



YUKON HOUSING CORPORATION

Management's Responsibility for Financial Reporting

The financial statements contained in this annual report have been prepared by management in accordance with Canadian public sector accounting standards. The integrity and objectivity of the data in these financial statements are management's responsibility.


Management is responsible for developing and maintaining books of account, records, financial and management controls, information systems and management practices. These are designed to provide reasonable assurance as to the reliability of financial information; that assets are safeguarded and controlled; and that transactions are in accordance with the *Financial Administration Act* as well as the *Housing Corporation Act* and the by-laws of Yukon Housing Corporation ("the Corporation").

The Board of Directors ("the Board") is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control. The Board exercises its responsibility through the Finance, Audit and Risk Management Committee, which meets on a periodic basis with management and the independent external auditor to review the manner in which these groups are performing their responsibilities, and to discuss auditing, internal controls and other relevant financial matters. The Finance, Audit and Risk Management Committee reviews the audited financial statements with the external auditor before making recommendations to the Board of Directors for their approval.

The Corporation's external auditor, the Auditor General of Canada, is responsible for auditing the financial statements and issuing his report thereon which is included with the audited financial statements. The Auditor General of Canada addresses his report to the Minister responsible for the Yukon Housing Corporation.



Pamela J. Hine
President



F. Mark Davey, CPA CA
Director, Finance, Systems and Administration

September 26, 2019



INDEPENDENT AUDITOR'S REPORT

To the Minister responsible for the Yukon Housing Corporation

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Yukon Housing Corporation, which comprise the statement of financial position as at 31 March 2019, and the statement of operations and accumulated surplus, statement of change in net debt and statement of cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Yukon Housing Corporation as at 31 March 2019, and the results of its operations, changes in its net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Yukon Housing Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Yukon Housing Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Yukon Housing Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Yukon Housing Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Yukon Housing Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Yukon Housing Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Yukon Housing Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Compliance with Specified Authorities

Opinion

In conjunction with the audit of the financial statements, we have audited transactions of the Yukon Housing Corporation coming to our notice for compliance with specified authorities. The specified authorities against which compliance was audited are the *Financial Administration Act* of Yukon and regulations, the *Housing Corporation Act* and regulations, and the by-laws of the Yukon Housing Corporation.

In our opinion, the transactions of the Yukon Housing Corporation that came to our notice during the audit of the financial statements have complied, in all material respects, with the specified authorities referred to above. Further, as required by the *Housing Corporation Act*, we report that, in our opinion, the accounting principles in Canadian public sector accounting standards have been applied on a basis consistent with that of the preceding year. In addition, in our opinion, proper books of account have been kept by the Yukon Housing Corporation and the financial statements are in agreement therewith.

Responsibilities of Management for Compliance with Specified Authorities

Management is responsible for the Yukon Housing Corporation's compliance with the specified authorities named above, and for such internal control as management determines is necessary to enable the Yukon Housing Corporation to comply with the specified authorities.

Auditor's Responsibilities for the Audit of Compliance with Specified Authorities

Our audit responsibilities include planning and performing procedures to provide an audit opinion and reporting on whether the transactions coming to our notice during the audit of the financial statements are in compliance with the specified authorities referred to above.



Heather McManaman, CPA, CA
Principal
for the Interim Auditor General of Canada

Ottawa, Canada
26 September 2019



Yukon Housing Corporation
Statement of Financial Position
as at March 31, 2019

	2019	2018
	(thousands of dollars)	
Financial assets		
Cash (Note 3)	\$ 2,538	\$ 808
Accounts receivable (Note 4)	4,994	9,425
Due from the Government of Yukon (Note 15(a))	1,030	1,104
Loans receivable (Note 5 and Note 14)	49,398	47,948
	<u>57,960</u>	<u>59,285</u>
Liabilities		
Accounts payable and accrued liabilities	3,361	2,170
Environmental liability (Note 6)	368	520
Deferred revenue (Note 7)	5,727	13,154
Long-term debt (Note 8 and Note 14)	21,680	20,670
Post-employment benefits (Note 9)	2,137	2,067
Advances - Government of Yukon (Note 11)	24,970	21,298
	<u>58,243</u>	<u>59,879</u>
Net debt	<u>(283)</u>	<u>(594)</u>
Non-financial assets		
Tangible capital assets (Note 12 and Schedule B)	86,616	83,217
Prepaid expenses	266	42
	<u>86,882</u>	<u>83,259</u>
Accumulated surplus	<u>\$ 86,599</u>	<u>\$ 82,665</u>
Contractual obligations and contingencies (Note 16)		
Contractual rights (Note 17)		

Approved by the Board of Directors

Director

Director

The accompanying notes and schedules are an integral part of these financial statements.



