

# YUKON HOUSING CORPORATION



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**VOTE 18  
YUKON HOUSING CORPORATION**

**MINISTER  
Hon. P. Frost**

**CHAIRPERSON                      PRESIDENT  
N. Lepine                              P. Hine**

- To develop and deliver housing programs in a community-centred manner.
- To work with community and private sector partners to increase the attainability and affordability of home ownership and rental accommodation in Yukon.
- To develop collaborative partnerships to enhance a range of housing options throughout Yukon.
- To improve the quality of Yukon Housing Corporation housing stock in a manner that supports long-term energy efficiency.

<b>SUMMARY (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Amounts to be Appropriated</b>				
<b>Operation and Maintenance (Vote 18-1)</b>	<b>19,515</b>	20,007	20,205	18,995
<b>Capital (Vote 18-2)</b>	<b>22,343</b>	28,870	26,475	21,563
<b>Total Appropriations <sup>(1)</sup></b>	<b>41,858</b>	48,877	46,680	40,558

Note: Restated 2015-16 Actual to be consistent with the 2017-18 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>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Amounts to be Appropriated</b>				
Operation and Maintenance (Vote 18-1)				
Gross Expenditures	<b>19,515</b>	20,007	20,205	18,995
<b>Total Operation and Maintenance (Vote 18-1)</b>	<b>19,515</b>	20,007	20,205	18,995
Capital (Vote 18-2)				
Repair and Upgrade	<b>2,300</b>	2,300	2,300	754
Home Ownership	<b>7,150</b>	7,150	7,150	6,529
Community Partnering and Lending	<b>1,775</b>	7,614	4,315	1,926
Social Housing	<b>7,663</b>	10,226	8,480	11,705
Staff Housing	<b>3,200</b>	1,400	3,800	574
Central Services	<b>255</b>	180	430	75
<b>Total Capital (Vote 18-2)</b>	<b>22,343</b>	28,870	26,475	21,563
<b>Total Appropriations</b>	<b>41,858</b>	48,877	46,680	40,558
<b>Less: Revenues and Loans</b>				
Rental Revenue	<b>(6,321)</b>	(6,219)	(6,071)	(5,728)
Recoveries				
- Operation and Maintenance	<b>(5,943)</b>	(6,527)	(7,152)	(6,988)
- Capital	<b>(7,463)</b>	(11,201)	(8,280)	(1,154)
Loan Programs	<b>(9,250)</b>	(9,250)	(9,250)	(7,385)
<b>Total Expenses</b>	<b>12,881</b>	15,680	15,927	19,303
<b>Summary of Expenses by Category</b>				
Personnel	<b>7,390</b>	7,531	8,051	7,821
Other	<b>22,030</b>	23,146	29,138	18,742
Government Transfers	<b>6,828</b>	13,721	5,341	2,404
Tangible Capital Assets	<b>5,610</b>	4,479	4,150	11,591
Revenues and Loans	<b>(28,977)</b>	(33,197)	(30,753)	(21,255)
<b>Total Expenses</b>	<b>12,881</b>	15,680	15,927	19,303

**VOTE 18  
YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Revenues</b>				
Rental Revenue	<b>6,321</b>	6,219	6,071	5,728
Third-Party Recoveries Operation and Maintenance	<b>1,543</b>	1,813	2,622	2,741
Subtotal Third-Party	<b>1,543</b>	1,813	2,622	2,741
Recoveries from Canada Operation and Maintenance	<b>4,400</b>	4,714	4,530	4,247
Capital	<b>7,463</b>	11,201	8,280	1,154
Subtotal from Canada	<b>11,863</b>	15,915	12,810	5,401
<b>Total Revenues</b>	<b>19,727</b>	23,947	21,503	13,870

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**VOTE 18  
YUKON HOUSING CORPORATION**

