

Yukon Housing Corporation 2025-2028 Action Plan

Canada Mortgage and Housing Corporation-Yukon Housing Corporation Bilateral Agreement under the 2017 National Housing Strategy

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1. Introduction

In 2018, Yukon Housing Corporation signed a nine-year cost-matching funding agreement with Canada Mortgage and Housing Corporation (CMHC) under the 2017 National Housing Strategy. Investments under this Bilateral Agreement focus on preserving, renewing and expanding social housing. Yukon Housing Corporation is required to develop three-year action plans throughout the duration of the agreement, outlining how it will invest territorial and federal funding to achieve agreed upon targets and outcomes.

Action plan date	Period covered	Total joint investment
Action plan #1 – March 2019	Fiscal years 2019-20 to 2021-22	$43,253,000
Action plan #2 – March 2022	Fiscal years 2022-23 to 2024-25	$25,257,000
Action plan #3 – March 2025	Fiscal years 2025-26 to 2027-28	$53,496,000

This third and final action plan covers the period from April 1, 2025, to March 31, 2028, and includes a joint federal and territorial investment of $53.5 million to support Yukoners' housing needs.

2. Demographic and economic context

2.1 Demographic profile

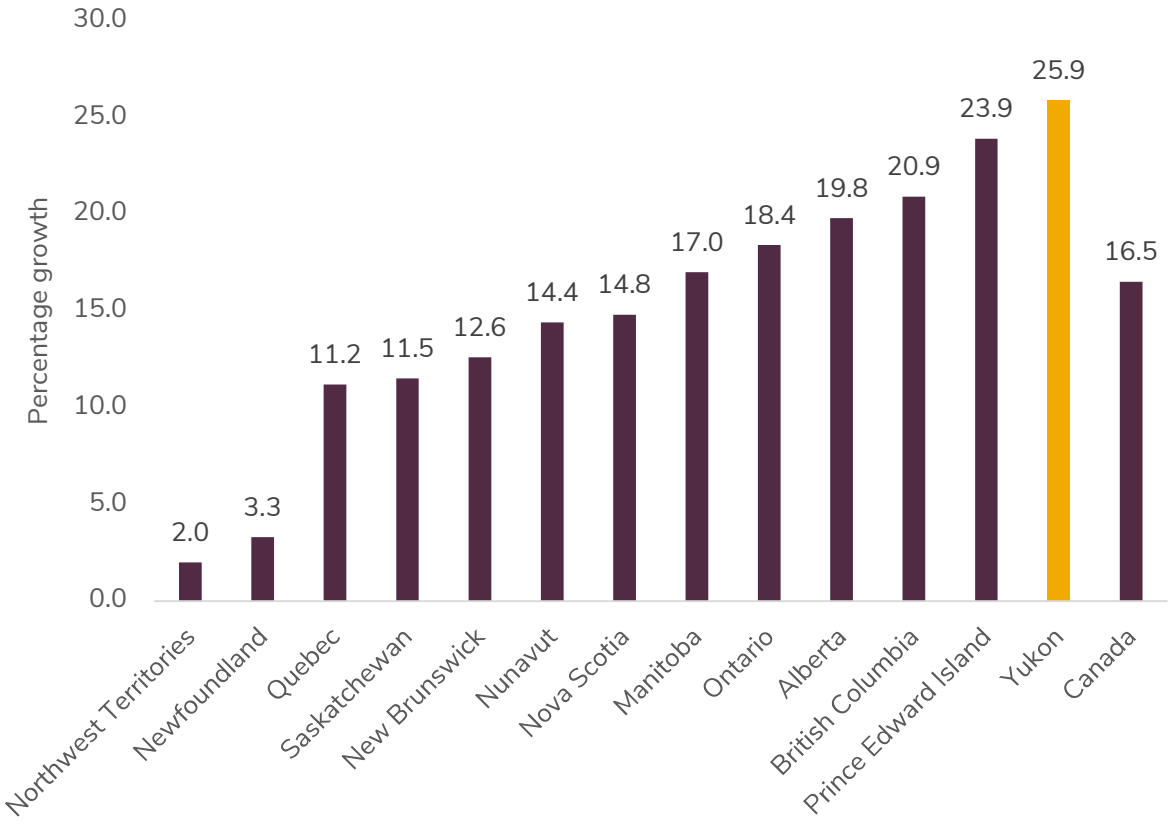
The housing landscape in the Yukon has been influenced by a combination of demographic shifts over the last several years. Growth largely due to international migration has placed increased pressure on the housing market and available supply.

Population growth

The Yukon's population, which reached an estimated 46,704 people in 2024, has been growing rapidly compared with other jurisdictions in Canada. Comparing 2024 to 2014, the Yukon population increased by 25.9 per cent compared to 16.5 per cent at a national level[1] (Figure 1).

[1] Statistics Canada. Table 17-10-0005-01 Population estimates on July 1, by age and gender.

Figure 1. Provincial and territorial population growth, 2014 to 2024



The territorial population is projected to exceed 50,000 by 2029, and 60,000 by 2038[2]. This growth is expected to concentrate in Whitehorse and the surrounding area.

Aging population

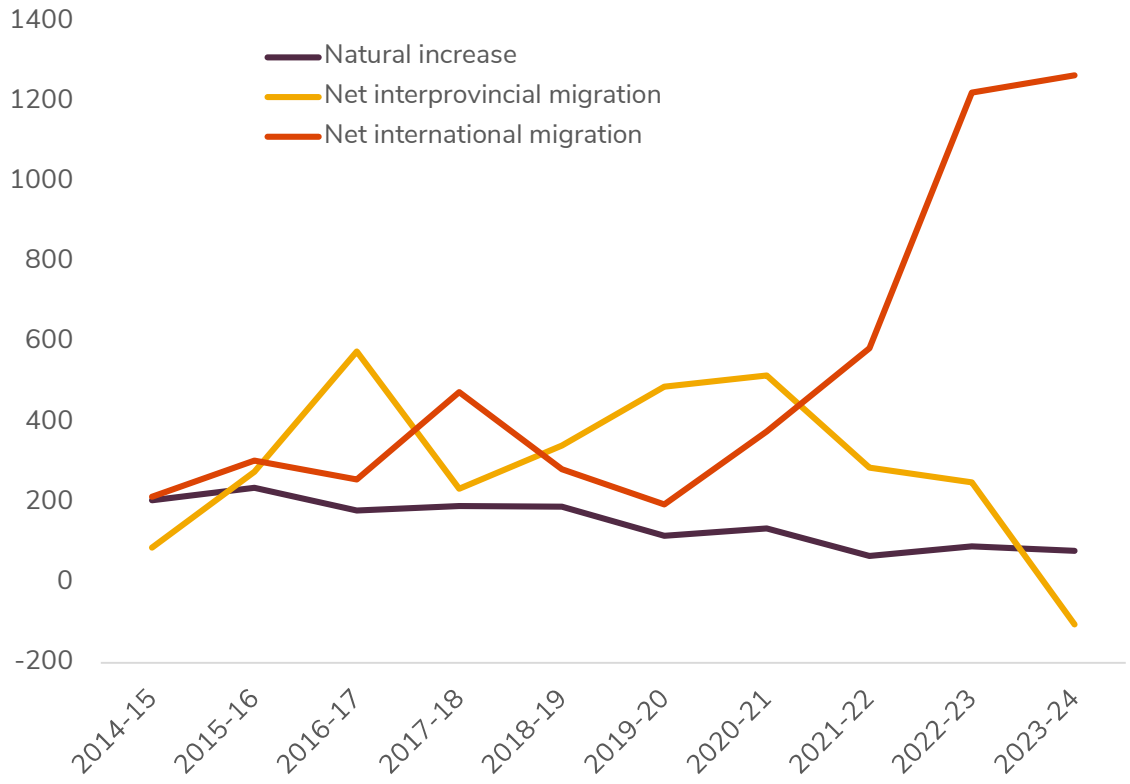
The Yukon's population is also aging faster than the rest of Canada, with the exception of the Northwest Territories. Nationally, the proportion of the population aged 65 and older increased by 21.2 per cent between 2014 and 2024, but in the Yukon, it increased by 48 per cent and now accounts for 15.1 per cent of the total[3]. By 2045, those aged 65 and older are projected to make up 21.2 per cent of the total[2].