Yukon Housing Corporation
Statement of Operations and Accumulated Surplus
for the year ended March 31, 2019

	2019		2018
	Main Estimates (Note 1(c))	Actual	Actual
	(thousands of dollars)		
Revenues			
Rental income	\$ 6,408	\$ 6,827	\$ 6,526
Funding from Canada Mortgage and Housing Corporation			
- Social Infrastructure Fund	7,240	7,077	2,563
- Social Housing Agreement	3,787	3,787	3,875
- Investment in Affordable Housing	2,285	3,490	1,207
- Northern Funding Agreement	2,400	815	-
- Affordable Housing Initiative	-	-	1,175
Interest income	1,510	1,869	1,754
Other	1,593	447	139
Recovery for Flood Relief program	-	373	-
Recovery of loan receivable allowances	-	(12)	244
Tenant damage charge back recovery	100	55	55
	<u>25,323</u>	<u>24,728</u>	<u>17,538</u>
Expenses (Note 13)			
Social and staff housing operations (Schedule A)	13,908	12,085	11,294
Lending and grant programs (Schedule A)	7,697	11,128	6,690
Amortization (Note 13 and Schedule B)	3,222	3,378	3,209
Corporate services (Schedule A)	2,515	2,544	2,330
Administration (Schedule A)	2,955	2,419	2,529
Rent supplement programs	1,408	1,385	1,067
Subsidies - private social housing organizations	450	394	375
Loss on Flood Relief Assistance Program	-	-	373
	<u>32,155</u>	<u>33,333</u>	<u>27,867</u>
Deficit for the year before government funding	(6,832)	(8,605)	(10,329)
Government of Yukon funding			
Capital transfer payment	8,681	6,513	6,505
Operations and maintenance transfer payment	7,028	5,524	4,962
Rental assistance - in-kind (Note 15(b))	-	502	502
	<u>15,709</u>	<u>12,539</u>	<u>11,969</u>
Surplus for the year	8,877	3,934	1,640
Accumulated surplus at beginning of year	82,665	82,665	81,025
Accumulated surplus at end of year	\$ 91,542	\$ 86,599	\$ 82,665

The accompanying notes and schedules are an integral part of these financial statements.



Yukon Housing Corporation
Statement of Change in Net Debt
for the year ended March 31, 2019

	2019		2018
	Main Estimates (Note 1(c))	Actual	Actual
	(thousands of dollars)		
Surplus for the year	\$ 8,877	\$ 3,934	\$ 1,640
Effect of change in tangible capital assets			
Acquisitions	(11,564)	(6,789)	(4,270)
Amortization of tangible capital assets	3,222	3,378	3,209
Disposal of tangible capital assets (net book value)	-	12	27
	(8,342)	(3,399)	(1,034)
Effect of change in other non-financial assets			
Decrease (increase) in prepaid expenses	-	(224)	85
	-	(224)	85
Decrease in net debt	535	311	691
Net debt at beginning of year	(594)	(594)	(1,285)
Net debt at end of year	\$ (59)	\$ (283)	\$ (594)

The accompanying notes and schedules are an integral part of these financial statements.



Yukon Housing Corporation
Statement of Cash Flow
for the year ended March 31, 2019

	2019	2018
	(thousands of dollars)	
Operating transactions		
Surplus for the year	\$ 3,934	\$ 1,640
Adjustments for non-cash items		
Operations and maintenance and capital transfer payments (Note 11)	-	(5,025)
Amortization of tangible capital assets (Note 13 and Schedule B)	3,378	3,209
Post-employment benefits expense (Note 9)	368	341
Bad debt expense (Schedule A)	217	32
Loss on disposals of tangible capital assets (Schedule B)	12	27
Mortgages receivable allowances (Note 5)	190	(319)
	<u>8,099</u>	<u>(95)</u>
Changes in accruals of operating cash receipts or payments	<u>(3,279)</u>	<u>2,530</u>
Cash provided by operating transactions	<u>4,820</u>	<u>2,435</u>
Capital transactions		
Acquisition of tangible capital assets	<u>(6,132)</u>	<u>(4,350)</u>
Cash used for capital transactions	<u>(6,132)</u>	<u>(4,350)</u>
Investing transactions		
Issuances of mortgages receivable	(6,762)	(2,508)
Repayments of mortgages receivable	7,148	7,034
Repayments of land sales agreements receivable	10,646	7,100
Cash provided by investing transactions	<u>11,032</u>	<u>11,626</u>
Financing transactions		
Repayments of long-term debt	(785)	(855)
Repayments of land sales agreements payable	(10,877)	(10,245)
Advances from the Government of Yukon (Note 11)	3,672	-
Cash used for financing transactions	<u>(7,990)</u>	<u>(11,100)</u>
Increase (decrease) in cash	1,730	(1,389)
Cash at beginning of year (Note 3)	808	2,197
Cash at end of year (Note 3)	\$ 2,538	\$ 808
Interest received in the year	1,717	1,810
Interest paid in the year	122	131

The accompanying notes and schedules are an integral part of these financial statements.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

1. Authority and operations

(a) Authority

Yukon Housing Corporation (the Corporation) was established in 1972 by the *Housing Corporation Act* of Yukon to undertake, carry to completion, or assist in the provision, development, maintenance and management of housing. The Corporation is subject to the *Financial Administration Act* of Yukon. Disbursements for operations and loans are authorized by the Yukon Legislative Assembly through the *Appropriation Acts*.

(b) Mission

The mission of the Corporation is to improve the quality of housing in Yukon and help Yukoners resolve their housing needs.

In carrying out its mission, the Corporation provides rental housing at below market rents to applicants who qualify for social housing. Rental income received from housing tenants is less than the associated costs of supplying these rental units. The Corporation also provides loans for the purpose of housing. The Corporation is dependent on the Government of Yukon for funding its operations.