<b>O&amp;M Expenditures (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Operation and Maintenance (Vote 18-1)</b>				
Executive	572	691	578	655
Corporate Services	4,368	4,445	5,204	5,688
Housing Operations	13,388	13,587	13,162	11,320
Community Partnering and Lending	1,187	1,284	1,261	1,332
<b>Total included in the Appropriation</b>	<b>19,515</b>	20,007	20,205	18,995
<b>Summary of Appropriation by Allotment</b>				
Personnel	7,390	7,531	8,051	7,821
Other	11,475	11,713	11,504	10,582
Government Transfers	650	763	650	592
<b>Total included in the Appropriation</b>	<b>19,515</b>	20,007	20,205	18,995

**YUKON HOUSING CORPORATION**

**REPAIR AND UPGRADE**

- To offer loans and programs to eligible homeowners to repair or upgrade existing homes.
- To assist eligible homeowners to improve energy efficiency or to address specific health and safety issues or other deficiencies in their homes.

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Home Repair Loan/Program	<b>2,300</b>	2,300	2,300	754
<b>Total included in the Appropriation</b>	<b>2,300</b>	2,300	2,300	754
<b>Summary of Appropriation by Allotment</b>				
Personnel	<b>0</b>	0	0	0
Other	<b>1,575</b>	1,575	1,575	743
Government Transfers	<b>725</b>	725	725	11
Tangible Capital Assets	<b>0</b>	0	0	0
<b>Total included in the Appropriation</b>	<b>2,300</b>	2,300	2,300	754



**YUKON HOUSING CORPORATION**

**HOME OWNERSHIP**

- To assist eligible Yukon residents to obtain home ownership through mortgage financing or down payment assistance.
- To provide education, technical assistance and mortgage lending to eligible Yukon residents to build or manage construction of their own homes.

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		<b>2016-17 FORECAST</b>	<b>2016-17 ESTIMATE</b>	<b>2015-16 ACTUAL</b>
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
First Mortgage Loan	<b>4,000</b>	4,000	4,000	5,141
Down Payment Assistance Loan	<b>500</b>	500	500	245
Owner Build Loan	<b>2,650</b>	2,650	2,650	1,143
<b>Total included in the Appropriation</b>	<b>7,150</b>	7,150	7,150	6,529
<b>Summary of Appropriation by Allotment</b>				
Personnel	<b>0</b>	0	0	0
Other	<b>7,150</b>	7,150	7,150	6,529
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>7,150</b>	7,150	7,150	6,529

# YUKON HOUSING CORPORATION

## COMMUNITY PARTNERING AND LENDING

- To assist the private sector and communities to respond to the emerging housing needs of Yukon residents.
- To assist eligible homeowners and landlords to build a rental suite or to upgrade an existing suite to building code standard.

PROGRAM SUMMARY (\$000s)	2017-18 ESTIMATE	Comparable		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Municipal Matching Rental Construction	1,000	0	0	0
Rental and Secondary Suite Loan	525	525	525	113
Northern Housing Trust				
- Rental Housing Allowances	250	415	250	85
- Prior Years' Projects	0	5,499	3,540	1,725
Prior Years' Projects	0	1,175	0	3
<b>Total included in the Appropriation</b>	<b>1,775</b>	<b>7,614</b>	<b>4,315</b>	<b>1,926</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	0	0	0	0
Other	525	996	765	125
Government Transfers	1,250	6,618	3,550	1,801
Tangible Capital Assets	0	0	0	0
<b>Total included in the Appropriation</b>	<b>1,775</b>	<b>7,614</b>	<b>4,315</b>	<b>1,926</b>

# YUKON HOUSING CORPORATION

## SOCIAL HOUSING

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

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Renovation and Rehabilitation				
Existing Stock	800	800	800	638
Investment in Affordable Housing	6,863	9,426	7,680	1,151
Prior Years' Projects	0	0	0	9,916
<b>Total included in the Appropriation</b>	<b>7,663</b>	<b>10,226</b>	<b>8,480</b>	<b>11,705</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	0	0	0	0
Other	900	1,232	7,664	400
Government Transfers	4,203	5,615	416	0
Tangible Capital Assets	2,560	3,379	400	11,305
<b>Total included in the Appropriation</b>	<b>7,663</b>	<b>10,226</b>	<b>8,480</b>	<b>11,705</b>

**YUKON HOUSING CORPORATION**

**STAFF HOUSING**

- To manage the staff housing portfolio and administer the staff housing program on behalf of Yukon government.

