

# **YUKON HOUSING CORPORATION**



**VOTE 18  
YUKON HOUSING CORPORATION**

**MINISTER**

**Hon. J. Kenyon**

**CHAIRPERSON**

**R. Couture**

**PRESIDENT**

**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 and accessibility 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 persons with special needs to meet their special housing requirements;
  - playing a lead role in educating and transferring technology to the Yukon housing industry and general public;
  - building community and industry capacity; and
  - increasing the availability of affordable housing in Yukon for seniors and persons with special housing needs.

**VOTE 18  
YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
<b>Capital Expenditures</b>				
Repair and Upgrade	2,675	1,570	70%	1,968
Home Ownership	7,350	8,350	-12%	4,832
Industry and Community Partnering	1,950	728	168%	331
Social Housing	4,601	2,800	64%	4,118
Staff Housing	1,075	191	463%	703
Central Services	321	456	-30%	89
<b>Total Capital Vote 18 *</b>	<b>17,972</b>	<b>14,095</b>	<b>28%</b>	<b>12,041</b>
<b>Revenues</b>				
Third-Party Recoveries	11,485	10,252	12%	6,870
Recoveries from Canada	3,151	1,610	96%	3,137
<b>Total Revenues</b>	<b>14,636</b>	<b>11,862</b>	<b>23%</b>	<b>10,007</b>
<b>Categories</b>				
Tangible Capital Assets	3,701	575	544%	859
Other Capital Projects and Purchases	14,171	13,420	6%	11,082
Transfer Payments	100	100	0%	100
<b>Total Categories</b>	<b>17,972</b>	<b>14,095</b>	<b>28%</b>	<b>12,041</b>

**Note:**

Restated 2005-06 Actual and 2006-07 Forecast to be consistent with the 2007-08 Estimate presentation.

\* 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

<b>CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)</b>	2007-08 ESTIMATE	2006-07 FORECAST	2005-06 ACTUAL
<b>Beginning of the Year</b>			
Cost of Tangible Capital Assets in Service	<b>51,282</b>	51,132	50,814
Accumulated Amortization	<b>(29,421)</b>	(26,622)	(24,648)
Work-in-Progress	<b>425</b>	0	0
Net Book Value	<b>22,286</b>	24,510	26,166
<b>Changes during the Year</b>			
Cost of Tangible Capital Assets			
Capital Expenditures	<b>3,701</b>	150	859
Work-in-Progress put in Service during Year	<b>425</b>	0	0
Disposals	<b>0</b>	0	(541)
Accumulated Amortization			
Amortization Expense	<b>(2,874)</b>	(2,799)	(2,360)
Disposals	<b>0</b>	0	386
Work-in-Progress			
Capital Expenditures	<b>0</b>	425	0
Work-in-Progress put in Service during Year	<b>(425)</b>	0	0
<b>End of the Year</b>			
Cost of Tangible Capital Assets in Service	<b>55,408</b>	51,282	51,132
Accumulated Amortization	<b>(32,295)</b>	(29,421)	(26,622)
Net Book Value	<b>23,113</b>	21,861	24,510
Work-in-Progress	<b>0</b>	425	0
<b>Total Net Book Value and Work-in-Progress</b>	<b>23,113</b>	22,286	24,510

# YUKON HOUSING CORPORATION

## REPAIR AND UPGRADE

### PROGRAM OBJECTIVES

- To offer preferred interest rate loans to homeowners in order to facilitate changes to existing homes by improving the availability of affordable choices for safe, healthy, energy efficient and accessible 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 financial 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 (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
Home Repair Loans/Programs	2,500	1,500	67%	1,900
Home Repair Enhancement Loans	50	32	56%	10
Mobile Home Repair and Upgrade Loans	50	38	32%	49
Energy Management Loans	75	0	100%	9
<b>Total Repair and Upgrade</b>	<b>2,675</b>	<b>1,570</b>	<b>70%</b>	<b>1,968</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 or manage construction of their own homes.