Pursuant to Section 45(1) of the *Housing Corporation Act*, the Commissioner in Executive Council has established Housing Advisory Boards in the communities of Carcross, Carmacks, Dawson City, Faro, Haines Junction, Mayo, Ross River, Teslin, Watson Lake and Whitehorse. Local Housing Advisory Boards involve local community members in the decision making process regarding housing in their community. They provide advisory services to the Corporation and a review function in appeals of decisions made by the Corporation.

(c) Main estimates

The Main Estimates comparative figures are from the Main Estimates approved in the Yukon Legislative Assembly in 2018. These figures do not reflect changes arising from the Supplementary Estimates approved later in the year by the Yukon Legislative Assembly.

2. Significant accounting policies

These financial statements have been prepared in accordance with Canadian public sector accounting standards. Significant accounting policies are as follows:

(a) Reporting entity

The Corporation's financial results include the transactions of the Housing Advisory Boards.

(b) Funding and advances from the Government of Yukon

A funding agreement between the Corporation and the Government of Yukon authorizes the Government of Yukon to provide the Corporation with an annual operations and maintenance transfer payment and a capital transfer payment. The transfer payments are equal to the Corporation's actual net operating deficit and net capital expenditures calculated in accordance with the funding agreement and reported to the Government of Yukon in the Corporation's final Period 12 Variance Report. The transfer payments are recognized in accordance with the Corporation's policy for the recognition of government transfers (Note 2(j)). Advances provided by the Government of Yukon in excess of the transfer payments are recorded as a liability of the Corporation (Note 11).

The free rental of a social housing building provided by the Government of Yukon to the Corporation is recorded as rental assistance in-kind revenue and offsetting building services in-kind expenses (Note 15(b) and Schedule A).

(c) Cash

Cash includes cash on hand, bank balances and bank indebtedness repayable on demand.



2. Significant accounting policies (continued)

(d) Housing inventory

The Corporation recognizes a house for sale as inventory when all of the following criteria are met prior to the date of the financial statements: sale of the asset is approved; the asset is in a condition to be sold; the asset is publicly seen to be for sale; there is an active market for the asset; there is a plan in place for selling the asset; and it is reasonably anticipated that the sale to the third party will be completed within one year. The asset held for sale is measured at the lower of its carrying amount or fair value less cost to sell.

(e) Loans receivable

Mortgages receivable are fully secured and recorded at cost less any amount for valuation allowances.

Based on historical loss experience, management establishes a valuation allowance for impaired loans. Mortgages are classified as impaired when the Corporation no longer has reasonable assurance of timely collection of the full amount of principal and interest due. The valuation allowance adjusts a mortgage's carrying value to its net recoverable value.

Under the Social Housing Agreement signed with Canada Mortgage and Housing Corporation (CMHC) in 1998, the Corporation may be required to subsidize a debtor's repayment of a Rural and Native Housing Home Ownership Program mortgage. These subsidies vary in amount depending on the income of the recipients and are expensed when incurred. CMHC funding provided to the Corporation includes an amount for subsidies.

Under the Home Repair Program, the Corporation may subsidize a debtor's repayment. These subsidies, reviewed annually, are based on the debtor's ability to pay. Each year, the Corporation records an allowance for Home Repair Program subsidies based on loans receiving a subsidy at year end.

Loans with significant concessionary terms are reviewed annually. Each year the Corporation records an allowance based on the present value of the loans at the average borrowing rate.

Loans receivable from lots sold to purchasers for residential, commercial and recreational purposes under land sales agreements are recorded at the lower of cost or net recoverable value.

(f) Tangible capital assets

Tangible capital assets are recorded at cost, net of accumulated amortization. Interest on loans during construction of capital assets is capitalized. Assets under construction are not amortized until available for use.

Amortization is calculated using the straight-line method, over the estimated useful lives of assets.

Social housing projects	40 years
Social housing betterment	15 years
Staff housing projects and other facilities:	
Standard construction	40 years
Mobile home units	20 years
Office building	40 years
Other facilities	15 years
Furnishings and equipment	5 to 15 years
Vehicles	6 years
Computer systems	3 years
Leasehold improvements	remaining lease term

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to provide services. The write-downs are accounted for as expenses in the Statement of Operations and Accumulated Surplus.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

2. Significant accounting policies (continued)

(g) Environmental liabilities

A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. The Corporation recognizes a provision for environmental clean-up when all of the following conditions are prevalent: an environmental standard exists; the level of contamination has been determined to exceed the environmental standard; the Corporation is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made at that time. A liability is recognized net of expected recoveries and the costs associated with the clean-up are expensed during the year when the Corporation is obligated to incur such costs. The estimate of a liability includes costs directly attributable to remediation activities. Costs would include post-remediation operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(h) Post-employment benefits

Post-employment benefits are expected to be provided to employees of the Corporation after employment but before retirement. These benefits include severance benefits and accumulated sick and vacation leave benefits that are paid in cash when employment is terminated. The Corporation recognizes the obligation for these benefits as a liability and uses an actuary to estimate the amount of the obligation. Expenses related to post-employment benefits are recognized in the period in which the employee's service is rendered and the benefit is earned. The accrued benefit liability for these benefits is calculated as the accrued benefit obligation adjusted by unamortized actuarial gains or losses. Net actuarial gains and losses are amortized on a straight-line basis over the expected average remaining service life of the active employees commencing with the period following the determination of the net actuarial gains or losses.