[2] Yukon Bureau of Statistics. Population Projections 2024-2045.
[3] Statistics Canada. Table 17-10-0005-01 Population estimates on July 1, by age and gender.

Migration patterns

While fewer people have been moving to the Yukon from other parts of Canada in the last few years, the territory has seen a rise in newcomers from other countries[4] (Figure 2). This may lead to greater demand for housing, particularly rental properties and affordable entry-level homes.

Figure 2. Demographic growth in the Yukon, 2014 to 2023



[4] Yukon Bureau of Statistics. Population Report Second Quarter, 2024.

2.2 Cost of living

The Market Basket Measure-North (MBM-N) is an indicator that looks at the cost of a basket of goods representing a modest, basic standard of living. This includes food, clothing, shelter, transportation and other expenses for a reference family of four (two adults and two children). A family is considered in poverty if its disposable income is less than the MBM-N threshold for a family of its size in its region. When comparing 2023 to 2019, the total threshold for Whitehorse increased by $9,056 or 17 per cent from $53,164 to $62,220[5].

The all-items consumer price index (CPI) for Whitehorse increased 17 per cent during the same time period (Figure 3). From 2014 to 2023, the all-items CPI increased 25 per cent overall, but the shelter component increased 35.1 per cent. On average, for every dollar spent by Whitehorse residents in 2022, 27 cents was spent on shelter costs[6].

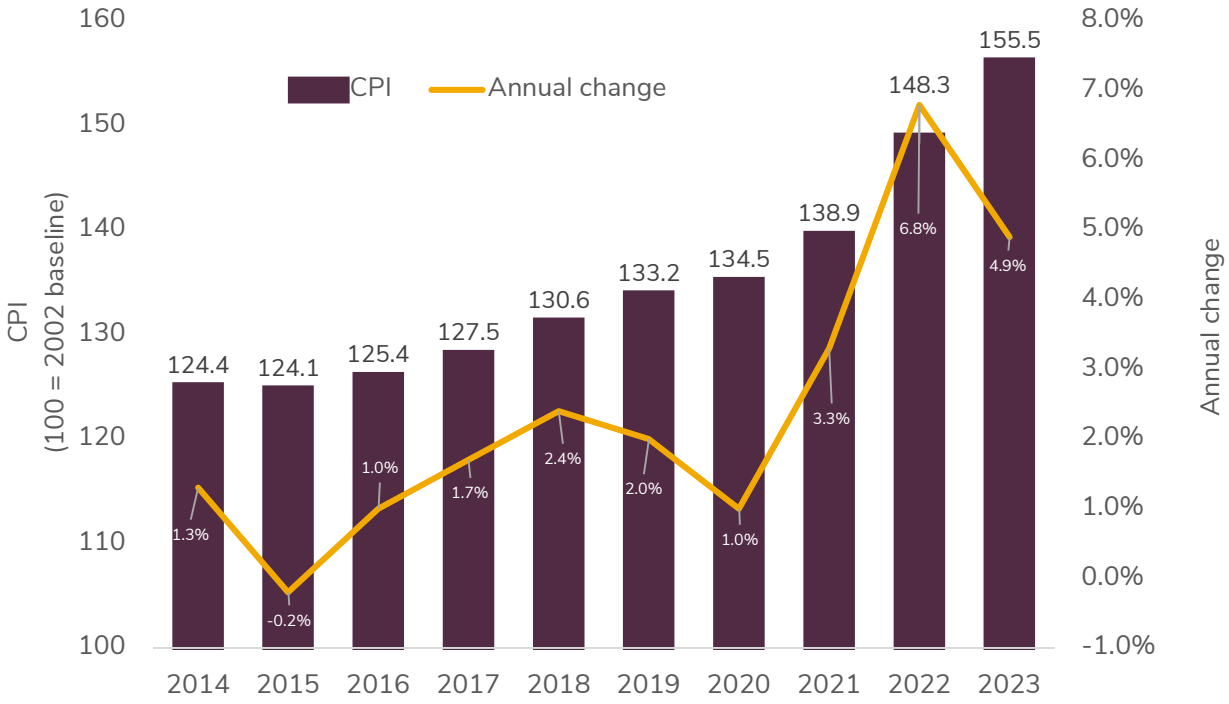
MBM-N and CPI, what's the difference?

While CPI for Whitehorse measures general inflation for goods and services, it does not fully capture specific cost factors that affect more remote areas in the Yukon. The MBM-N is more comprehensive in capturing the higher costs associated with living in northern, remote areas.

Median after-tax income for economic families in the Yukon increased by 3.5 per cent between 2019 and 2021, whereas for persons not in an economic family, median after-tax income increased by 7.3 percent[7]. This suggests that incomes have not kept pace with the rising cost of living (as measured by MBM-N and CPI).

[5] Yukon Bureau of Statistics. Market Basket Measure, 2023.
[6] Yukon Bureau of Statistics. Consumer Price Index 2023.
[7] Statistics Canada. Table 2 After-tax Income by Territory for Selected Family Types, 2019 to 2021.

Figure 3. Inflation as measured by the all-items consumer price index (CPI) in Whitehorse



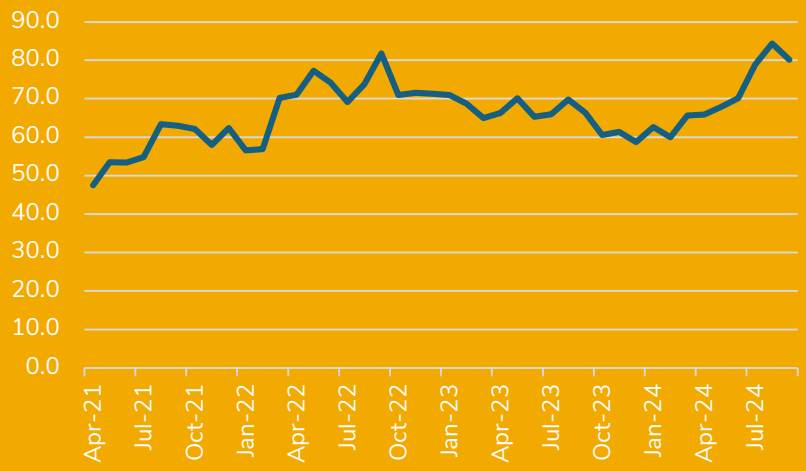
As Yukoners struggle to keep up with the rising cost of living, there will be increased demand for affordable housing. Unmet housing needs in the private market will place increased pressure on subsidized housing programs and emergency shelter beds.

Homelessness in the Yukon

The latest Point-in-Time Count, conducted on April 18, 2023, found at least 197 people were experiencing homelessness in Whitehorse [a]. This figure was 151 when the previous Point-in-Time Count was conducted in 2021.

The nightly average occupancy for all six emergency shelters in the Yukon has fluctuated over the last three years, with a recent uptick since May 2024 (Figure 4).

Figure 4. Nightly average occupancy of all Yukon emergency shelters, 2021 to 2024



In February 2025, the Yukon government publicly released a three-pronged approach to rapidly respond to homelessness in the territory: preventing pathways into homelessness, promoting pathways out of homelessness, and addressing acute needs [b].

The Government of Yukon continues to work with community partners to increase options for Yukoners along the housing continuum and help Yukoners access the services needed to attain and maintain stable housing.

[a] Yukon Anti-Poverty Coalition, Safe at Home Society. Whitehorse 2023 Point-in-Time Count Report.
[b] Government of Yukon. Government of Yukon Rapid Response to Homelessness March 2023 to September 2024.

