

YUKON HOUSING CORPORATION



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**VOTE 18
YUKON HOUSING CORPORATION**

MINISTER

Hon. R. Pillai

CHAIRPERSON

G. Nagano

PRESIDENT

M. Cameron

- 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.

SUMMARY (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Amounts to be Appropriated				
Operation and Maintenance (Vote 18-1)	19,907	19,431	19,431	18,357
Capital (Vote 18-2)	38,355	37,120	35,532	20,967
Total Appropriations ⁽¹⁾	58,262	56,551	54,963	39,324

Note: Restated 2020-21 Forecast, 2020-21 Estimate and 2019-20 Actual to be consistent with the 2021-22 Estimate presentation.

⁽¹⁾ 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**

FINANCIAL SUMMARY (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Amounts to be Appropriated				
Operation and Maintenance (Vote 18-1)				
Executive	1,473	1,225	1,225	1,115
Corporate Services	4,850	5,031	5,031	4,769
Operational Services	13,584	13,175	13,175	12,473
Total Operation and Maintenance (Vote 18-1)	19,907	19,431	19,431	18,357
Capital (Vote 18-2)				
Corporate Services	15,144	20,520	17,495	14,761
Operational Services	23,211	16,600	18,037	6,206
Total Capital (Vote 18-2)	38,355	37,120	35,532	20,967
Total Appropriations	58,262	56,551	54,963	39,324
Less: Revenues and Loans				
Taxes and General Revenues	(8,176)	(8,176)	(8,176)	(8,717)
Recoveries				
- Operation and Maintenance	(4,519)	(4,271)	(4,271)	(4,482)
- Capital	(9,289)	(7,550)	(6,462)	(6,306)
Loan Programs	(5,280)	(5,280)	(5,280)	(5,439)
Total Expenses	30,998	31,274	30,774	14,380
Summary of Expenses by Category				
Personnel	8,178	7,794	7,794	7,611
Other	21,492	18,011	21,942	17,615
Government Transfers	11,789	16,883	14,124	9,787
Tangible Capital Assets	16,803	13,863	11,103	4,311
Revenues and Loans	(27,264)	(25,277)	(24,189)	(24,944)
Total Expenses	30,998	31,274	30,774	14,380

**VOTE 18
YUKON HOUSING CORPORATION**

FINANCIAL SUMMARY (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Revenues				
Taxes and General Revenues	8,176	8,176	8,176	8,717
Third-Party Recoveries				
Operation and Maintenance	80	106	106	330
Capital	2,771	2,737	2,737	1,095
Subtotal Third-Party	2,851	2,843	2,843	1,425
Recoveries from Canada				
Operation and Maintenance	4,439	4,165	4,165	4,152
Capital	6,518	4,813	3,725	5,211
Subtotal from Canada	10,957	8,978	7,890	9,363
Total Revenues	21,984	19,997	18,909	19,505

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YUKON HOUSING CORPORATION

EXECUTIVE

- To provide leadership through the President's Office in the delivery of overall operations, budgets, and program developments for the Corporation.
- To support and assist the Minister, the Board of Directors and its Committees in the design and delivery of the Corporation's strategic objectives.

PROGRAM SUMMARY (\$000s)	2021-22 ESTIMATE	Comparable		2019-20 ACTUAL
		2020-21 FORECAST	2020-21 ESTIMATE	
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Executive	1,356	1,108	1,108	1,007
Board of Directors	117	117	117	108
Total included in the Appropriation	1,473	1,225	1,225	1,115
Summary of Appropriation by Allotment				
Personnel	1,107	854	854	838
Other	366	371	371	277
Government Transfers	0	0	0	0
Total included in the Appropriation	1,473	1,225	1,225	1,115

YUKON HOUSING CORPORATION

CORPORATE SERVICES

- To provide leadership and support to the Corporation's corporate services branches through the provision of corporate legislation, policy and communication, planning and evaluation, financial management, loan and grant delivery, risk management, human resources, information technology and management, and decision support services.
- To provide a variety of loans and programs to eligible homeowners to buy new homes, repair or upgrade existing homes, improve energy efficiency or to address specific health and safety issues or other deficiencies in their homes.
- To assist and/or partner with the private sector and communities to respond to the emerging housing needs of Yukon residents.
- To provide education and technical assistance to eligible Yukon residents to build, renovate or repair their homes.