(i) Retirement benefits

All eligible employees participate in the Public Service Pension Plan administered by the Government of Canada. The Corporation's contribution to the Plan reflects the full cost as employer. This amount is currently based on a multiple of the employees' required contributions, and may change over time depending on the experience of the Plan. The Corporation's contributions are expensed during the year in which the services are rendered and represent the total pension obligation of the Corporation. The Corporation is not currently required to make contributions with respect to any actuarial deficiencies of the Public Service Pension Plan.

(j) Revenue recognition

Government transfers are recognized as revenues when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized as the stipulation liabilities are settled.

Interest income on mortgages is recognized using the effective interest method. When a mortgage becomes impaired, recognition of interest ceases; thereafter, interest income for impaired loans is recognized on a cash basis.

Rental income is recorded on an accrual basis.

(k) Expenses

Expenses are recorded on an accrual basis. Transfer payments are recorded as expenses when authorized and recipients have met eligibility criteria.



2. Significant accounting policies (continued)

(l) Measurement uncertainty

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues, expenses and contingencies. By their nature, these estimates are subject to measurement uncertainty. As adjustments to these estimates become necessary, they are recorded in the financial statements in the year they become known. The effect on the financial statements of changes to such estimates and assumptions in future periods could be significant; although, at the time of preparation of these statements, the Corporation believes the estimates and assumptions to be reasonable.

Significant management estimates include: valuation of loans receivable, valuation of accounts receivable, determination of amortization, valuation of post-employment benefits, estimation of contingencies and environmental liabilities.

The estimation of the environmental liabilities is subject to a high degree of measurement uncertainty because the existence and extent of contamination, the responsibility for clean-up and the timing and cost of remediation cannot be reliably estimated in all circumstances. The degree of measurement uncertainty resulting from the estimation of the environmental liabilities cannot be reasonably determined.

(m) Related party transactions

The Corporation is related to all Government of Yukon departments, territorial corporations and key management personnel. Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Corporation. Significant transactions with related parties and balances at year-end are disclosed separately in the financial statements and notes thereto.

Inter-entity transactions are transactions between commonly controlled entities. Inter-entity transactions are recorded on a gross basis and are measured at the carrying amount, except for the following: when inter-entity transactions are undertaken on similar terms and conditions to those adopted if the entities were dealing at arm's length, or where costs provided are recovered, they are measured at the exchange amount.

Related party transactions other than inter-entity transactions are recorded at the exchange amount.

The Corporation receives certain services provided by the Government of Yukon without charge (Note 15(b)).



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

3. Cash

	2019	2018
	(thousands of dollars)	
Cash		
Bank balances	\$ 2,535	\$ 805
Cash on hand	3	3
	<u>\$ 2,538</u>	<u>\$ 808</u>

The Corporation has an overdraft facility with its bank of up to \$11,000,000 at bank prime less 0.75% (2018 - bank prime less 0.75%). At year end, the bank prime rate was 3.95% (2018 - 3.45%). The overdraft is guaranteed by the Government of Yukon.

4. Accounts receivable

	2019	2018
	(thousands of dollars)	
Due from Canada Mortgage and Housing Corporation		
- Northern Funding Agreement	\$ 2,400	\$ -
- Investment in Affordable Housing	1,575	1,575
- Social Housing Agreement	242	248
- Social Infrastructure Fund	-	6,413
Other receivables	813	971
Receivable from tenants	726	759
Less: Valuation allowance for receivable from tenants	(721)	(500)
Less: Valuation allowance for other receivables	(41)	(41)
	<u>\$ 4,994</u>	<u>\$ 9,425</u>

On August 14, 1998 the Corporation entered into an agreement with CMHC to access funding under the Social Housing Agreement (SHA). Under this thirty-one year agreement (1999/2000 to 2029/2030) CMHC agreed to contribute up to \$114,379,000 for the Corporation to assume full responsibility for the management of various public housing programs specified in the SHA. As at March 31, 2019 the amount receivable under the SHA is \$242,000 (2018 - \$248,000).

On April 1, 2014 the Corporation entered into an agreement with CMHC to access funding under the Investment in Affordable Housing (IAH). Under this five year agreement (2014/2015 to 2018/2019) CMHC agreed to contribute up to \$7,875,000 (\$1,575,000 each year) for project commitments made by the Corporation to improve access to affordable, sound, suitable and sustainable housing for households in need. The funding was fully cost matched by the Corporation. As at March 31, 2019 the amount receivable under the IAH is \$1,575,000 (2018 - \$1,575,000).



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

4. Accounts receivable (continued)

On April 1, 2016 the Corporation entered into an agreement with CMHC under the Social Infrastructure Fund (SIF), which was made under the IAH agreement. Under this two year agreement (2016/2017 to 2017/2018) CMHC agreed to contribute up to \$13,642,000 (\$7,229,000 in 2016/2017 and \$6,413,000 in 2017/2018) for project commitments made by the Corporation to improve the quality and increase the supply of affordable housing and to support economic growth in the Yukon. The funding is partially cost matched by the Corporation; the amount of the funding that was required to be matched is \$3,300,000 over the term of the agreement. As at March 31, 2019 the amount receivable under the SIF is \$nil (2018 - \$6,413,000).