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		2016-17 FORECAST	2016-17 ESTIMATE	2015-16 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Renovation and Rehabilitation	800	800	800	574
Existing Stock	2,400	600	3,000	0
Ross River Six-plex				
<b>Total included in the Appropriation</b>	<b>3,200</b>	<b>1,400</b>	<b>3,800</b>	<b>574</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	0	0	0	0
Other	400	400	400	288
Government Transfers	0	0	0	0
Tangible Capital Assets	2,800	1,000	3,400	286
<b>Total included in the Appropriation</b>	<b>3,200</b>	<b>1,400</b>	<b>3,800</b>	<b>574</b>

**YUKON HOUSING CORPORATION**

**CENTRAL SERVICES**

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

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		<b>2016-17 FORECAST</b>	<b>2016-17 ESTIMATE</b>	<b>2015-16 ACTUAL</b>
<b>Amounts included in the Appropriation</b>				
<b>Capital (Vote 18-2)</b>				
Information Technology Equipment and Systems	<b>255</b>	105	355	2
Prior Years' Projects	<b>0</b>	75	75	73
<b>Total included in the Appropriation</b>	<b>255</b>	<b>180</b>	<b>430</b>	<b>75</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	<b>0</b>	0	0	0
Other	<b>5</b>	80	80	75
Government Transfers	<b>0</b>	0	0	0
Tangible Capital Assets	<b>250</b>	100	350	0
<b>Total included in the Appropriation</b>	<b>255</b>	<b>180</b>	<b>430</b>	<b>75</b>

**YUKON HOUSING CORPORATION**

<b>REVENUES (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		<b>2015-16 ACTUAL</b>
		<b>2016-17 FORECAST</b>	<b>2016-17 ESTIMATE</b>	
<b>RENTAL REVENUE</b>				
Rent	<b>6,321</b>	6,219	6,071	5,728
<b>Total Rental Revenue</b>	<b>6,321</b>	6,219	6,071	5,728
<b>THIRD-PARTY RECOVERIES</b>				
<b>Operation and Maintenance</b>				
Cost Shared Recoveries	<b>20</b>	20	20	45
Former Tenant Damage Recoveries	<b>100</b>	100	100	16
Interest	<b>1,423</b>	1,423	1,423	1,590
Prior Years' Recoveries	<b>0</b>	270	1,079	1,090
<b>Total Third-Party Recoveries</b>	<b>1,543</b>	1,813	2,622	2,741

# YUKON HOUSING CORPORATION

REVENUES (\$000s)	2017-18 ESTIMATE	Comparable		2015-16 ACTUAL
		2016-17 FORECAST	2016-17 ESTIMATE	
<b>RECOVERIES FROM CANADA</b>				
<b>Operation and Maintenance</b>				
Cost Shared Recoveries	3,875	4,005	4,005	4,181
Investment in Affordable Housing	525	709	525	66
	<b>4,400</b>	<b>4,714</b>	<b>4,530</b>	<b>4,247</b>
<b>Capital</b>				
<b>Repair and Upgrade</b>				
Investment in Affordable Housing	600	600	600	0
<b>Community Partnering and Lending</b>				
Prior Years' Recoveries	0	1,175	0	0
<b>Social Housing</b>				
Investment in Affordable Housing	6,863	9,426	7,680	1,154
	<b>7,463</b>	<b>11,201</b>	<b>8,280</b>	<b>1,154</b>
<b>Total Recoveries from Canada</b>	<b>11,863</b>	<b>15,915</b>	<b>12,810</b>	<b>5,401</b>
<b>TOTAL REVENUES</b>	<b>19,727</b>	<b>23,947</b>	<b>21,503</b>	<b>13,870</b>

