

# **YUKON HOUSING CORPORATION**



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**VOTE 18  
YUKON HOUSING CORPORATION**

**MINISTER**

**Hon. S. Kent**

**CHAIRPERSON**

**C. Derome**

**PRESIDENT**

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- 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.

<b>SUMMARY (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>Amounts to be Appropriated</b>				
<b>Operation and Maintenance (Vote 18-1)</b>	<b>18,302</b>	18,126	17,755	16,326
<b>Capital (Vote 18-2)</b>	<b>20,782</b>	22,017	15,787	16,646
<b>Total Appropriations <sup>(1)</sup></b>	<b>39,084</b>	40,143	33,542	32,972

Note: Restated 2012-13 Forecast, 2012-13 Estimate and 2011-12 Actual to be consistent with the 2013-14 Estimate presentation.

<sup>(1)</sup> 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.

**VOTE 18  
YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		<b>2012-13 FORECAST</b>	<b>2012-13 ESTIMATE</b>	<b>2011-12 ACTUAL</b>
<b>Amounts to be Appropriated</b>				
Operation and Maintenance (Vote 18-1)				
Gross Expenditures	<b>18,302</b>	18,126	17,755	16,326
Total Operation and Maintenance (Vote 18-1)	<b>18,302</b>	18,126	17,755	16,326
Capital (Vote 18-2)				
Repair and Upgrade	<b>2,675</b>	6,465	2,575	1,517
Home Ownership	<b>7,150</b>	9,249	7,150	6,289
Community and Industry Partnering	<b>2,300</b>	2,417	4,185	174
Social Housing	<b>7,959</b>	2,279	500	7,238
Staff Housing	<b>600</b>	1,550	1,350	1,399
Central Services	<b>98</b>	57	27	29
Total Capital (Vote 18-2)	<b>20,782</b>	22,017	15,787	16,646
<b>Total Appropriations</b>	<b>39,084</b>	40,143	33,542	32,972
<b>Less: Revenues and Loans</b>				
Rental Revenue	<b>(5,134)</b>	(4,687)	(4,600)	(4,717)
Recoveries				
- Operation and Maintenance	<b>(7,024)</b>	(7,374)	(7,373)	(7,863)
- Capital	<b>(5,192)</b>	(5,274)	(2,035)	(6,665)
Loan Programs	<b>(11,200)</b>	(13,100)	(11,500)	(8,013)
<b>Total Expenses</b>	<b>10,534</b>	9,708	8,034	5,714
<b>Summary of Expenses by Category</b>				
Personnel	<b>7,395</b>	7,054	6,785	6,168
Other	<b>23,005</b>	25,903	23,847	19,108
Government Transfers	<b>1,325</b>	5,531	2,910	831
Tangible Capital Assets	<b>7,359</b>	1,655	0	6,865
Revenues and Loans	<b>(28,550)</b>	(30,435)	(25,508)	(27,258)
<b>Total Expenses</b>	<b>10,534</b>	9,708	8,034	5,714

**VOTE 18  
YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>Revenues</b>				
Rental Revenue	<b>5,134</b>	4,687	4,600	4,717
Third-Party Recoveries				
Operation and Maintenance	<b>2,612</b>	2,909	2,948	2,951
Capital	<b>2,683</b>	0	0	732
Subtotal Third-Party	<b>5,295</b>	2,909	2,948	3,683
Recoveries from Canada				
Operation and Maintenance	<b>4,412</b>	4,465	4,425	4,912
Capital	<b>2,509</b>	5,274	2,035	5,933
Subtotal from Canada	<b>6,921</b>	9,739	6,460	10,845
<b>Total Revenues</b>	<b>17,350</b>	17,335	14,008	19,245

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**VOTE 18  
YUKON HOUSING CORPORATION**