On April 1, 2018 the Corporation entered into an agreement with CMHC under the Northern Funding Agreement, which was made under the IAH agreement. Under this one year agreement (2018/2019) CMHC agreed to contribute up to \$2,400,000 for project commitments made by the Corporation to increase the affordable housing that meets the needs of households in the Yukon. As at March 31, 2019 the amount receivable under the Northern Funding Agreement is \$2,400,000 (2018 - \$nil).



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

5. Loans receivable

	Stated interest rates %	2019 (thousands of dollars)	2018
Mortgages receivable			
Home Ownership	0.00 - 4.50	\$ 30,678	\$ 30,932
Loans with terms up to five years, secured by registered charges against real property, repayable in blended weekly, bi-weekly or monthly payments at fixed rates of interest and with maturities up to 2024. Rural and Native Home Ownership mortgages receiving subsidies (Note 2(e)) at March 31, 2019 were \$47,000 (2018 - \$65,000).			
Owner Build	2.76 - 4.35	5,558	4,881
Loans are advanced during the construction phase of a home for a maximum period of two years with interest of 1% below posted average five year rate of major banks. Repayment terms are up to five years, commencing upon completion of construction, secured by registered charges against real property with maturities up to 2023.			
Repair and Upgrade	0.00 - 4.70	3,772	4,334
Loans with terms up to 12 years, secured by registered charges against real property or chattel mortgages, repayable in blended weekly, bi-weekly or monthly payments at fixed rates of interest with maturities up to 2029. Mortgages receiving subsidies (Note 2(e)) and forgiveness at March 31, 2019 were \$31,000 (2018 - \$86,000).			
Energy Management	0.00 - 3.70	8	16
Loans with terms up to 17 years, secured by registered charges against real property or chattel mortgages, repayable in periodic instalments with maturities up to 2022.			
Housing Industry Loans	0.00 - 4.70	2,783	3,022
Loans with terms up to 25 years, secured by registered charges against real property or general security agreements, repayable in blended bi-weekly or monthly payments at fixed rates of interest with maturities up to 2027.			
Subtotal mortgages receivable		42,799	43,185
Less: Allowance for Home Repair Program subsidies		(55)	(50)
Less: Allowance for loans receivable with concessionary terms		(576)	(435)
Less: Allowance for impaired loans		(271)	(227)
Net mortgages receivable		41,897	42,473
Land sales agreements receivable	5.00	7,501	5,475
Unsecured loans on residential, commercial and recreational lots, repayable in blended annual payments at fixed rates of interest with maturities up to 2023.			
Total loans receivable		\$ 49,398	\$ 47,948



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

5. Loans receivable (continued)

These loans receivable earn interest at the following weighted average rates:

	2019	2018
Mortgages receivable	3.51%	3.29%
Land sales agreements receivable	5.00%	5.00%

6. Environmental liability

Changes in the environmental liability are as follows:

	2019	2018
	(thousands of dollars)	
Balance at beginning of year	\$ 520	\$ 624
Actual expenditures in current year relating to fuel oil spills	(152)	(104)
Balance at end of year	<u>\$ 368</u>	<u>\$ 520</u>

Notable sites within the Environmental liability include:

In fall 2010, it was confirmed that approximately 20,000 liters of fuel oil spilled under two Yukon Housing Corporation properties in Dawson City. The remediation plan and projected future costs were prepared by independent consultants, and the remediation procedures started in the summer of 2011. To facilitate remediation the apartment building was demolished and removed. In fall 2012, it was determined that the residence adjacent to the apartment building would need to be removed to complete remediation of the site. The projected future expenditures at year end associated with this spill are estimated at \$28,000 (2018 - \$247,500).

In the summer of 2015, a split fuel line occurred under a house in Dawson City. Approximately 800 liters of fuel leaked from the oil storage tank. The projected future expenditures at year end associated with this spill are estimated at \$100,000 (2018 - \$121,600).

Projected future expenditures at year end for site monitoring of \$115,500 (2018 - \$73,000) are for ongoing ground water and soils monitoring for remediated oil spill sites in Old Crow, Mayo and Watson Lake.

7. Deferred revenue

	2019	2018
	(thousands of dollars)	
Canada Mortgage and Housing Corporation (CMHC) funding		
- Social Infrastructure Fund	\$ 2,272	\$ 9,348
- Investment in Affordable Housing	1,672	3,588
- Northern Funding Agreement	1,585	-
Unearned revenue	-	117
Unearned rent	198	101
	<u>\$ 5,727</u>	<u>\$ 13,154</u>

CMHC funding of \$7,988,000 receivable at March 31, 2018 was received during the fiscal year (2018 - \$nil). At March 31, 2019 \$3,975,000 was receivable (2018 - \$7,988,000) and \$11,382,000 was recognized as revenue during the fiscal year (2018 - \$4,945,000).

Unearned revenue relates to government funding for future workshops and other expenditures.