#### Mobile Home:

- To assist Yukon residents to become owners of mobile homes located on titled property, including relocation of their mobile home from a rental pad to 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 (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
Mortgage Financing Loans	<b>6,000</b>	7,260	-17%	4,422
Home Completion Loans	<b>200</b>	190	5%	92
Owner Build Loans	<b>1,000</b>	900	11%	318
Mobile Home Loans	<b>150</b>	0	100%	0
<b>Total Home Ownership</b>	<b>7,350</b>	8,350	-12%	4,832

# 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.

#### 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 (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
Joint Venture Loans	1,700	568	199%	113
Rental Suite Loans	150	0	100%	6
Seniors' Housing Management Fund	100	100	0%	100
Prior Years' Projects	0	60	-100%	112
<b>Total Industry and Community Partnering</b>	<b>1,950</b>	<b>728</b>	<b>168%</b>	<b>331</b>

**YUKON HOUSING CORPORATION**

**SOCIAL HOUSING**

**PROGRAM OBJECTIVE**

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

<b>CAPITAL EXPENDITURES (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
Repayment of Long-Term Debt	1,200	1,100	9%	1,028
Supportive Housing	1,801	425	324%	1,562
Affordable Seniors' Housing	1,100	875	26%	1,063
Renovation and Rehabilitation Existing Stock	500	400	25%	465
<b>Total Social Housing</b>	<b>4,601</b>	<b>2,800</b>	<b>64%</b>	<b>4,118</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, construction and upgrading of staff housing units throughout the Yukon.
- To administer the *Government Employee Housing Plan Act*.

<b>CAPITAL EXPENDITURES (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
Repayment of Long-Term Debt	75	71	6%	68
Renovation and Rehabilitation Existing Stock	200	120	67%	195
Construction /Acquisition	800	0	100%	440
<b>Total Staff Housing</b>	<b>1,075</b>	<b>191</b>	<b>463%</b>	<b>703</b>

# YUKON HOUSING CORPORATION

## CENTRAL SERVICES

### PROGRAM OBJECTIVE

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

<b>CAPITAL EXPENDITURES (\$000s)</b>	2007-08 ESTIMATE	2006-07 FORECAST	%CHANGE	2005-06 ACTUAL
Office Furniture, Equipment, Systems and Space	168	150	12%	89
Repayment of Long-Term Debt	153	306	-50%	0
<b>Total Central Services</b>	<b>321</b>	<b>456</b>	<b>-30%</b>	<b>89</b>

## YUKON HOUSING CORPORATION

<b>REVENUES (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
<b>THIRD-PARTY RECOVERIES</b>				
<b>Repair and Upgrade</b>				
Home Repair Loans	2,125	1,275	67%	1,615
Home Repair Enhancement Loans	50	32	56%	10
Mobile Home Repair and Upgrade Loans	35	27	30%	49
Energy Management Loans	75	0	100%	9
<b>Home Ownership</b>				
Mortgage Financing Loans	6,000	7,260	-17%	4,422
Home Completion Loans	200	190	5%	92
Owner Build Loans	1,000	900	11%	318
Mobile Home Loans	150	0	100%	0
<b>Industry and Community Partnering</b>				
Joint Venture Loans	1,700	568	199%	113
Rental Suite Loans	150	0	100%	6
<b>Staff Housing</b>				
Prior Years' Recoveries	0	0	0%	179
<b>Central Services</b>				
Prior Years' Recoveries	0	0	0%	57
<b>Total Third-Party Recoveries</b>	<b>11,485</b>	<b>10,252</b>	<b>12%</b>	<b>6,870</b>
<b>RECOVERIES FROM CANADA</b>				
<b>Industry and Community Partnering</b>				
Prior Years' Recoveries	0	60	-100%	112
<b>Social Housing</b>				
Supportive Housing	1,801	425	324%	1,562
Affordable Seniors' Housing	1,100	875	26%	1,063
Renovation and Rehabilitation Existing Stock	250	250	0%	400
<b>Total Recoveries from Canada</b>	<b>3,151</b>	<b>1,610</b>	<b>96%</b>	<b>3,137</b>
<b>TOTAL REVENUES</b>	<b>14,636</b>	<b>11,862</b>	<b>23%</b>	<b>10,007</b>

# YUKON HOUSING CORPORATION

<b>TRANSFER PAYMENTS (\$000s)</b>	<b>2007-08 ESTIMATE</b>	<b>2006-07 FORECAST</b>	<b>% CHANGE</b>	<b>2005-06 ACTUAL</b>
<b>CONTRIBUTIONS</b>				
<b>Industry and Community Partnering Seniors' Housing Management Fund</b>	<b>100</b>	100	0%	100
<b>TOTAL TRANSFER PAYMENTS</b>	<b>100</b>	100	0%	100