3. Yukon Housing Corporation

3.1 Creating Home

More than three years after COVID-19 was declared a global pandemic, the impacts continue to be seen and felt by Yukoners, particularly the most vulnerable in society. Loneliness, mental health issues and increased substance use-related harms mean that the provision of safe, affordable housing alone is becoming insufficient to address the complex and evolving needs of Yukoners.

The need for enhanced supports in addition to increased affordable housing options across the continuum were echoed by stakeholders and partners as key priorities during engagement in early 2023 to inform the direction for Yukon Housing Corporation's (YHC) new five-year strategic plan.

Creating Home

Vision: Healthy homes and communities support Yukoners' wellbeing and opportunities.

Mission: To provide Yukoners with stable, affordable, quality housing that creates opportunity and builds community.

Values: Yukoner-focused, empowerment, leadership and accountability.

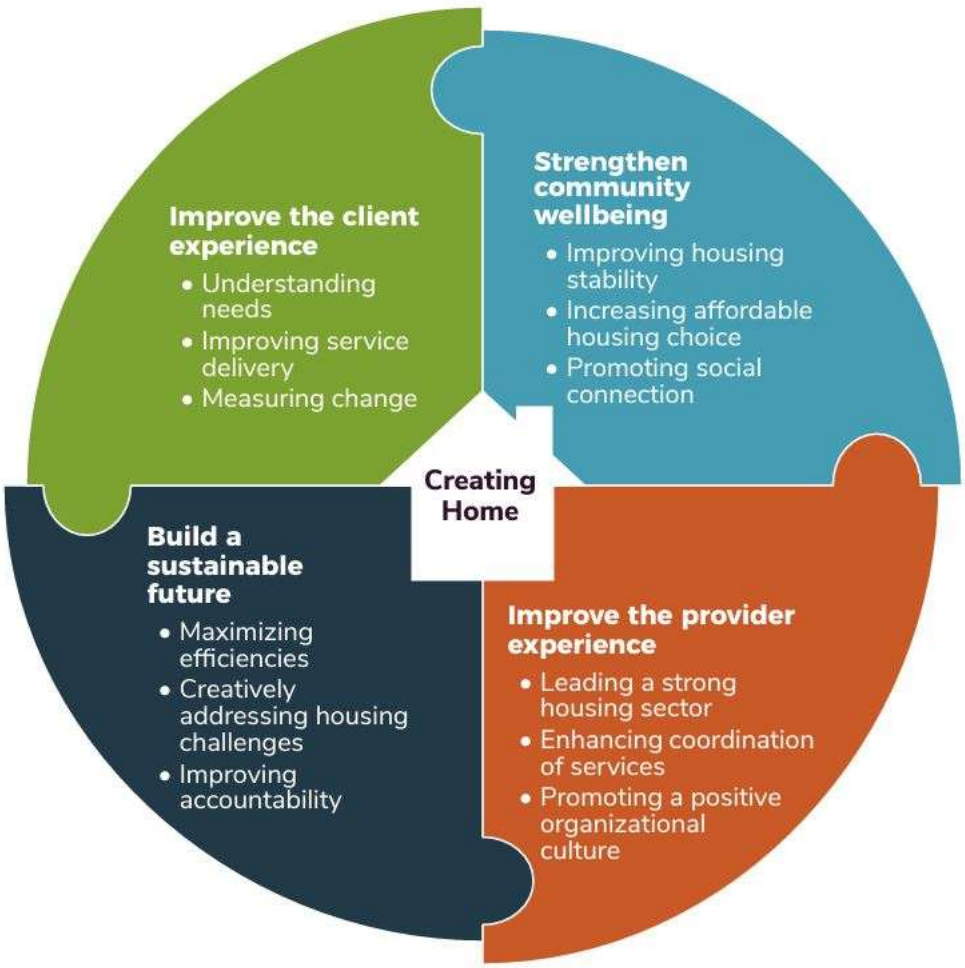
Engagement activities included:

- Two virtual engagement sessions with the Housing Action Plan Implementation Committee and Department of Health and Social Services; and
- A survey eliciting perspectives from:
    - YHC staff;
    - YHC Board of Directors; and
    - External partners and stakeholders (21 responses from 14 unique organizations).

In response to the shifting housing landscape and priorities identified by stakeholders and partners, YHC adopted a bold new approach to housing service delivery in its latest strategic plan, Creating Home. The plan recognizes the linkages between housing and health and commits the corporation to expand beyond its traditional landlord role to address a broader range of factors impacting housing and wellness outcomes.

Creating Home draws on the recognized Quadruple Aim framework for transforming health care delivery and adapts it to housing (Figure 5). While traditionally focused on bricks and mortar, this new approach ensures the wellbeing of clients and communities is kept at the forefront of YHC's decisions and actions. Not only is the corporation providing increased affordable housing choice, but it is also committed to building stability, support and connection – in short, working with Yukoners to create home.

Figure 5. Yukon Housing Corporation's Quadruple Aim of housing



On February 29, 2024, YHC co-hosted the 2024 Housing Summit with the City of Whitehorse. The Summit was an opportunity for housing providers, professionals, and community members to come together to explore innovative solutions, share success stories and work collaboratively toward building a stronger future for the territory. With over 140 delegates in attendance, the event offered insightful presentations and interactive discussions on key topics such as land development, housing affordability and short-term rentals.

Engagement with housing partners and providers continued with two workshops held on March 7, 2024, to elicit feedback on the implementation of Creating Home. The engagement sessions not only provided YHC with valuable feedback, but also connected housing providers, giving them a platform to share information and learn from each other. The corporation is striving to take on a greater leadership role within the sector by enabling opportunities such as these.

The corporation is applying the Quadruple Aim of housing and its values as it allocates funds and works towards established targets and outcomes across the four key initiatives under the Bilateral Agreement.

3.2 Programs and services

Yukon Housing Corporation provides affordable housing programs for eligible Yukoners in need across the housing continuum, ranging from social housing to homeownership (Figure 6). The Department of Health and Social Services is primarily focused on providing housing with services, including emergency shelters, transitional and supportive housing.

Figure 6. Yukon Housing Corporation programs across the housing continuum



Table 1. Yukon Housing Corporation program overview	
Program	**Program description**
Canada-Yukon Housing Benefit (CYHB)	**What**: A rental benefit based on household income and size. **Who**: Helps Yukoners on low to moderate incomes in private market rental housing who cannot afford rent. **Terms**: Eligible applicants can receive a monthly subsidy paid directly to the individual. Each year, applicants must provide proof of income and a lease agreement to be eligible.
Canada-Yukon Housing Benefit Gender-based Violence (CYHB-GBV)	**What/Who**: Helps survivors of gender-based violence with low to moderate incomes for private market rental housing. **Terms**: Eligible applicants can receive up to $2,000 per month for the first 12 months followed by a gradually reduced benefit for an additional six months paid directly to the individual.
Developer Build Loan program (DBL)	**What**: Short-term construction financing to Yukon developers who are not eligible for construction funding from traditional lenders. **Who**: Supports land infrastructure development for residential purposes or building homes and multi-unit residential buildings. **Terms**: The loan is fully repayable to Yukon Housing Corporation.
Home Repair program (HRP)	**What**: Funding for repairs or upgrades of a primary residence. **Who**: Lower to moderate income Yukon homeowners. **Terms**: The income-tested program includes four streams of funding: Emergency Grants (up to $10,000), Accessibility Grants (up to $30,000), Wildfire Grants (up to $1,500) and Home Repair Loans to upgrade or repair homes (up to $70,000, including a possible grant up to $10,000).
Housing Initiatives Fund (HIF)	**What**: Capital grants for the construction of new affordable rental housing and innovative housing projects across the Yukon. **Who**: Community housing providers including public or private non-profit housing organizations or rental co-operatives, First Nations governments and development corporations, municipalities, private sector companies and individuals. **Terms**: Affordable is defined as at or below the median market rent or house price. All projects funded under the Housing Initiatives Fund must remain affordable for 20 years.
Municipal Matching Rental Construction Program (MMRCP)	**What/Who**: A one-time capital grant for projects that have received a municipal development incentive. The program is meant to help increase the supply of rental housing in participating communities. **Terms**: Minor developments, including living or garden suites, are eligible for up to $10,000. General residential projects, including multiple family developments, are eligible for up to $50,000. Significant developments with a minimum of 10 rental units are eligible for up to $500,000.
Rent-Geared-to-Income (RGI)	**What**: Provides income-tested, subsidized housing. **Who**: Low-income Yukoners in need of affordable, suitable and accessible rental housing. **Terms**: Rents are calculated at 25 per cent of the total gross annual combined household income, which is broken down into monthly installments.