Unearned rent relates to prepayments made by tenants for future months.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

8. Long-term debt

	Stated interest rates %	2019 (thousands of dollars)	2018 (thousands of dollars)
Mortgages payable to chartered banks and CMHC (guaranteed by the Government of Yukon) Loans with a variety of terms, repayable in blended monthly payments at fixed rates of interest and with maturities up to 2023, secured by fixed charges against housing projects with net book value of \$2,373,627 (2018 - \$2,279,366).	1.01 - 8.5	\$ 1,858	\$ 2,278
Loans payable to chartered banks and CMHC (guaranteed by the Government of Yukon) Unsecured loans repayable in blended periodic installments at fixed rates of interest to maturity and with maturities up to 2028.	7.5 - 9.5	806	906
Loans payable to the Government of Yukon Repayable without interest in periodic instalments to 2027.	0.00	9,684	9,949
Land sales agreements due to the Government of Yukon, unsecured Repayable without interest in periodic instalments to 2023.	0.00	9,332	7,537
Total long-term debt		<u>\$ 21,680</u>	<u>\$ 20,670</u>

The mortgages and loans payable bear interest at the following weighted average interest rates:

	2019	2018
Mortgages payable to chartered banks and CMHC	2.49%	2.59%
Loans payable to chartered banks and CMHC	7.88%	7.86%

Principal repayments required over the next five years are as follows:

	Loans Payable				Total
	Mortgages Payable	Banks and CMHC	Government of Yukon	Land Sales Agreements	
	(thousands of dollars)				
2020	\$ 396	\$ 88	\$ 265	\$ 4,370	\$ 5,119
2021	373	95	265	2,195	2,928
2022	355	102	253	1,333	2,043
2023	354	110	250	700	1,414
2024	103	119	250	734	1,206
Thereafter	277	292	8,401	-	8,970
Total	<u>\$ 1,858</u>	<u>\$ 806</u>	<u>\$ 9,684</u>	<u>\$ 9,332</u>	<u>\$ 21,680</u>

At March 31, 2019, the Corporation owed the Government of Yukon a Land Sales Agreements principal payment of \$1,830,581 (2018 - \$2,061,821) for principal amounts collected during the year. The amount was subsequently paid to the Government of Yukon in April and June 2019.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

9. Post-employment benefits

The Corporation provides post-employment benefits to its employees based on years of service and salary. These benefits consist of severance benefits and unused sick and vacation leave.

The actuarial obligation for sick and vacation leave and severance benefits is calculated using the projected benefit method prorated on service. Post-employment benefits are not funded and thus have no assets, resulting in a plan deficit equal to the accrued benefit obligation. Benefits will be paid from future appropriations or other sources of revenue.

The results measured at March 31 are summarized as follows:

	2019	2018
	(thousands of dollars)	
Accrued benefit liability, beginning of year	\$ 2,067	\$ 1,835
Receipt from Government departments for staff transfers	83	58
Add: Post-employment benefits expenses		
Current service costs	204	199
Interest on accrued benefit liability	71	69
Amortization of net actuarial losses	10	15
Less: Benefits paid during the year	(298)	(109)
Accrued benefit liability, end of year	<u>2,137</u>	<u>2,067</u>
Unamortized net actuarial gain	(16)	(140)
Accrued benefit obligation, end of year	<u>\$ 2,121</u>	<u>\$ 1,927</u>

The significant actuarial assumptions were:

	2019	2018
Discount rate	3.30%	3.50%
Salary escalation rate (per annum)	2.00%	2.00%
Expected average remaining service life of active employees	11.1 years	11.1 years

The most recent actuarial valuation made for these post-employment benefits was as of April 1, 2016, and updated March 31, 2019. The next required valuation would be as of April 1, 2019.

Included in the total accrued benefit obligation at March 31, 2019 are vacation leave of \$496,000 (2018 - \$453,000) and accumulated sick leave of \$409,000 (2018 - \$391,000).

10. Retirement benefits

Substantially all of the employees of the Corporation are covered by the Public Service Pension Plan (the Plan), a contributory defined benefit plan established through legislation and sponsored by the Government of Canada. Contributions are required by both the employees and the Corporation. The President of the Treasury Board of Canada sets the required employer contributions based on a multiple of the employees' required contribution. The general contribution effective at year end was \$1.01 (2018 - \$1.01) for every dollar contributed by the employee, and \$3.79 (2018 - \$3.20) for every dollar contributed by the employee for the portion of the employee's salary above \$169,000 (2018 - \$165,000). For new employees who are participating in the Plan on or after January 1, 2013, the Corporation contributes \$1.00 (2018 - \$1.00) for every dollar contributed by the employee, and \$3.79 (2018 - \$3.20) for every dollar contributed by the employee for the portion of the employee's salary above \$169,000 (2018 - \$165,000).



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

10. Retirement benefits (continued)

Contributions during the year were as follows:

	2019	2018
	(thousands of dollars)	
Employer's contribution	\$ 573	\$ 561
Employees' contribution	549	512

The Government of Canada holds a statutory obligation for the payment of benefits relating to the Plan. Pension benefits generally accrue up to a maximum period of 35 years at an annual rate of two percent of pensionable service times the average of the best five consecutive years of earnings. The benefits are coordinated with Canada Pension Plan benefits and they are indexed to inflation.

11. Advances - Government of Yukon

Advances from the Government of Yukon represent a series of working capital advances by the Government of Yukon to the Corporation. These advances are repayable on demand and without interest.