<b>O&amp;M Expenditures (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		<b>2012-13 FORECAST</b>	<b>2012-13 ESTIMATE</b>	<b>2011-12 ACTUAL</b>
<b>Amounts included in the Appropriation</b>				
<b>Operation and Maintenance (Vote 18-1)</b>				
Executive	606	805	609	575
Corporate Services	6,390	6,228	6,173	5,810
Program Delivery	671	786	746	600
Housing Operations	10,209	9,651	9,567	8,709
Community and Industry Partnering	426	656	660	632
<b>Total included in the Appropriation</b>	<b>18,302</b>	<b>18,126</b>	<b>17,755</b>	<b>16,326</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	7,395	7,054	6,785	6,168
Other	10,407	10,572	10,470	9,698
Government Transfers	500	500	500	460
<b>Total included in the Appropriation</b>	<b>18,302</b>	<b>18,126</b>	<b>17,755</b>	<b>16,326</b>

# YUKON HOUSING CORPORATION

## REPAIR AND UPGRADE

- 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.

PROGRAM SUMMARY (\$000s)	2013-14 ESTIMATE	Comparable		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Home Repair Loans/Programs	2,500	2,815	2,500	1,472
Home Repair Enhancement Loans	50	70	50	0
Energy Management Loans	25	25	25	0
2012 Flood Relief Initiative	100	3,460	0	0
Prior Years' Projects	0	95	0	45
<b>Total included in the Appropriation</b>	<b>2,675</b>	<b>6,465</b>	<b>2,575</b>	<b>1,517</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	0	0	0	0
Other	2,550	2,769	2,200	1,428
Government Transfers	125	3,696	375	89
Tangible Capital Assets	0	0	0	0
<b>Total included in the Appropriation</b>	<b>2,675</b>	<b>6,465</b>	<b>2,575</b>	<b>1,517</b>



# YUKON HOUSING CORPORATION

## HOME OWNERSHIP

- 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.

PROGRAM SUMMARY (\$000s)	2013-14 ESTIMATE	Comparable		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Mortgage Financing Loans	6,000	7,453	6,000	5,280
Home Completion Loans	50	164	50	186
Owner Build Loans	1,100	1,632	1,100	823
<b>Total included in the Appropriation</b>	<b>7,150</b>	<b>9,249</b>	<b>7,150</b>	<b>6,289</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	0	0	0	0
Other	7,150	9,249	7,150	6,289
Government Transfers	0	0	0	0
Tangible Capital Assets	0	0	0	0
<b>Total included in the Appropriation</b>	<b>7,150</b>	<b>9,249</b>	<b>7,150</b>	<b>6,289</b>

# YUKON HOUSING CORPORATION

## COMMUNITY AND INDUSTRY PARTNERING

- 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.

PROGRAM SUMMARY (\$000s)	2013-14 ESTIMATE	Comparable		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL

### Amounts included in the Appropriation

#### Capital (Vote 18-2)

Options for Independence	2,050	1,000	2,950	0
Joint Ventures Loans - Rental Rehabilitation	100	207	100	45
Rental Suite Loans	150	225	150	129
Prior Years' Projects	0	985	985	0

### Total included in the Appropriation

<b>2,300</b>	<b>2,417</b>	<b>4,185</b>	<b>174</b>
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### Summary of Appropriation by Allotment

Personnel	0	0	0	0
Other	1,600	1,082	2,150	174
Government Transfers	700	1,335	2,035	0
Tangible Capital Assets	0	0	0	0

### Total included in the Appropriation

<b>2,300</b>	<b>2,417</b>	<b>4,185</b>	<b>174</b>
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**YUKON HOUSING CORPORATION**

**SOCIAL HOUSING**

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

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		<b>2012-13 FORECAST</b>	<b>2012-13 ESTIMATE</b>	<b>2011-12 ACTUAL</b>
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Renovation and Rehabilitation				
Existing Stock	<b>600</b>	500	500	471
Whitehorse Seniors' Housing Project	<b>7,000</b>	920	0	0
Mayo Seniors' Housing Project	<b>359</b>	0	0	0
Prior Years' Projects	<b>0</b>	859	0	6,767
<b>Total included in the Appropriation</b>	<b>7,959</b>	<b>2,279</b>	<b>500</b>	<b>7,238</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	<b>0</b>	0	0	0
Other	<b>600</b>	624	500	1,063
Government Transfers	<b>0</b>	0	0	282
Tangible Capital Assets	<b>7,359</b>	1,655	0	5,893
<b>Total included in the Appropriation</b>	<b>7,959</b>	<b>2,279</b>	<b>500</b>	<b>7,238</b>

# YUKON HOUSING CORPORATION

## STAFF HOUSING

- 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*.

