

# **YUKON HOUSING CORPORATION**



**VOTE 18  
YUKON HOUSING CORPORATION**

**MINISTER**

**Hon. J. Kenyon**

**CHAIRPERSON**

**M. Fisher**

**PRESIDENT**

**R. MacMillan**

**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;
  - providing technical advice and financial support to assist clients concerned with energy costs;
  - 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>2011-12 ESTIMATE</b>	<i>Comparable</i>		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
<b>Capital Expenditures</b>				
Repair and Upgrade	2,902	6,367	4,025	3,517
Home Ownership	7,150	7,334	7,190	4,534
Community and Industry Partnering	2,220	538	1,000	479
Social Housing	7,947	35,098	36,423	13,786
Staff Housing	1,200	200	200	251
Central Services	15	69	39	70
<b>Total Capital Vote 18 *</b>	<b>21,434</b>	<b>49,606</b>	<b>48,877</b>	<b>22,637</b>
<b>Revenues</b>				
Third-Party Recoveries	11,640	14,050	12,541	7,574
Recoveries from Canada	7,549	32,465	33,804	13,611
<b>Total Revenues</b>	<b>19,189</b>	<b>46,515</b>	<b>46,345</b>	<b>21,185</b>
<b>Categories</b>				
Tangible Capital Assets	8,147	29,362	32,173	11,666
Other Capital Projects and Purchases	11,317	18,998	15,604	10,776
Transfer Payments	1,970	1,246	1,100	195
<b>Total Categories</b>	<b>21,434</b>	<b>49,606</b>	<b>48,877</b>	<b>22,637</b>

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

Note:

Restated 2010-11 Forecast, 2010-11 Estimate and 2009-10 Actual to be consistent with the 2011-12 Estimate presentation.

## YUKON HOUSING CORPORATION

CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)	2011-12 ESTIMATE	Comparable		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
<b>Beginning of the Year</b>				
Cost of Tangible Capital Assets in Service	78,777	58,047	59,774	57,728
Accumulated Amortization	(37,765)	(35,210)	(35,257)	(33,095)
Work-in-Progress	20,655	10,876	13,683	148
Net Book Value	61,667	33,713	38,200	24,781
<b>Restate Opening Balance for Prior Year Adjustments</b>				
Cost of Tangible Capital Assets	0	365	0	(23)
Accumulated Amortization	0	(20)	0	(210)
Work-in-Progress		782	0	0
<b>Changes during the Year</b>				
Cost of Tangible Capital Assets				
Capital Expenditures	8,147	8,838	32,173	938
Work-in-Progress put in Service during Year	20,655	11,527	13,683	0
Write-downs	0	0	0	(233)
Disposals	0	0	0	(363)
Accumulated Amortization				
Amortization Expense	(3,225)	(2,535)	(1,912)	(2,163)
Disposals	0	0	0	258
Work-in-Progress				
Capital Expenditures	0	20,524	0	10,728
Work-in-Progress put in Service during Year	(20,655)	(11,527)	(13,683)	0
<b>End of the Year</b>				
Cost of Tangible Capital Assets in Service	107,579	78,777	105,630	58,047
Accumulated Amortization	(40,990)	(37,765)	(37,169)	(35,210)
Net Book Value	66,589	41,012	68,461	22,837
Work-in-Progress	0	20,655	0	10,876
<b>Total Net Book Value and Work-in-Progress</b>	<b>66,589</b>	<b>61,667</b>	<b>68,461</b>	<b>33,713</b>
<b>Deferred Capital Contributions</b>				
Balance, Beginning of the Year	(39,367)	(11,972)	(14,612)	(330)
Prior Year Adjustment	0	(608)	0	(191)
Additions	(5,357)	(27,362)	(29,288)	(11,461)
Amortization of Deferred Capital Contributions	1,159	575	10	10
Balance, End of the Year	(43,565)	(39,367)	(43,890)	(11,972)

# 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.

CAPITAL EXPENDITURES (\$000s)	2011-12 ESTIMATE	Comparable		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
Home Repair Loans/Programs	2,500	4,591	2,500	2,193
2009 Yukon Flood Relief Program	277	747	700	33
Home Repair Enhancement Loans	50	110	50	92
Energy Management Loans	75	75	75	15
Prior Years' Projects	0	844	700	1,184
<b>Total Repair and Upgrade</b>	<b>2,902</b>	<b>6,367</b>	<b>4,025</b>	<b>3,517</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.

**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.

<b>CAPITAL EXPENDITURES (\$000s)</b>	<b>2011-12 ESTIMATE</b>	<i>Comparable</i>		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
Mortgage Financing Loans	<b>6,000</b>	6,014	6,000	3,687
Home Completion Loans	<b>50</b>	50	50	10
Owner Build Loans	<b>1,100</b>	1,270	1,140	837
<b>Total Home Ownership</b>	<b>7,150</b>	<b>7,334</b>	<b>7,190</b>	<b>4,534</b>

# YUKON HOUSING CORPORATION

## COMMUNITY AND INDUSTRY PARTNERING

### PROGRAM OBJECTIVES

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

#### Rental Rehabilitation:

- To assist private sector owners of rental accommodation to upgrade their rental unit(s).