	2019	2018
	(thousands of dollars)	
Balance at beginning of year	\$ 21,298	\$ 26,323
Cash advanced during the year	15,709	6,442
Operations and maintenance transfer payment	(5,524)	(4,962)
Capital transfer payment	(6,513)	(6,505)
	3,672	(5,025)
Balance at end of year	\$ 24,970	\$ 21,298

12. Tangible capital assets

			2019	2018
			(thousands of dollars)	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land	\$ 4,928	\$ -	\$ 4,928	\$ 4,928
Social housing	112,082	41,958	70,124	66,416
Staff housing	21,940	12,911	9,029	9,186
Office building	1,954	1,406	548	581
Other facilities	739	735	4	6
Furnishings and equipment	3,275	1,399	1,876	1,940
Computer systems	548	441	107	160
(Schedule B)	\$ 145,466	\$ 58,850	\$ 86,616	\$ 83,217

At March 31, 2019, there were construction projects in progress in the amount of \$3,456,000 (2018 - \$200,000). There was no interest incurred for the construction of tangible capital assets in the current year or previous year.

In addition, at March 31, 2019, the Corporation held title to 25 vacant lots. These lots have no carrying value as they were transferred to the Corporation from a related party at a nominal value in prior years.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

13. Expenses by object

	2019	2018
	(thousands of dollars)	
Transfer payments	\$ 10,502	\$ 6,224
Materials, supplies and utilities	8,262	7,827
Personnel, training and post-employment benefits	7,753	7,329
Amortization	3,378	3,209
Other	2,390	2,228
Communication and transportation	492	563
Contract and special services	434	344
Interest on long-term debt	122	143
	<u>\$ 33,333</u>	<u>\$ 27,867</u>

14. Financial instruments

The balances in Cash, Accounts receivable, Due from the Government of Yukon, and Accounts payable and accrued liabilities have fair values that approximate their carrying amount due to their short term to maturity.

Fair value information is not disclosed for Advances - Government of Yukon (Note 11) because it arose as a result of related party transactions and bears no interest. There is no active market for such instruments.

The fair values of the Corporation's loans receivable and long-term debt were based on management's best estimates and were determined using the present value of future cash flows discounted at the March 31, 2019 estimated market rate for mortgages and loans with similar maturities.

The carrying amount and estimated fair values of loans receivable and long-term debt are as follows:

	2019		2018	
	(thousands of dollars)			
	Carrying	Fair Value	Carrying	Fair Value
Loans receivable				
Mortgages receivable net of allowances	\$ 41,897	\$ 40,174	\$ 42,473	\$ 41,926
Land sales agreements receivable	7,501	7,920	5,475	5,958
	<u>\$ 49,398</u>	<u>\$ 48,094</u>	<u>\$ 47,948</u>	<u>\$ 47,884</u>
Long-term debt				
Mortgages payable to chartered banks and CMHC	\$ 1,858	\$ 1,568	\$ 2,278	\$ 1,921
Loans payable to chartered banks and CMHC	806	854	906	985
Loans payable to the Government of Yukon	9,684	6,528	9,949	6,405
Land sales agreements due to the Government of Yukon	9,332	8,641	7,537	7,098
	<u>\$ 21,680</u>	<u>\$ 17,591</u>	<u>\$ 20,670</u>	<u>\$ 16,409</u>

These financial instruments do not have active markets.

Until settled, the fair value of loans receivable and long-term debt will fluctuate with changes in interest rates.

Management believes the carrying amount of loans receivable will be fully recovered.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

15. Related party transactions and balances

In addition to those related party transactions disclosed elsewhere in these financial statements (Notes 8, 11 and 17), the Corporation enters into transactions with related entities in the normal course of business.

(a) Due from the Government of Yukon

	2019	2018
	(thousands of dollars)	
Accounts payable	\$ (1,334)	\$ (895)
Accounts receivable	159	167
Amount due from Community Services - Disaster Financial Assistance	2,205	1,832
Net amount due from the Government of Yukon	<u>\$ 1,030</u>	<u>\$ 1,104</u>

(b) Other transactions

The Government of Yukon provides life insurance and medical benefits to the Corporation's retired personnel, which are provided without charge and not recorded in the financial statements.

The value of administrative services provided by the Government of Yukon to the Corporation is estimated in 2019 to be \$29,100 (2018 - \$25,700). The value of territorial agent services provided by the Corporation to the Government of Yukon for 2019 is estimated to be \$48,700 (2018 - \$44,700). These services are provided without charge and not recorded in the financial statements.

The employees of the Corporation are paid by the Government of Yukon. The Corporation reimbursed the Government for personnel expenses (Note 13 and Schedule A) paid of \$7,536,000 during 2019 (2018 - \$7,184,000) which are recorded at the exchange amount.

In 2008, the Corporation entered into an agreement with the Government of Yukon for the use of a 48 unit seniors' social housing constructed as part of the Athletes' Village in Whitehorse. The Corporation is responsible for the operation and maintenance of the facility. The value of services provided without charge, relating to the use of this building by the Corporation, is estimated in 2019 to be \$502,000 (2018 - \$502,000) based on the Government of Yukon's amortization expense.

During 2019, the Corporation was charged \$376,000 (2018 - \$312,000) by the Government of Yukon for information technology support services, office rental, office supplies, computer software licensing, vehicle rental services and other upgrades. These charges are recorded at the exchange amount.

