Home Loans	150	150	0%	0
<b>Total Home Ownership</b>	<b>8,450</b>	<b>7,550</b>	<b>12%</b>	<b>6,056</b>

**YUKON HOUSING CORPORATION**

**INDUSTRY AND COMMUNITY PARTNERING**

**PROGRAM OBJECTIVES**

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

**Industry and Community Partnering:**

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

**Joint Venture:**

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

**Rental Suite:**

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

**Seniors' Housing:**

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
Joint Venture Loans	850	700	21%	271
Rental Suite Loans	50	50	0%	8
Affordable Housing	680	98	594%	0
Seniors' Housing Management Fund	100	100	0%	100
<b>Total Industry and Community Partnering</b>	<b>1,680</b>	<b>948</b>	<b>77%</b>	<b>379</b>

# YUKON HOUSING CORPORATION

## SOCIAL HOUSING

### PROGRAM OBJECTIVE

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
Repayment of Long-Term Debt	1,010	920	10%	848
Supportive Housing	1,862	0	100%	0
Affordable Seniors' Housing	1,269	0	100%	0
Renovation and Rehabilitation Existing Stock	400	350	14%	299
<b>Total Social Housing</b>	<b>4,541</b>	<b>1,270</b>	<b>258%</b>	<b>1,147</b>

# YUKON HOUSING CORPORATION

## STAFF HOUSING

### PROGRAM OBJECTIVES

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
Repayment of Long-Term Debt	68	65	5%	63
Renovation and Rehabilitation Existing Stock	200	187	7%	124
Construction/Acquisition	375	350	7%	0
<b>Total Staff Housing</b>	<b>643</b>	602	7%	187

# YUKON HOUSING CORPORATION

## CENTRAL SERVICES

### PROGRAM OBJECTIVE

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

<b>CAPITAL EXPENDITURES (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	%	2003-04 ACTUAL
Office Furniture, Equipment, Systems and Space	<b>94</b>	116	-19%	32
Repayment of Long-Term Debt	<b>153</b>	153	0%	153
<b>Total Central Services</b>	<b>247</b>	269	-8%	185



# YUKON HOUSING CORPORATION

<b>RECOVERIES (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
<b>Repair and Upgrade</b>				
Home Repair Loans	2,125	2,182	-3%	1,577
Home Repair Enhancement Loans	50	75	-33%	32
Mobile Home Repair and Upgrade Loans	35	35	0%	17
Energy Management Loans	75	150	-50%	61
<b>Home Ownership</b>				
Mortgage Financing Loans	7,100	6,000	18%	5,610
Home Completion Loans	200	400	-50%	13
Owner Build Loans	1,000	1,000	0%	433
Mobile Home Loans	150	150	0%	0
Prior Years' Recoveries	0	0	0%	42
<b>Industry and Community Partnering</b>				
Joint Venture Loans	850	700	21%	271
Rental Suite Loans	50	50	0%	8
Affordable Housing	680	98	594%	0
<b>Social Housing</b>				
Supportive Housing	1,862	0	100%	0
Affordable Seniors' Housing	1,269	0	100%	0
Renovation and Rehabilitation Existing Stock	250	250	0%	250
<b>TOTAL RECOVERIES</b>	<b>15,696</b>	<b>11,090</b>	<b>42%</b>	<b>8,314</b>

**YUKON HOUSING CORPORATION**

<b>TRANSFER PAYMENTS (\$000'S)</b>	2005-06 ESTIMATE	2004-05 FORECAST	% CHANGE	2003-04 ACTUAL
<b>CONTRIBUTIONS</b>				
<b>Industry and Community Partnering</b>				
Seniors' Housing Management Fund	100	100	0%	100
<b>TOTAL TRANSFER PAYMENTS</b>	100	100	0%	100