4. Action plan initiatives 2025-26 to 2027-28

4.1 Improve the client experience by understanding needs, improving service delivery and measuring change

Meeting the needs of priority populations

Seniors and Elders

Just under 1 in 5 households (16.5 per cent) led by Yukoners over 65 were in core housing need in 2021. Seniors and Elders in the Yukon are over-represented among lower-income households[8]. Whereas 38 per cent of all households made less than 80 per cent of the Area Median Household Income (AMHI) in Whitehorse, this was true of 61 per cent of senior-led (65+) households[9].

What is AMHI

Area Median Household Income (AMHI) is the midpoint household income in a specific area. It provides a more accurate picture of typical earnings than averages, which may be skewed by extremely low or high incomes. Half of households earn more than AMHI and the other half earn less.

The Government of Yukon continues to implement the Aging in Place Action Plan[10], and improve supports for Seniors and Elders to age in place. One example includes the Pioneer Utility Grant (PUG) (Table 3), which assists Yukon seniors with the cost of heating their homes, regardless of whether they own or rent.

[8] Housing Assessment Resource Tools (HART) - Yukon data.
[9] Housing Assessment Resource Tools (HART). Pre-Workshop Report Whitehorse.
[10] Government of Yukon. Yukon Aging in Place Action Plan.

Unique needs of women and girls

According to the 2021 Census, 73 per cent of one-parent family households with children in the Yukon were households led by women[11] and the proportion of single mother-led households that were in core housing need was roughly twice that of Yukon households in general (27 per cent vs. 13 per cent)[12]. Women-led households are also over-represented in YHC's Rent-Geared-to-Income program where they make up over 60 per cent of YHC tenants.

While the Yukon's wage gap between men and women has narrowed faster than the rest of Canada, women still earn one per cent an hour less than men. Part-time work is one factor leading to the gender wage gap. Women in the Yukon are more likely than men to work part-time or in some other non-standard arrangement[13].

Impact of COVID-19 on women's housing, livelihoods and wellbeing

The Yukon Status of Women Council released a study in September 2023 examining the pandemic's gendered impacts in the Yukon. In-depth interviews with 51 women-identified Yukoners were conducted. The research focused on housing, jobs, caregiving and overall wellbeing.

Findings indicated that women, especially those in unstable jobs relied heavily on public services (shelters, rent subsidies, etc.) during that time. Job losses and increased caregiving responsibilities contributed to housing instability for many.

Indigenous participants facing significant employment instability were more likely to tap into these formal financial support channels. The extent of their precarious situations went beyond just employment, touching aspects like financial insecurity, housing challenges, and even technological access barriers. In contrast, Caucasian women's narratives often reflected stability and security.

Source: Yukon Status of Women Council. COVID-19 Impacts on the Livelihoods and Well-being of Women in the Yukon: Toward a Resilient and Inclusive Recovery.

[11] Yukon Bureau of Statistics. Families, Households and Marital Status Census 2021.
[12] Housing Assessment Resource Tools (HART) - Yukon data.
[13] Government of Yukon. Indicators of Gender Equity in the Yukon. Economic equality and employment.

The 2023 Point-in-Time Count illustrated that 38 per cent of respondents who were either homeless or provisionally accommodated in Whitehorse identified as female. Of the 149 individuals who were asked about the barriers they experienced to securing housing, 20 (13 per cent) identified domestic violence as a factor[14].

Women and children fleeing domestic violence

In 2020, the rate of intimate-partner violence against women in the Yukon was 2,066 per 100,000 population – higher than the corresponding rate of violence against men which was 590. This disparity is seen across Canada[13].

All genders experience violence; however, people who identify with more than one group experience higher rates of violence. For example, a 2SLGBTQIA+ woman with a disability is more likely to be victimized. Some groups are more likely to experience violence, including:

- Indigenous people;
- lesbian, gay, bisexual, trans, queer, 2-spirit plus (2SLGBTQIA+) people;
- youth aged 15 to 24; and
- people with disabilities[15].

Emergency and transitional housing options for women and children fleeing violence

Dawson City

- The Dawson Shelter Society operates the five-bed Women's Shelter in Dawson City.

Watson Lake

- Help & Hope for Families Society runs Help & Hope for Families in Watson Lake, providing the community with eleven emergency shelter beds and four transitional housing units for women and children fleeing violence.

Whitehorse

- Yukon Women's Transition Home Society (YWTHS) operates Kaushee's Place, a 15-bed emergency shelter for women and gender-diverse people experiencing violence. It offers safe housing, support services, and community resource connections. The YWTHS also operates transitional housing in Whitehorse, including five units at Kaushee's Place and 10 units at Betty's Haven.

[14] Yukon Anti-Poverty Coalition, Safe at Home Society. Whitehorse 2023 Point-in-Time Count Report.

[15] Government of Yukon. Indicators of Gender Equity in the Yukon. Violence and safety.

During the pandemic, the Yukon saw an increase in violence against women, worsening its already high rates. Among women who reported a decline in wellbeing during the pandemic, 34 per cent indicated they experienced increased gender-based violence, with Indigenous women, rural residents, and those in financial distress facing the greatest risks[16].

Canada-Yukon Housing Benefit gender-based violence stream

In June 2024, YHC launched a second stream of the Canada-Yukon Housing Benefit (CYHB) program to help survivors of gender-based violence to secure safe housing. The program covers pre-housing costs (moving fees, security deposit, and first- and second-month's rent) and provides a rental subsidy for up to 18 months. Local non-governmental organizations that serve survivors of gender-based violence were engaged throughout the planning and development phase to determine need and inform program design.

An estimated 289 households are anticipated to be supported through the CYHB Gender-based Violence (CYHB-GBV) stream over the course of this three-year action plan for a total expenditure of $7.9 million (Table 3).

In the 2026 Federal Spring Economic statement, the government announced extended flexibilities through the bilateral housing agreements with the territories to ensure survivors of gender-based violence (SGBV) can access a safe place to live. In response to this direction, the territories have been extended the flexibility to move the CHB-SGBV funding to the Northern Initiatives Stream.

YHC intends to continue delivering the CYHB-GBV program as originally designed. Any funding remaining at the end of each fiscal year would be allocated to eligible projects under the Northern Initiatives Stream. These funds may be used to support new construction, renovations and repairs, or rent supplements that benefit SGBV households.

[16] Yukon Status of Women Council. COVID-19 Impacts on the Livelihoods and Well-being of Women in the Yukon: Toward a Resilient and Inclusive Recovery.