16. Contractual obligations and contingencies

	2019	2018
	(thousands of dollars)	
Outstanding contractual obligations to complete the funding of mortgages receivable at end of year	\$ 1,360	\$ 1,214
Outstanding contractual obligations to complete agreements and contract commitments at end of year	6,635	2,258
Annual subsidies to private social housing organizations	375	375



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2019

16. Contractual obligations and contingencies (continued)

In the normal course of operations, the Corporation is subject to legal claims and possible claims. While the outcome of legal claims or possible claims is subject to future resolution, management's evaluation and analysis of such matters indicates that, individually or in the aggregate, the probable ultimate resolution of all legal claims and possible claims will not have a material financial impact on the Corporation's financial position, results of its operations or its cash flows.

Pursuant to an agreement signed with CMHC in 1998, the Corporation is liable for a mortgage payable by the Whitehorse Housing Co-operative Association Limited (the Co-operative) in the event of a default. The mortgage matures on July 1, 2025 and the amount payable as at March 31, 2019 was \$557,000 (2018 - \$629,000). Management believes that the Corporation would be able to repay the mortgage in full through the sale of the Co-operative's assets (against which the mortgage is made) in the event of a default.

17. Contractual rights

The Corporation has contractual rights for the following payments subsequent to March 31, 2019:

	Expiry Date	2020	2021-2030	Total
(thousands of dollars)				
CMHC Social Housing Agreement	2030	\$ 3,741	\$ 21,836	\$ 25,577
CMHC Bilateral Agreement				
CMHC Northern Housing	2028	2,400	19,200	21,600
CMHC Canada Community Housing	2028	53	10,474	10,527
CMHC Yukon Priorities Housing	2027	1,659	5,775	7,434
Office space lease (Government of Yukon)	2021	96	96	192
		<u>\$ 7,949</u>	<u>\$ 57,381</u>	<u>\$ 65,330</u>

18. Bad debts write-offs

Section 14(4) of the Financial Administration Act of Yukon requires accounts written off during the fiscal year to be reported in the Public Accounts of Yukon. Bad debts written off during the current year and previous four years are as follows:

Year	Amount
2019	\$ -
2018	-
2017	-
2016	-
2015	110,909



Yukon Housing Corporation

Schedule of Program Costs, Corporate Services Costs and Administration Expenses
for the year ended March 31, 2019

Schedule A

	2019	2018
	(thousands of dollars)	
Social and staff housing operations		
General maintenance	\$ 3,792	\$ 3,540
Personnel	3,534	3,252
Utilities	2,716	2,619
Property taxes	1,035	1,005
Building services - in-kind (Note 15(b))	502	502
Bad debts - tenant receivable	217	32
Housing program administration	137	150
Interest on long-term debt	118	135
Property rentals	22	32
Write-down of / loss on disposal of tangible capital assets	12	27
	<u>\$ 12,085</u>	<u>\$ 11,294</u>
Lending and grant programs		
Affordable housing contributions	\$ 9,012	\$ 3,429
Northern housing trust grants and contracts	957	2,477
Personnel	803	770
Concessionary loans allowance	142	-
Program materials	114	26
Community partnering contributions	56	52
Bad debts - loans receivable	44	(64)
	<u>\$ 11,128</u>	<u>\$ 6,690</u>
Corporate services		
Personnel	\$ 2,182	\$ 1,992
Professional fees	234	135
Information technology systems and support	128	203
	<u>\$ 2,544</u>	<u>\$ 2,330</u>
Administration		
Personnel, training and post-employment benefits	\$ 1,234	\$ 1,315
Communications	249	273
Travel and transportation	243	290
Office space	198	207
Office and sundry	143	122
Professional fees	102	41
Rentals - office and equipment	94	92
Boards and committees	93	91
Program promotion	63	98
	<u>\$ 2,419</u>	<u>\$ 2,529</u>



Yukon Housing Corporation
 Schedule of Tangible Capital Assets
 for the year ended March 31, 2019

Schedule B

	Land	Social Housing	Staff Housing	Office Building	Other Facilities	Furnishings and Equipment	Computer Systems	2019 Total	2018 Total
(thousands of dollars)									
Cost of tangible capital assets at beginning of year ¹	\$ 4,928	\$ 105,821	\$ 21,563	\$ 1,954	\$ 739	\$ 3,150	\$ 548	\$ 138,703	\$ 134,669
Acquisitions ¹	-	6,261	377	-	-	151	-	6,789	4,270
Disposals	-	-	-	-	-	(26)	-	(26)	(236)
Cost of tangible capital assets at end of year ¹	4,928	112,082	21,940	1,954	739	3,275	548	145,466	138,703
Accumulated amortization at beginning of year	-	39,405	12,377	1,373	733	1,210	388	55,486	52,486
Amortization	-	2,553	534	33	2	203	53	3,378	3,209
Disposals	-	-	-	-	-	(14)	-	(14)	(209)
Accumulated amortization at end of year	-	41,958	12,911	1,406	735	1,399	441	58,850	55,486
Net book value ¹	\$ 4,928	\$ 70,124	\$ 9,029	\$ 548	\$ 4	\$ 1,876	\$ 107	\$ 86,616	\$ 83,217
Construction in progress	\$ -	\$ 3,068	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ 3,456	\$ 200

¹ Includes construction in progress