#### 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>2011-12 ESTIMATE</b>	<i>Comparable</i>		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
Joint Venture Loans - Rental Rehabilitation	100	100	100	141
Joint Ventures under Affordable Housing	1,970	0	750	0
Rental Suite Loans	150	150	150	13
Prior Years' Projects	0	288	0	325
<b>Total Community and Industry Partnering</b>	<b>2,220</b>	<b>538</b>	<b>1,000</b>	<b>479</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>2011-12 ESTIMATE</b>	<i>Comparable</i>		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
Renovation and Rehabilitation Existing Stock	<b>500</b>	500	500	502
Affordable Housing Economic Stimulus Initiative				
- Watson Lake Seniors' Complex	<b>100</b>	1,896	1,500	2,810
- Whitehorse Abbeyfield	<b>2,570</b>	0	1,640	30
- Faro Seniors' Facility	<b>50</b>	530	250	1,620
- Teslin Seniors' Facility	<b>50</b>	1,313	1,500	1,587
- 207 Alexander Street Replacement	<b>100</b>	11,900	11,250	0
- Takhini Duplexes	<b>2,200</b>	0	2,200	0
- Dawson Korbo Apartments Replacement	<b>50</b>	5,853	7,000	97
- Ingram Six-Unit Townhouse	<b>100</b>	1,450	851	550
- Double Wide Trailer Replacements	<b>2,227</b>	2,771	2,682	5
Prior Years' Projects	<b>0</b>	8,885	7,050	6,585
<b>Total Social Housing</b>	<b>7,947</b>	<b>35,098</b>	<b>36,423</b>	<b>13,786</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>2011-12 ESTIMATE</b>	<i>Comparable</i>		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
Renovation and Rehabilitation Existing Stock	500	200	200	200
Pelly Crossing Staff Housing Construction	700	0	0	0
Prior Years' Projects	0	0	0	51
<b>Total Staff Housing</b>	<b>1,200</b>	200	200	251

**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>	<b>2011-12 ESTIMATE</b>	<i>Comparable</i>		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
Information Technology Equipment and Systems	15	69	39	32
Prior Years' Projects	0	0	0	38
<b>Total Central Services</b>	<b>15</b>	<b>69</b>	<b>39</b>	<b>70</b>

## YUKON HOUSING CORPORATION

REVENUES (\$000s)	2011-12 ESTIMATE	Comparable		2009-10 ACTUAL
		2010-11 FORECAST	2010-11 ESTIMATE	
<b>THIRD-PARTY RECOVERIES</b>				
<b>Repair and Upgrade</b>				
Home Repair Loans	2,125	3,902	2,125	2,454
Home Repair Enhancement Loans	50	110	50	92
Energy Management Loans	75	75	75	15
Prior Years' Recoveries	0	472	472	0
<b>Home Ownership</b>				
Mortgage Financing Loans	6,000	6,014	6,000	3,687
Home Completion Loans	50	50	50	10
Owner Build Loans	1,100	1,270	1,140	837
<b>Community and Industry Partnering</b>				
Joint Venture Loans - Rental Rehabilitation	100	100	100	141
Rental Suite Loans	150	150	150	13
Prior Years' Recoveries	0	288	0	325
<b>Social Housing</b>				
Seniors' Housing Management Fund				
Whitehorse Abbeyfield	1,940	0	1,460	0
Faro Seniors' Facility	50	150	0	0
Prior Years' Recoveries	0	1,469	919	0
<b>Total Third-Party Recoveries</b>	<b>11,640</b>	<b>14,050</b>	<b>12,541</b>	<b>7,574</b>

# YUKON HOUSING CORPORATION

REVENUES (\$000s)	2011-12 ESTIMATE	Comparable		
		2010-11 FORECAST	2010-11 ESTIMATE	2009-10 ACTUAL
<b>RECOVERIES FROM CANADA</b>				
<b>Repair and Upgrade</b>				
2009 Yukon Flood Relief Program	222	484	446	0
Prior Years' Recoveries	0	0	0	696
<b>Community and Industry Partnering</b>				
Joint Ventures under Affordable Housing	1,970	0	750	0
<b>Social Housing</b>				
Affordable Housing Economic Stimulus Initiative	5,357	31,981	32,608	12,915
<b>Total Recoveries from Canada</b>	<b>7,549</b>	<b>32,465</b>	<b>33,804</b>	<b>13,611</b>
<b>TOTAL REVENUES</b>	<b>19,189</b>	<b>46,515</b>	<b>46,345</b>	<b>21,185</b>

**YUKON HOUSING CORPORATION**

<b>TRANSFER PAYMENTS (\$000s)</b>	<b>2011-12 ESTIMATE</b>	<i>Comparable</i>		
		<b>2010-11 FORECAST</b>	<b>2010-11 ESTIMATE</b>	<b>2009-10 ACTUAL</b>
<b>OTHER TRANSFER PAYMENTS</b>				
<b>Repair and Upgrade</b>				
Prior Years' Other Transfer Payments	0	494	350	175
<b>Community and Industry Partnering</b>				
Joint Ventures under Affordable Housing	1,970	0	750	0
<b>Social Housing</b>				
Prior Years' Other Transfer Payments	0	752	0	20
<b>TOTAL TRANSFER PAYMENTS</b>	<b>1,970</b>	<b>1,246</b>	<b>1,100</b>	<b>195</b>