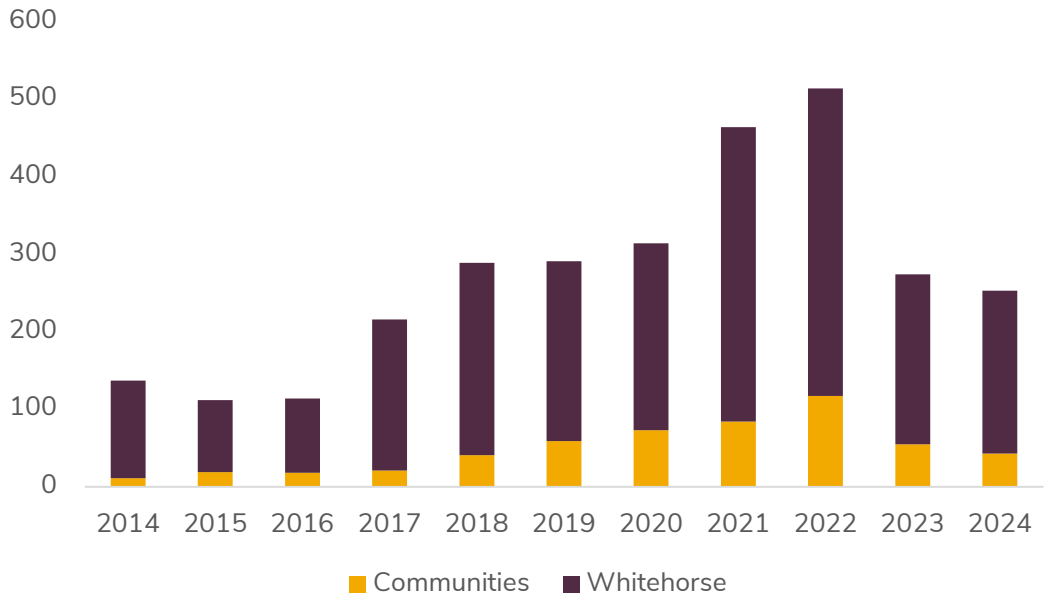
4.2 Strengthen community wellbeing by improving housing stability, increasing affordable housing choice and promoting social connection

Maintain social housing supply

By 2027-28, YHC plans to maintain 437 Rent-Geared-to-Income (RGI) units under the CMHC-YHC Bilateral Agreement and 106 units under the Social Housing Agreement. Approximately $6.5 million is allocated in 2025-26 to support the daily operations and maintenance of the RGI units. This amount is projected to increase in 2026-27 and 2027-28 to account for 2 per cent inflation and increasing number of units being transferred from the Social Housing Agreement to the Bilateral Agreement (Table 3).

The demand for YHC's RGI program, as measured by the waitlist, has increased over the last decade (Figure 7). There was a notable increase during the COVID-19 pandemic when YHC did not require applicants on the waitlist to submit a Notice of Assessment (NOA) confirming their eligibility. The reinstatement of the NOA requirement combined with the implementation of an asset cap for all applicants has resulted in revised waitlist numbers in 2023 and 2024. Despite this decrease, the waitlist numbers are still significant, suggesting an ongoing demand for social housing.

Figure 7. Rent-Geared-to-Income waitlist, 2014 to 2024



As of December 2024, the majority of applicants (63 per cent) spent less than one year on YHC's waitlist. The average time spent on the waitlist for an RGI unit is 1.3 years.

In January 2023, YHC implemented a revised allocation model for RGI units in Whitehorse to support better housing outcomes. This includes:

- 20 per cent of units being prioritized for people experiencing homelessness, on the By-Name List;
- 20 per cent of units prioritized for individuals who have experienced intimate family violence or need medical accommodation; and
- 60 per cent of units allocated to people with financial need.

Support plans are required for all prioritized applicants prior to tenanting to enable staff to better understand how to support tenants.

Increase social housing supply

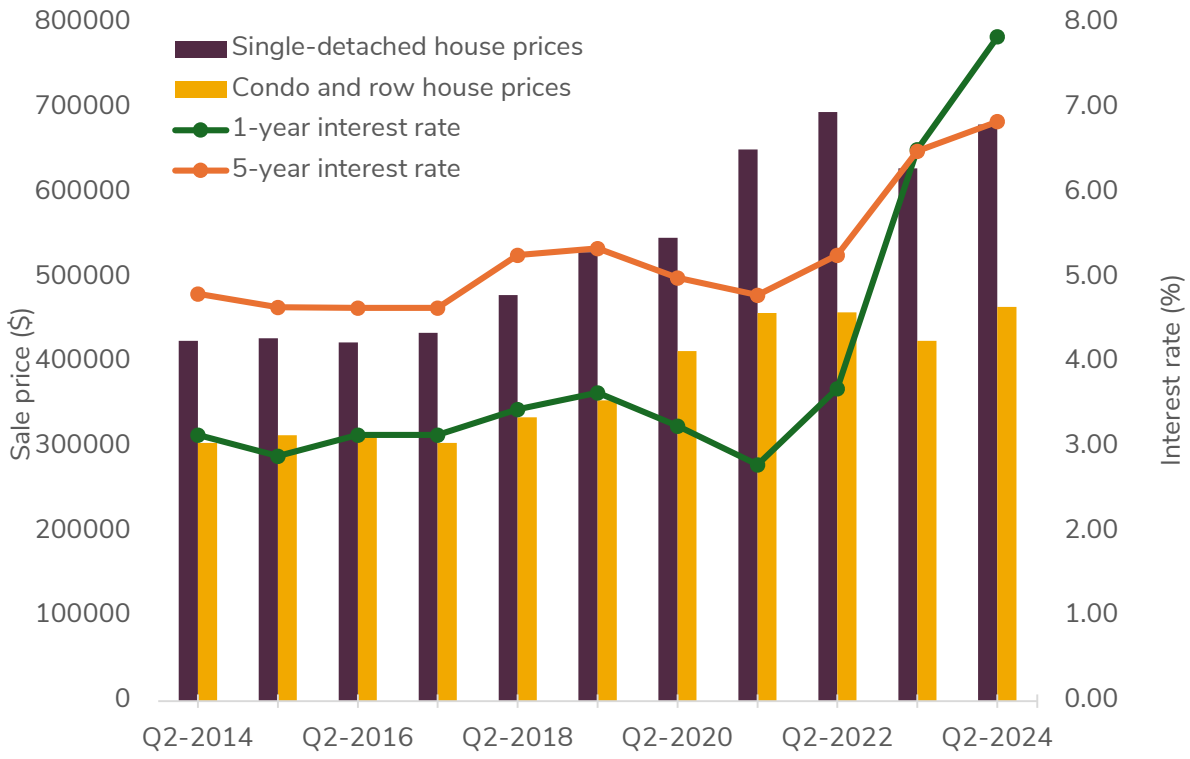
The corporation is adding 16 units of social housing under the expansion target for the current three-year action plan (Table 3). The corporation has already surpassed its 2028 target to expand the number of social housing units by 15 per cent.

To help address the current social housing waitlist and its expected growth, the corporation is allocating $7.8 million of Canada Community Housing Initiative funding over the next three years to develop 14 new RGI units in three rural communities. An additional $432,000 from the Yukon Priorities Housing Initiative will be used in 2026-27 to develop two more units in a fourth community (Table 4).

Support housing affordability

The price of real estate in Whitehorse has increased significantly over the last decade, with the average sale price of a single detached home peaking at $701,200 in the second quarter of 2022. Prices for condos and row houses have tracked the price of single-detached homes, averaging around 70 per cent of single-detached home prices over this ten-year period[17] (Figure 8).