PROGRAM SUMMARY (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Finance and Risk Management	3,026	3,267	3,267	3,106
Human Resources	431	406	406	352
Policy and Communications	850	820	820	890
Information Management and Technology	543	538	538	421
	4,850	5,031	5,031	4,769
Capital (Vote 18-2)				
Challenge Cornerstone	2,000	4,000	4,000	0
Developer Loan	1,500	1,500	1,500	0
First Nation Residential Energy Retrofits	1,194	1,545	1,545	413
Home Repair Loan/Program	1,650	1,350	1,650	753
Housing Initiatives Fund	3,600	3,600	3,600	3,772
Municipal Matching Rental Construction	2,000	2,000	2,000	989
Rural Home Ownership Program	3,200	3,200	3,200	0
Prior Years' Projects	0	3,325	0	8,834
	15,144	20,520	17,495	14,761
Total included in the Appropriation	19,994	25,551	22,526	19,530

YUKON HOUSING CORPORATION

CORPORATE SERVICES (cont'd)

PROGRAM SUMMARY (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Summary of Appropriation by Allotment				
Personnel	3,066	3,336	3,336	3,135
Other	6,447	6,450	6,450	6,608
Government Transfers	10,481	15,765	12,740	9,787
Tangible Capital Assets	0	0	0	0
Total included in the Appropriation	19,994	25,551	22,526	19,530

YUKON HOUSING CORPORATION

OPERATIONAL SERVICES

- To provide leadership and support to the Corporation's operational branches through the general maintenance of the Corporation's Community Housing stock as well as building renovations and new construction in Whitehorse and the communities.
- To provide residents who are in need of Community Housing with affordable, suitable and accessible rental units and provide housing rental units for Yukon government employees in the communities.
- To support housing developments for our vulnerable tenants through innovative housing solutions, programs and design options.

PROGRAM SUMMARY (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Amounts included in the Appropriation				
Operation and Maintenance (Vote 18-1)				
Capital Development and Maintenance	5,649	5,491	5,491	4,987
Tenant Management	7,935	7,684	7,684	7,486
	13,584	13,175	13,175	12,473
Capital (Vote 18-2)				
Energy Retrofits	2,103	2,103	2,103	921
Northern Housing Fund	1,727	1,363	1,900	1,916
Northern Carve Out	1,100	0	0	0
Community Housing Projects	3,000	0	0	0
Renovation and Rehabilitation	2,200	2,000	2,000	1,913
Unit Conversions	1,600	300	1,300	461
Replacement of Aged-Out Units	600	0	0	0
Deployable Mobile Home Units	200	0	0	0
Watson Lake Housing First Project	1,500	0	200	0
Whitehorse Mixed-Use Housing Project	8,500	9,500	9,000	995
Canada Yukon Housing Benefit	681	584	584	0
Prior Years' Projects	0	750	950	0
	23,211	16,600	18,037	6,206
Total included in the Appropriation	36,795	29,775	31,212	18,679

YUKON HOUSING CORPORATION

OPERATIONAL SERVICES (cont'd)

PROGRAM SUMMARY (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Summary of Appropriation by Allotment				
Personnel	4,005	3,604	3,604	3,638
Other	14,679	11,190	15,121	10,730
Government Transfers	1,308	1,118	1,384	0
Tangible Capital Assets	16,803	13,863	11,103	4,311
Total included in the Appropriation	36,795	29,775	31,212	18,679

YUKON HOUSING CORPORATION

REVENUES (\$000s)	2021-22 ESTIMATE	Comparable		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
TAXES AND GENERAL REVENUES				
Rent	6,665	6,665	6,665	6,983
Interest	1,511	1,511	1,511	1,734
Total Taxes and General Revenues	8,176	8,176	8,176	8,717
THIRD-PARTY RECOVERIES				
Operation and Maintenance				
Operational Services				
City of Whitehorse				
- Social Housing Cost Recoveries	20	20	20	20
Former Tenant Damage Recoveries	60	60	60	80
Prior Years' Recoveries	0	26	26	230
	80	106	106	330
Capital				
Corporate Services				
Low Carbon Economy Fund	1,194	1,159	1,159	405
Operational Services				
Low Carbon Economy Fund	1,577	1,578	1,578	690
	2,771	2,737	2,737	1,095
Total Third-Party Recoveries	2,851	2,843	2,843	1,425