PROGRAM SUMMARY (\$000s)	2013-14 ESTIMATE	Comparable		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Renovation and Rehabilitation				
Existing Stock	600	1,550	1,350	1,114
Prior Years' Projects	0	0	0	285
<b>Total included in the Appropriation</b>	<b>600</b>	<b>1,550</b>	<b>1,350</b>	<b>1,399</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	0	0	0	0
Other	600	1,550	1,350	427
Government Transfers	0	0	0	0
Tangible Capital Assets	0	0	0	972
<b>Total included in the Appropriation</b>	<b>600</b>	<b>1,550</b>	<b>1,350</b>	<b>1,399</b>

**YUKON HOUSING CORPORATION**

**CENTRAL SERVICES**

- 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>PROGRAM SUMMARY (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		<b>2012-13 FORECAST</b>	<b>2012-13 ESTIMATE</b>	<b>2011-12 ACTUAL</b>
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Information Technology Equipment and Systems	<b>23</b>	57	27	29
Building Maintenance, Renovations and Space	<b>75</b>	0	0	0
<b>Total included in the Appropriation</b>	<b>98</b>	57	27	29
<b>Summary of Appropriation by Allotment</b>				
Personnel	<b>0</b>	0	0	0
Other	<b>98</b>	57	27	29
Government Transfers	<b>0</b>	0	0	0
Tangible Capital Assets	<b>0</b>	0	0	0
<b>Total included in the Appropriation</b>	<b>98</b>	57	27	29

# YUKON HOUSING CORPORATION

REVENUES (\$000s)	2013-14 ESTIMATE	Comparable		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>RENTAL REVENUE</b>				
Rent	5,134	4,687	4,600	4,717
<b>Total Rental Revenue</b>	<b>5,134</b>	<b>4,687</b>	<b>4,600</b>	<b>4,717</b>
<b>THIRD-PARTY RECOVERIES</b>				
<b>Operation and Maintenance</b>				
Cost Shared Recoveries	62	31	20	74
Shared Services	1,050	1,000	1,050	975
Interest	1,500	1,878	1,878	1,713
Prior Years' Recoveries	0	0	0	189
	<b>2,612</b>	<b>2,909</b>	<b>2,948</b>	<b>2,951</b>
<b>Capital</b>				
<b>Social Housing</b>				
Seniors' Housing Management Fund				
Whitehorse Seniors' Housing Project	2,683	0	0	0
- Prior Years' Recoveries	0	0	0	721
Prior Years' Recoveries	0	0	0	11
	<b>2,683</b>	<b>0</b>	<b>0</b>	<b>732</b>
<b>Total Third-Party Recoveries</b>	<b>5,295</b>	<b>2,909</b>	<b>2,948</b>	<b>3,683</b>

# YUKON HOUSING CORPORATION

REVENUES (\$000s)	2013-14 ESTIMATE	Comparable		2011-12 ACTUAL
		2012-13 FORECAST	2012-13 ESTIMATE	
<b>RECOVERIES FROM CANADA</b>				
<b>Operation and Maintenance</b>				
Cost Shared Recoveries	4,372	4,425	4,425	4,562
2012 Flood Relief Initiative	40	40	0	0
Prior Years' Recoveries	0	0	0	350
	<b>4,412</b>	<b>4,465</b>	<b>4,425</b>	<b>4,912</b>
<b>Capital</b>				
<b>Repair and Upgrade</b>				
Prior Years' Recoveries	0	2,160	0	0
<b>Community and Industry Partnering</b>				
Options for Independence	700	350	1,050	0
Prior Years' Recoveries	0	985	985	0
<b>Social Housing</b>				
Affordable Housing Initiative				
- Whitehorse Seniors' Housing Project	1,630	920	0	0
- Mayo Seniors' Housing Project	179	0	0	0
Prior Years' Recoveries	0	859	0	5,933
	<b>2,509</b>	<b>5,274</b>	<b>2,035</b>	<b>5,933</b>
<b>Total Recoveries from Canada</b>	<b>6,921</b>	<b>9,739</b>	<b>6,460</b>	<b>10,845</b>
<b>TOTAL REVENUES</b>	<b>17,350</b>	<b>17,335</b>	<b>14,008</b>	<b>19,245</b>