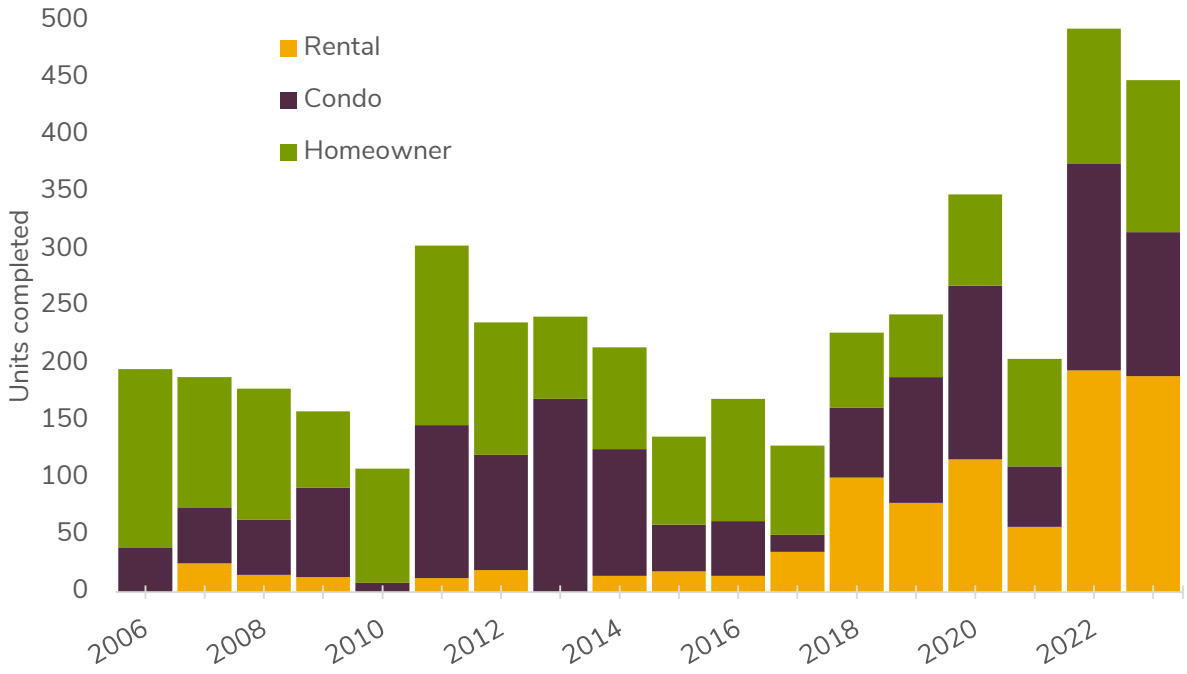
Figure 8. Average sale prices of Whitehorse real estate[18]



[17] Yukon Bureau of Statistics. Yukon Real Estate Report Second Quarter, 2024.
[18] Average interest rates on conventional mortgages for 1- and 5-year fixed terms. Prices and interest rates are averaged over Q2 (April 1 to June 30) of each year.

Housing completions in the City of Whitehorse increased by 83 per cent between 2019 and 2023, with a marked increase in rental completions[19] (Figure 9).

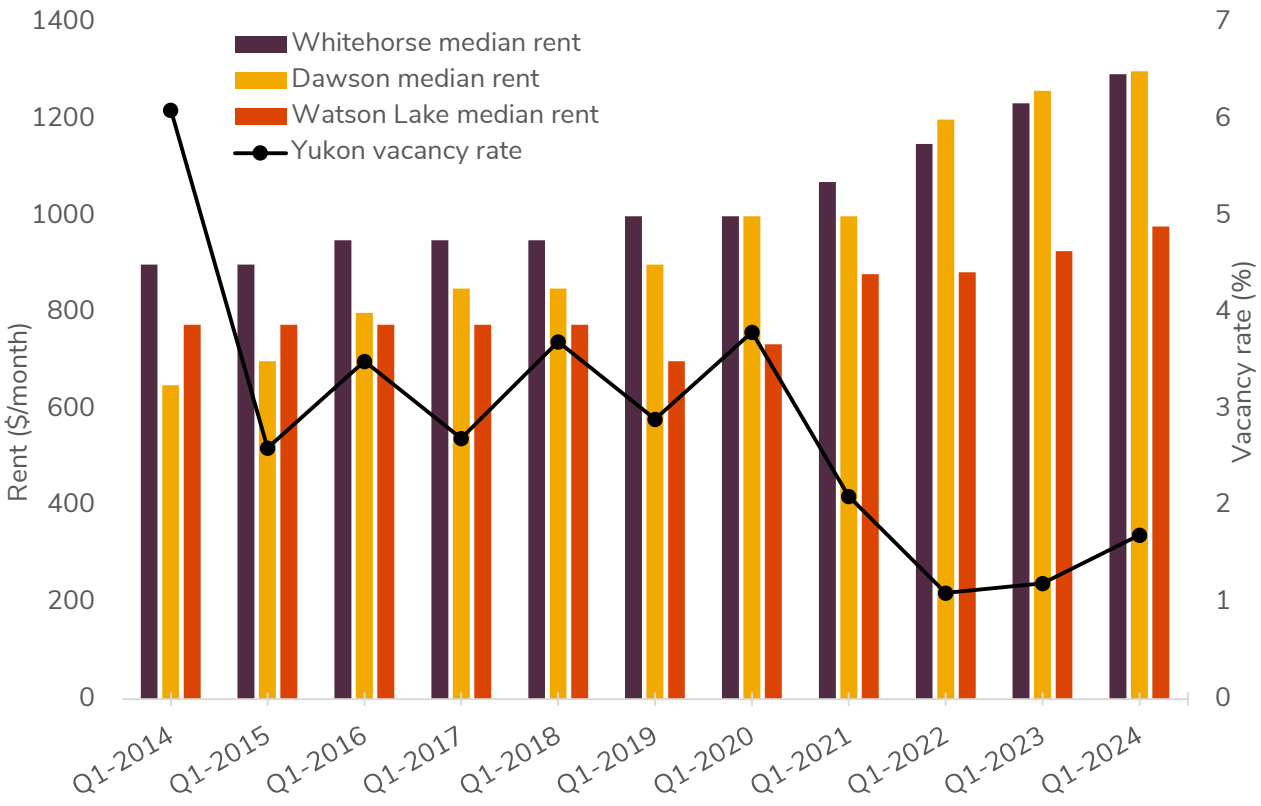
Figure 9. Housing completions in Whitehorse, 2006 to 2023



[19] Canada Mortgage and Housing Corporation. Housing Market Information Portal, Whitehorse.

Since late 2020, the vacancy rate in Whitehorse has remained below three per cent, which is considered to be the minimum required vacancy rate for a well-functioning rental market. Median rent in Whitehorse has increased by 44 per cent since 2014[20] (Figure 10).

Figure 10. Median rents in Whitehorse, Dawson City, and Watson Lake and Yukon-wide vacancy rate[21]



The sharp rise in real estate prices in Whitehorse and median rents, combined with low vacancy rates, suggests that both buying and renting is becoming increasingly unaffordable and that the overall supply is unable to meet the rising demand.

[20] Yukon Bureau of Statistics. Community Statistics. Rent and Vacancy Rates.
[21] Vacancy rates for residential buildings with three or more rental units as surveyed in Q1 of each year.

Capital contributions

To support the need for more affordable housing, the corporation plans to allocate $3.8 million from the Northern Housing for the Territories Initiative to support the development of 38 new affordable housing units through YHC's Housing Initiatives Fund (HIF) program. An additional $762,000 from the Yukon Priorities Housing Initiative will provide another eight affordable housing units through HIF in 2025-26 (Table 4).

Household assistance

Rent supplement

Funding from the Northern Housing for the Territories Initiative will also be used to provide increased affordable rental options for Yukoners through the rent supplement program. The corporation has broadened the rent supplement program to include a corporate rent supplement that strategically supports development of housing stock while preserving affordability of units for low-income households. Households benefiting from a rent supplement can continue to access housing provided by the private sector, enabling YHC to focus on financial and structural maintenance of the stock it directly owns and operates.

A total of $500,000 will be allocated each year to YHC's corporate rent supplement program. An anticipated 75 new households are expected to be supported in 2026-27 through this program (Table 4).

