

# YUKON HOUSING CORPORATION



This page left blank intentionally.

**VOTE 18  
YUKON HOUSING CORPORATION**

**MINISTER  
Hon. R. Pillai**

**CHAIRPERSON      PRESIDENT  
G. Nagano          J. Ferbey**

- 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 the Yukon.
- To develop collaborative partnerships to enhance a range of housing options throughout the Yukon.
- To improve the quality of Yukon Housing Corporation housing stock in a manner that supports long-term energy efficiency.

<b>SUMMARY (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>Amounts to be Appropriated</b>				
<b>Operation and Maintenance (Vote 18-1)</b>	<b>22,921</b>	21,445	20,219	19,847
<b>Capital (Vote 18-2)</b>	<b>54,500</b>	33,773	46,773	36,251
<b>Total Appropriations <sup>(1)</sup></b>	<b>77,421</b>	55,218	66,992	56,098

<sup>(1)</sup> This represents vote authority for Yukon Housing Corporation to incur expenditures and, per the *Housing Corporation Act*, for Government of Yukon to issue advances to Yukon Housing Corporation.

**VOTE 18  
YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		<b>2022-23 FORECAST</b>	<b>2022-23 ESTIMATE</b>	<b>2021-22 ACTUAL</b>
<b>Amounts to be Appropriated</b>				
Operation and Maintenance (Vote 18-1)				
Executive	1,660	1,632	1,632	1,167
Corporate Services	4,783	4,894	4,725	5,057
Operational Services	16,478	14,919	13,862	13,623
<b>Total Operation and Maintenance (Vote 18-1)</b>	<b>22,921</b>	<b>21,445</b>	<b>20,219</b>	<b>19,847</b>
Capital (Vote 18-2)				
Corporate Services	22,135	18,338	27,338	13,312
Operational Services	32,365	15,435	19,435	22,939
<b>Total Capital (Vote 18-2)</b>	<b>54,500</b>	<b>33,773</b>	<b>46,773</b>	<b>36,251</b>
<b>Total Appropriations</b>	<b>77,421</b>	<b>55,218</b>	<b>66,992</b>	<b>56,098</b>
<b>Less: Revenues and Loans</b>				
Taxes and General Revenues	(8,891)	(8,618)	(8,561)	(9,035)
Recoveries				
Operation and Maintenance	(3,109)	(4,032)	(4,032)	(4,344)
Capital	(21,469)	(9,571)	(12,446)	(14,882)
Loan Programs	(8,780)	(6,780)	(11,780)	(3,997)
<b>Total Expenses</b>	<b>35,172</b>	<b>26,217</b>	<b>30,173</b>	<b>23,840</b>
<b>Summary of Expenses by Category</b>				
Personnel	8,538	8,477	8,444	8,622
Other	27,144	24,481	28,288	15,839
Government Transfers	15,330	14,307	18,307	11,456
Tangible Capital Assets	26,409	7,953	11,953	20,181
Revenues and Loans	(42,249)	(29,001)	(36,819)	(32,258)
<b>Total Expenses</b>	<b>35,172</b>	<b>26,217</b>	<b>30,173</b>	<b>23,840</b>

**VOTE 18  
YUKON HOUSING CORPORATION**

<b>FINANCIAL SUMMARY (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>Revenues</b>				
Taxes and General Revenues	<b>8,891</b>	8,618	8,561	9,035
Third-Party Recoveries				
Operation and Maintenance	<b>80</b>	80	80	246
Capital	<b>2,367</b>	3,190	3,190	1,679
Subtotal Third-Party	<b>2,447</b>	3,270	3,270	1,925
Recoveries from Canada				
Operation and Maintenance	<b>3,029</b>	3,952	3,952	4,098
Capital	<b>19,102</b>	6,381	9,256	13,203
Subtotal from Canada	<b>22,131</b>	10,333	13,208	17,301
<b>Total Revenues</b>	<b>33,469</b>	22,221	25,039	28,261

This page left blank intentionally.

# 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.

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Operation and Maintenance (Vote 18-1)</b>				
Executive	1,543	1,515	1,515	1,084
Board of Directors	117	117	117	83
<b>Total included in the Appropriation</b>	<b>1,660</b>	<b>1,632</b>	<b>1,632</b>	<b>1,167</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	1,294	1,266	1,266	1,009
Other	366	366	366	158
Government Transfers	0	0	0	0
<b>Total included in the Appropriation</b>	<b>1,660</b>	<b>1,632</b>	<b>1,632</b>	<b>1,167</b>

# YUKON HOUSING CORPORATION

## CORPORATE SERVICES

- To provide leadership and support to the Corporation 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 grants to eligible homeowners to buy or build 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.