YUKON HOUSING CORPORATION

REVENUES (\$000s)	2021-22 ESTIMATE	Comparable		2019-20 ACTUAL
		2020-21 FORECAST	2020-21 ESTIMATE	
RECOVERIES FROM CANADA				
Operation and Maintenance				
Corporate Services				
Canada Mortgage Housing Corporation - Social Housing Agreement	3,594	3,665	3,665	3,741
Operational Services				
Canada Mortgage Housing Corporation - National Housing Strategy	845	500	500	0
Prior Years' Recoveries	0	0	0	411
	4,439	4,165	4,165	4,152
Capital				
Operational Services				
Canada Mortgage Housing Corporation - Canada Housing Benefit	681	584	584	0
- Northern Housing Fund	1,727	2,988	1,900	1,876
- Provincial Territorial Priorities	818	1,063	1,063	992
- Canada Community Housing Initiative	217	178	178	0
- Northern Carve Out	825	0	0	0
- Community Housing Program	2,250	0	0	0
Prior Years' Recoveries	0	0	0	2,343
	6,518	4,813	3,725	5,211
Total Recoveries from Canada	10,957	8,978	7,890	9,363
TOTAL REVENUES	21,984	19,997	18,909	19,505

YUKON HOUSING CORPORATION

LOANS (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
LOAN PROGRAMS				
Capital				
Corporate Services				
Home Repair Loan/Program	580	580	580	399
Rural Home Ownership Program	3,200	3,200	3,200	0
Developer Loan	1,500	1,500	1,500	0
Prior Years' Loans	0	0	0	5,040
TOTAL LOANS	5,280	5,280	5,280	5,439

YUKON HOUSING CORPORATION

GOVERNMENT TRANSFERS (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
OTHER TRANSFER PAYMENTS				
Operation and Maintenance				
Corporate Services				
Non-Governmental Organization Partnerships	617	525	525	533
	617	525	525	533
Capital				
Corporate Services				
Home Repair Loan/Program	1,070	770	1,070	0
Municipal Matching Rental Construction	2,000	2,000	2,000	989
Housing Initiatives Fund	3,600	3,600	3,600	3,772
Challenge Cornerstone	2,000	4,000	4,000	0
First Nation Residential Energy Retrofits	1,194	1,545	1,545	379
Prior Years' Other Transfer Payments	0	3,325	0	4,114
Operational Services				
Canada Housing Benefit	681	584	584	0
Northern Housing Fund	627	534	800	0
	11,172	16,358	13,599	9,254
TOTAL GOVERNMENT TRANSFERS	11,789	16,883	14,124	9,787

YUKON HOUSING CORPORATION

CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)	2021-22 ESTIMATE	<i>Comparable</i>		
		2020-21 FORECAST	2020-21 ESTIMATE	2019-20 ACTUAL
Beginning of the Year				
Cost of Tangible Capital Assets in Service	150,567	146,808	151,555	142,012
Accumulated Amortization	(64,454)	(60,804)	(62,337)	(58,850)
Work-in-Progress	11,216	1,112	1,246	3,456
Net Book Value	97,329	87,116	90,464	86,618
Changes during the Year				
Cost of Tangible Capital Assets				
Capital Acquisitions	15,303	3,613	2,103	3,369
Work-in-Progress put in Service during Year	9,839	146	146	3,228
Disposals	0	0	0	(1,801)
Accumulated Amortization				
Amortization Expense	(3,900)	(3,650)	(3,650)	(3,577)
Disposals	0	0	0	1,623
Work-in-Progress				
Capital Acquisitions	1,500	10,250	9,000	942
Work-in-Progress put in Service during Year	(9,839)	(146)	(146)	(3,228)
Write-downs	0	0	0	(58)
End of the Year				
Cost of Tangible Capital Assets in Service	175,709	150,567	153,804	146,808
Accumulated Amortization	(68,354)	(64,454)	(65,987)	(60,804)
Net Book Value	107,355	86,113	87,817	86,004
Work-in-Progress	2,877	11,216	10,100	1,112
Total Net Book Value and Work-in-Progress	110,232	97,329	97,917	87,116