Canada-Yukon Housing Benefit Core

The Canada Yukon Housing Benefit (CYHB) was formally launched in November 2020 and is anticipated to run until March 31, 2028. The objective of the program is to make rental housing costs in the private market more affordable for low to moderate income Yukon households in core housing need and who are not receiving a shelter allowance or living in Rent-Geared-to-Income housing. This portable housing benefit is protected against inflationary impacts by not publicly conveying the benefit amount and by issuing the benefit discreetly to the tenant rather than to the landlord. Over the next three years, approximately $4.2 million will be allocated to the CYHB program to support existing and new households. The number of supported households is expected to increase due to turnover of recipients (Table 3).

4.3 Improve the provider experience by leading a strong housing sector that enhances coordination of services and promoting a positive organizational culture

Coordinate assessment of housing needs

The housing system in Whitehorse differs from that in smaller communities due to several factors, including population density, demand and infrastructure. Whitehorse is the largest and most populous community in the Yukon, leading to higher housing demand which contributes to higher real estate prices and lower vacancy rates. Demand is lower in smaller communities, but housing may be limited due to lack of new construction or supply of the right type of housing. Moreover, the rental market in smaller communities is often informal, with a large amount of government-owned housing (First Nations governments, Government of Yukon, and federal government).

These differences are considered when conducting housing needs assessments. Population trends, for example, are complex in smaller communities and quantitative information alone is insufficient to determine anticipated population growth. Qualitative inputs collected through community engagement are required to provide an estimate of how a community is expected to change over time. In order to understand community trends, qualitative and quantitative information is needed to determine key takeaways and relevant considerations for housing needs and gaps.

Yukon Housing Corporation completed a housing needs assessment guide in December 2024, providing a standard approach to assess housing needs, including comprehensive data for evidence-based capital and policy decision-making.

The corporation plans to conduct needs assessments in all 14 communities on a five-year cyclical basis in partnership with municipalities and First Nations governments to:

- develop a coordinated understanding of housing need; and
- collectively address gaps across the housing continuum.

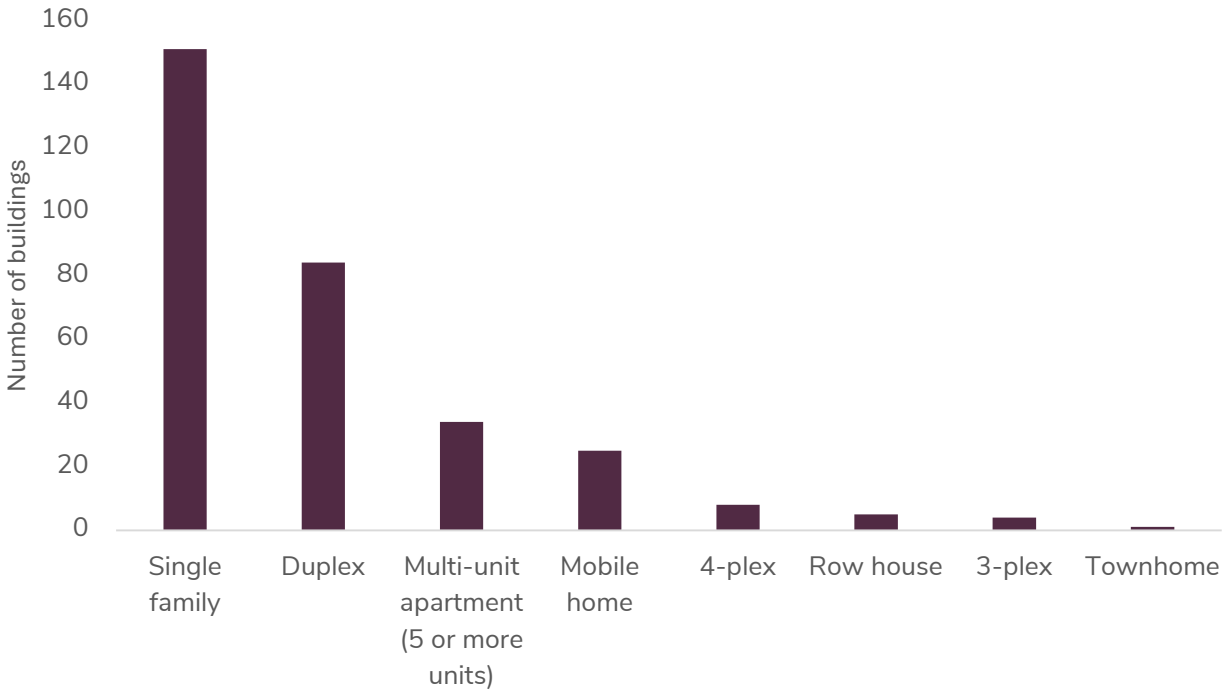
The allocation of funding under the Bilateral Agreement as well as YHC programs will be adjusted to meet emerging housing needs as gaps are identified through housing needs assessments.

4.4 Build a sustainable future by maximizing efficiencies, seeking creative opportunities to address housing challenges and improving accountability

Repair existing stock

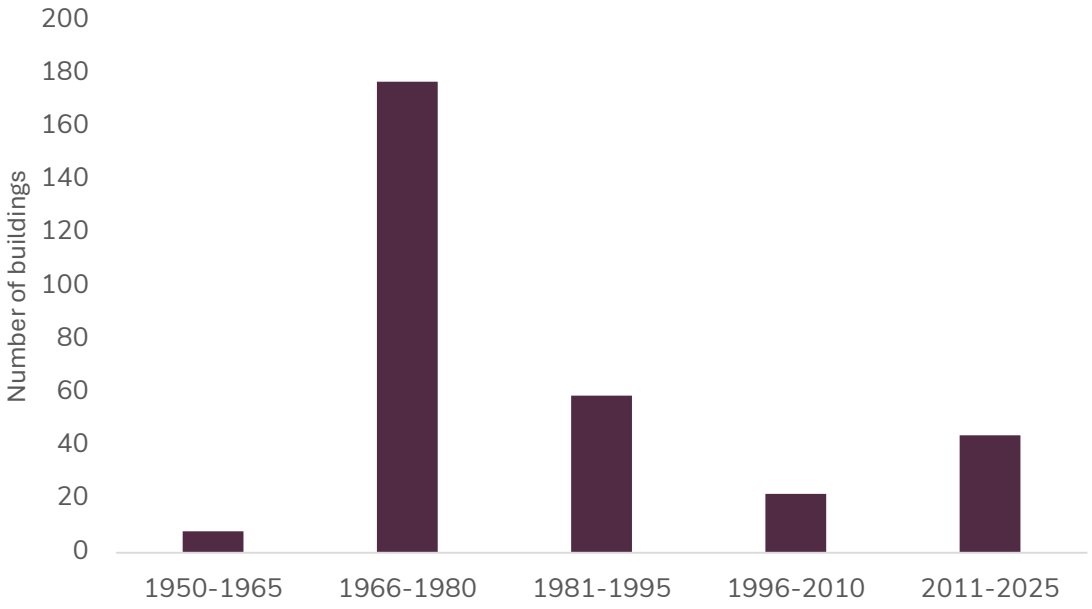
The corporation owns and operates a housing portfolio of over 300 assets across 14 communities in the territory. The assets are utilized for YHC's Rent-Geared-to-Income and Employee Housing programs. Approximately half of YHC's portfolio is comprised of single-family homes (Figure 11).

Figure 11. Yukon Housing Corporation residential buildings by type



Roughly 60 per cent of YHC's housing portfolio is more than 45 years old, with many units requiring maintenance and repairs (Figure 12).

Figure 12. Age of Yukon Housing Corporation assets



The corporation's Asset Optimization Plan guides the management of housing stock, including maintenance and repairs. More than 109 (20 per cent) of YHC's Rent-Geared-to-Income units have been repaired since 2019-20, exceeding the required target (Table 3). The corporation continues to draw on the existing renovation and rehabilitation budget to support essential repairs, upgrades and renovations to ensure safe, quality units that support tenants' wellbeing.