# YUKON HOUSING CORPORATION

LOANS (\$000s)	2013-14 ESTIMATE	Comparable		2011-12 ACTUAL
		2012-13 FORECAST	2012-13 ESTIMATE	
<b>LOAN PROGRAMS</b>				
<b>Capital</b>				
<b>Repair and Upgrade</b>				
Home Repair Loans	2,375	2,674	2,125	1,549
Home Repair Enhancement Loans	50	70	50	0
Energy Management Loans	25	25	25	0
<b>Home Ownership</b>				
Mortgage Financing Loans	6,000	7,453	6,000	5,281
Home Completion Loans	50	164	50	186
Owner Build Loans	1,100	1,632	1,100	823
<b>Community and Industry Partnering</b>				
Options for Independence	1,350	650	1,900	0
Joint Ventures Loans - Rental				
Rehabilitation	100	207	100	45
Rental Suite Loans	150	225	150	129
<b>Total Loan Programs</b>	<b>11,200</b>	<b>13,100</b>	<b>11,500</b>	<b>8,013</b>



# YUKON HOUSING CORPORATION

<b>GOVERNMENT TRANSFERS (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>OTHER TRANSFER PAYMENTS</b>				
<b>Operation and Maintenance</b>				
Seniors' Home and Yard Maintenance	55	55	55	35
Housing Industry Development	20	20	20	15
Social Housing Program Subsidies	425	425	425	410
	<b>500</b>	500	500	460
<b>Capital</b>				
<b>Repair and Upgrade</b>				
Home Repair Loans/Programs	125	141	375	44
Prior Years' Other Transfer Payments	0	3,555	0	45
<b>Community and Industry Partnering</b>				
Options for Independence	700	350	1,050	0
Prior Years' Other Transfer Payments	0	985	985	0
<b>Social Housing</b>				
Prior Years' Other Transfer Payments	0	0	0	282
	<b>825</b>	5,031	2,410	371
<b>TOTAL GOVERNMENT TRANSFERS</b>	<b>1,325</b>	5,531	2,910	831

## YUKON HOUSING CORPORATION

<b>CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)</b>	<b>2013-14 ESTIMATE</b>	<i>Comparable</i>		
		2012-13 FORECAST	2012-13 ESTIMATE	2011-12 ACTUAL
<b>Beginning of the Year</b>				
Cost of Tangible Capital Assets in Service	<b>104,649</b>	100,686	107,791	74,265
Accumulated Amortization	<b>(42,857)</b>	(39,847)	(40,748)	(37,634)
Work-in-Progress	<b>920</b>	3,228	0	23,804
Net Book Value	<b>62,712</b>	64,067	67,043	60,435
<b>Changes during the Year</b>				
Cost of Tangible Capital Assets				
Capital Expenditures	<b>0</b>	735	0	6,865
Work-in-Progress put in Service during Year	<b>0</b>	3,228	0	20,351
Disposals	<b>0</b>	0	0	(795)
Accumulated Amortization				
Amortization Expense	<b>(2,841)</b>	(3,010)	(3,010)	(2,997)
Disposals	<b>0</b>	0	0	784
Work-in-Progress				
Capital Expenditures	<b>7,359</b>	920	0	0
Write-downs	<b>0</b>	0	0	(225)
Work-in-Progress put in Service during Year	<b>0</b>	(3,228)	0	(20,351)
<b>End of the Year</b>				
Cost of Tangible Capital Assets in Service	<b>104,649</b>	104,649	107,791	100,686
Accumulated Amortization	<b>(45,698)</b>	(42,857)	(43,758)	(39,847)
Net Book Value	<b>58,951</b>	61,792	64,033	60,839
Work-in-Progress	<b>8,279</b>	920	0	3,228
<b>Total Net Book Value and Work-in-Progress</b>	<b>67,230</b>	62,712	64,033	64,067