**YUKON HOUSING CORPORATION**

<b>LOANS (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		<b>2015-16 ACTUAL</b>
		<b>2016-17 FORECAST</b>	<b>2016-17 ESTIMATE</b>	
<b>LOAN PROGRAMS</b>				
<b>Capital</b>				
<b>Repair and Upgrade</b>				
Home Repair	1,575	1,575	1,575	743
<b>Home Ownership</b>				
First Mortgage	4,000	4,000	4,000	5,141
Down Payment Assistance	500	500	500	245
Owner Build	2,650	2,650	2,650	1,143
<b>Community Partnering and Lending</b>				
Rental and Secondary Suite	525	525	525	113
<b>TOTAL LOANS</b>	<b>9,250</b>	<b>9,250</b>	<b>9,250</b>	<b>7,385</b>



# YUKON HOUSING CORPORATION

<b>GOVERNMENT TRANSFERS (\$000s)</b>	<b>2017-18 ESTIMATE</b>	<i>Comparable</i>		
		<b>2016-17 FORECAST</b>	<b>2016-17 ESTIMATE</b>	<b>2015-16 ACTUAL</b>
<b>OTHER TRANSFER PAYMENTS</b>				
<b>Operation and Maintenance</b>				
Seniors' Home and Yard Maintenance	55	55	55	44
Housing Industry Development	70	70	70	25
Social Housing Program Subsidies	425	425	425	380
Concessionary Loan Grants	100	100	100	133
Prior Years' Other Transfer Payments	0	113	0	10
	<b>650</b>	<b>763</b>	<b>650</b>	<b>592</b>
<b>Capital</b>				
<b>Repair and Upgrade</b>				
Home Repair Programs	725	725	725	11
<b>Community Partnering and Lending</b>				
Municipal Matching Rental Construction	1,000	0	0	0
Northern Housing Trust				
- Rental Housing Allowances	250	415	250	85
- Prior Years' Other Transfer Payments	0	5,028	3,300	1,716
Prior Years' Other Transfer Payments	0	1,175	0	0
<b>Social Housing</b>				
Investment in Affordable Housing				
- Contribution to Women's Shelters	257	516	416	0
- Habitat for Humanity	500	0	0	0
- Emergency Repairs	846	2,655	0	0
- Affordable Rental Housing Development	1,100	550	0	0
- First Nations Housing Partnerships	1,500	894	0	0
- Prior Years' Other Transfer Payments	0	1,000	0	0
	<b>6,178</b>	<b>12,958</b>	<b>4,691</b>	<b>1,812</b>
<b>TOTAL GOVERNMENT TRANSFERS</b>	<b>6,828</b>	<b>13,721</b>	<b>5,341</b>	<b>2,404</b>

## YUKON HOUSING CORPORATION

CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)	2017-18 ESTIMATE	Comparable		2015-16 ACTUAL
		2016-17 FORECAST	2016-17 ESTIMATE	
<b>Beginning of the Year</b>				
Cost of Tangible Capital Assets in Service	134,418	132,699	132,591	115,359
Accumulated Amortization	(52,657)	(49,381)	(49,321)	(46,627)
Work-in-Progress	2,760	0	0	5,882
Net Book Value	84,521	83,318	83,270	74,614
<b>Changes during the Year</b>				
Cost of Tangible Capital Assets				
Capital Acquisitions	5,610	1,719	1,150	11,591
Work-in-Progress put in Service during Year	2,760	0	0	5,882
Disposals	0	0	0	(133)
Accumulated Amortization				
Amortization Expense	(3,089)	(3,276)	(3,276)	(2,861)
Disposals	0	0	0	107
Work-in-Progress				
Capital Acquisitions	0	2,760	3,000	0
Work-in-Progress put in Service during Year	(2,760)	0	0	(5,882)
<b>End of the Year</b>				
Cost of Tangible Capital Assets in Service	142,788	134,418	133,741	132,699
Accumulated Amortization	(55,746)	(52,657)	(52,597)	(49,381)
Net Book Value	87,042	81,761	81,144	83,318
Work-in-Progress	0	2,760	3,000	0
<b>Total Net Book Value and Work-in-Progress</b>	<b>87,042</b>	<b>84,521</b>	<b>84,144</b>	<b>83,318</b>