Promote environmental sustainability

The corporation requires energy efficiency standards be exceeded by a minimum of 25 per cent for all new projects. This is applicable to the construction of new housing units owned by the corporation and housing projects carried out through partnerships, such as the Housing Initiatives Fund.

Our Clean Future Progress Update

The Government of Yukon continues to make significant progress on implementing Our Clean Future. In 2023, 42 new actions were added to the strategy to support the reduction of the Yukon's emissions by 30 per cent by 2030.

The fourth Our Clean Future annual report was released in November 2023. Notable completed actions include:

- legislating greenhouse gas emissions targets and associated reporting through the Clean Energy Act in 2022
- launch of the Better Buildings Program to offer affordable financing for energy retrofits to Yukoners' homes and buildings in 2022.

Yukon Housing Corporation continues to support the advancement Our Clean Future, the Yukon government's strategy for climate change, energy and a green economy, released in 2020[22]. The corporation is the lead department responsible for retrofitting government-owned housing to reduce greenhouse gas emissions by 30 per cent. To date, 31 retrofits have been completed to improve efficiency and reduce emissions. The corporation also provides financial support to vulnerable Yukoners to promote cleaner air spaces in their homes and buildings to provide protection from wildfire smoke.

The corporation launched the Wildfire Grant in 2023, a non-repayable grant of up to $1,500 to purchase air-purification equipment or supplies to improve home air quality.

[22] Government of Yukon. Our Clean Future. A Yukon Strategy for Climate Change, Energy and a Green Economy.

Ensure accessible housing

With a growing aging population, YHC is committed to ensuring that 20 per cent of units in new housing projects are accessible (Table 2). Since 2019, YHC has supported the construction of 54 new accessible units, including YHC-owned homes and those developed through partnerships. A total of 135 existing units have also been upgraded to improve accessibility since 2019-20 (Table 7).

Table 2. Proportion of accessible units in new YHC builds

Project	Total units	Accessible units
401 Jeckell	47	10
Old Crow	10	3
Carmacks duplex	2	2
Mayo duplex	2	2
Rapid Housing Initiative Triplexes	9	8
Faro duplex	2	2
Total	**72**	**27**

5. Required targets and outcomes

Table 3. Targets and outcomes for expected results overall

Outcome	Expected Results	Target (Units)								
		Year 7 (2025-26) Target and Funding ($000)		Year 8 (2026-27) Target and Funding ($000)		Year 9 (2027-28) Target and Funding ($000)		3-Year Cumulative Total Target and Funding ($000)		2019-20 to 2027-28 Target
Maintain/ increase Social Housing supply	Units continue to be offered in Social Housing[23]	323	6,485	396	8,110	437	9,129	437	23,724	437
	Expand Social Housing Units overall by 15%[24]	8	1,641	2	3,395	6	5,101	16	10,137	517
Repair existing stock	At least 20% of existing Social Housing Units repaired[25]	-	-	-	-	-	-	-	-	775
Increase Housing supply	Expand Housing options through partnerships[26]	27	2,662	19	1,900	0	0	46	4,562	46

[23] According to the CMHC – Yukon Housing Corporation Bi-lateral Agreement under the 2017 National Housing Strategy, the baseline number of units to be maintained is 543. By 2027-28, YHC plans to maintain 437 units under this agreement and 106 units under the Social Housing Agreement.
[24] YHC has exceeded the 15% expansion target by March 31, 2025. YHC plans on adding 16 units under the expansion target for the 3-year period.
[25] 20 per cent repair of existing stock represents a target of 543*20 per cent = 109 units minimum. Per 2023-24 progress report, the target of 109 units is already met.
[26] YHC plans to provide partners with capital contributions for the construction of affordable housing. Affordability criteria in determined in agreement with the partners.

Affordability	Canada Housing Benefit (core and gender-based violence) and Pioneer Utility Grant[27]	96	5,284	96	5,396	97	5,532	289	16,212	5,864
	Pioneer Utility Grant	0	1,328	0	1,379	0	1,446	0	4,153	2,574
	Canada Housing Benefit (core)	0	1,328	0	1,379	0	1,446	0	4,153	500
	Canada Housing Benefit (gender-based violence)[28]	96	2,628	96	1,319	97	1,320	289	5,267	329
	Corporate Rent Supplement	0	500	75	500	0	500	75	1,500	151

[27] Canada Housing Benefit target count include renters (CYHB tenant stream), homeowners (CYHB homeowner stream) and recipients of the Pioneer Utility Grant (PUG) through cost-matching.

[28] These are the intended targets however, should there be a shortfall in applicants the funding will be used to support new construction, renovations and repairs, or rent supplements that benefit survivors of gender-based violence households.

Table 4. Expected number of households for which housing need will be addressed by initiative

Initiative	Target (Households)				
	Year 7 (2025-26)	**Year 8 (2026-27)**	**Year 9 (2027-28)**	**3-Year Cumulative Total**	**2019-20 to 2027-28 Target (9-year average)**
Yukon Priorities Housing Initiative - YHC owned units - Partnerships	8 0 8	2 2 0	0 0 0	10 2 8	772
Northern Housing for the Territories Initiative - YHC owned units - Partnerships - Corporate rent supplement	19 0 19 0	94 0 19 75	0 0 0 0	113 0 38 75	651
Canada Community Housing Initiative (CCHI)	8	0	6	14	503
Canada Housing Benefit (core and gender-based violence)	96	96	97	289	829
Yukon Pioneer Utility Grant (PUG)	0	0	0	0	2,574
Home Owner Grant (HOG)	0	0	0	0	2,461
Canada Housing Benefit (gender-based violence)	96	96	97	289	329
Total	131	192	103	426	7,790

Table 5. Planned cost-matching per initiative

Initiative	Planned Cost-Matched Funding		
	Year 7 ($000)	Year 8 ($000)	Year 9 ($000)
Yukon Priorities Housing Initiative [29]	-	-	-
Canada Community Housing Initiative [29]	6,485	8,110	9,129
Canada Housing Benefit (core and gender-based violence)	2,642	1,379	1,446
Canada Housing Benefit (gender-based violence)[30]	1,314	-	-

[29] These Initiatives are fully cost-matched at year-end 2023-24, as evidenced in audited Schedule D.

[30] Canada Housing Benefit (gender-based violence) has been moved to Northern Initiatives and no longer requires cost-matching in Years 8 and 9.

Table 6. Planned funding and indicators to achieve overall targets over the three-year planning period

Indicator: Number of households for which Housing Need is addressed	**Target (Households)**								
	Year 7 2025-26 Target and Funding		**Year 8 2026-27** Target and Funding		**Year 9 2027-28** Target and Funding		**3-Year Cumulative Total** Target and Funding		**2019-20 to 2027-28** Target
	#	**($000)**	**#**	**($000)**	**#**	**($000)**	**#**	**($000)**	
New Construction	8	1,641	2	3,395	6	5,101	16	10,137	517
Repaired/ Renewed	0	0	0	0	0	0	0	0	775
Affordability Assistance *Project based subsidy*	350	9,647	490	10,510	437	9,629	558	29,786	634
Affordability Assistance to the household[27]	96	5,284	96	4,077	97	4,212	289	13,573	5,864
Total	**454**	16,572	**588**	17,982	**540**	18,942	**863**	53,496	**7,790**

Table 7.

Indicator: Housing units considered accessible	**Target (units)**								
	Year 7 2025-26 Target and Funding		**Year 8 2026-27** Target and Funding		**Year 9 2027-28** Target and Funding		**3-Year Cumulative Total** Target and Funding		**2019-20 to 2027-28** Target
	units	**($000)**	**units**	**($000)**	**units**	**($000)**	**units**	**($000)**	
New [31]	6	600	4	400	0	0	10	1,000	54
Repaired/ Renewed	0	0	0	0	0	0	0	-	135
Total	**6**	600	**4**	400	**0**	0	**10**	1,000	**189**

[31] Per agreements with proponents, YHC requires that at least 20 per cent of the units be accessible.