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL

### Amounts included in the Appropriation

#### Operation and Maintenance (Vote 18-1)

Finance and Risk Management	2,761	2,806	2,750	3,301
Human Resources	443	443	443	445
Policy and Communications	992	943	911	681
Information Management and Technology	587	702	621	630
	<b>4,783</b>	4,894	4,725	5,057



**YUKON HOUSING CORPORATION**

**CORPORATE SERVICES  
(Cont'd)**

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		<b>2022-23 FORECAST</b>	<b>2022-23 ESTIMATE</b>	<b>2021-22 ACTUAL</b>
<b>Capital (Vote 18-2)</b>				
Community Housing Development	3,000	1,500	1,500	0
Developer Loan	5,000	3,000	8,000	1,500
First Nation Residential Energy Retrofits	2,210	1,613	1,613	0
Flood Relief Program	251	500	2,000	0
Home Repair Loan/Program	1,724	1,650	1,650	412
Housing Initiatives Fund	5,700	5,700	5,700	2,084
Municipal Matching Rental Construction	1,000	1,000	3,500	335
Home Ownership Program	3,200	3,200	3,200	2,476
Information Technology-Capital	50	0	0	0
Prior Years' Projects	0	175	175	6,505
	<b>22,135</b>	<b>18,338</b>	<b>27,338</b>	<b>13,312</b>
<b>Total included in the Appropriation</b>	<b>26,918</b>	<b>23,232</b>	<b>32,063</b>	<b>18,369</b>
<b>Summary of Appropriation by Allotment</b>				
Personnel	3,228	3,241	3,241	3,424
Other	10,068	8,116	12,947	5,024
Government Transfers	13,622	11,875	15,875	9,921
Tangible Capital Assets	0	0	0	0
<b>Total included in the Appropriation</b>	<b>26,918</b>	<b>23,232</b>	<b>32,063</b>	<b>18,369</b>

# 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 Government of Yukon employees in Yukon communities.
- To support housing developments for our vulnerable tenants through innovative housing solutions, programs and design options.

PROGRAM SUMMARY (\$000s)	2023-24 ESTIMATE	Comparable		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>Amounts included in the Appropriation</b>				
<b>Operation and Maintenance (Vote 18-1)</b>				
Capital Development and Maintenance	6,170	5,889	5,659	5,254
Tenancy Supports	10,308	9,030	8,203	8,369
	<b>16,478</b>	<b>14,919</b>	<b>13,862</b>	<b>13,623</b>
<b>Capital (Vote 18-2)</b>				
Carcross 6-Unit Mixed-Use Housing	300	300	300	0
Burwash Duplex	1,200	0	0	0
Energy Retrofits	209	2,103	2,103	2,108
Mayo Community Housing Project	300	0	0	0
Northern Housing Fund	500	2,182	2,182	627
Northern Carve Out	22,400	2,550	6,550	131
Renovation and Rehabilitation	3,800	3,800	3,800	3,164
Replacement of Aged-Out Units	2,000	3,000	3,000	0
Temporary Emergency Housing	450	450	450	0
Canada Yukon Housing Benefit	1,206	1,050	1,050	1,307
Prior Years' Projects	0	0	0	15,602
	<b>32,365</b>	<b>15,435</b>	<b>19,435</b>	<b>22,939</b>
<b>Total included in the Appropriation</b>	<b>48,843</b>	<b>30,354</b>	<b>33,297</b>	<b>36,562</b>

**YUKON HOUSING CORPORATION**

**OPERATIONAL SERVICES  
(Cont'd)**

<b>PROGRAM SUMMARY (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>Summary of Appropriation by Allotment</b>				
Personnel	4,016	3,970	3,937	4,189
Other	16,710	15,999	14,975	10,657
Government Transfers	1,708	2,432	2,432	1,535
Tangible Capital Assets	26,409	7,953	11,953	20,181
<b>Total included in the Appropriation</b>	<b>48,843</b>	<b>30,354</b>	<b>33,297</b>	<b>36,562</b>

# YUKON HOUSING CORPORATION

REVENUES (\$000s)	2023-24 ESTIMATE	Comparable		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>TAXES AND GENERAL REVENUES</b>				
Rent	7,705	7,107	7,050	7,628
Interest	1,186	1,511	1,511	1,407
<b>Total Taxes and General Revenues</b>	<b>8,891</b>	<b>8,618</b>	<b>8,561</b>	<b>9,035</b>
<b>THIRD-PARTY RECOVERIES</b>				
<b>Operation and Maintenance</b>				
<b>Operational Services</b>				
City of Whitehorse				
- Social Housing Cost Recoveries	20	20	20	20
Former Tenant Damage Recoveries	60	60	60	93
Prior Years' Recoveries	0	0	0	133
	<b>80</b>	<b>80</b>	<b>80</b>	<b>246</b>
<b>Capital</b>				
<b>Corporate Services</b>				
Low Carbon Economy Fund	2,210	1,613	1,613	0
<b>Operational Services</b>				
Low Carbon Economy Fund	157	1,577	1,577	1,679
	<b>2,367</b>	<b>3,190</b>	<b>3,190</b>	<b>1,679</b>
<b>Total Third-Party Recoveries</b>	<b>2,447</b>	<b>3,270</b>	<b>3,270</b>	<b>1,925</b>

# YUKON HOUSING CORPORATION

<b>REVENUES (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>RECOVERIES FROM CANADA</b>				
<b>Operation and Maintenance</b>				
<b>Operational Services</b>				
Canada Mortgage Housing Corporation				
- Social Housing Agreement	<b>3,029</b>	3,518	3,518	3,594
Prior Years' Recoveries	<b>0</b>	434	434	504
	<b>3,029</b>	3,952	3,952	4,098
<b>Capital</b>				
<b>Corporate Services</b>				
Prior Years' Recoveries	<b>0</b>	0	0	5,000
<b>Operational Services</b>				
Canada Mortgage Housing Corporation				
- Canada Yukon Housing Benefit	<b>1,206</b>	1,050	1,050	934
- Northern Housing Fund	<b>2,400</b>	2,307	2,182	3,130
- Provincial Territorial Priorities	<b>895</b>	814	814	900
- Canada Community Housing Initiative	<b>801</b>	297	297	239
- Northern Carve Out	<b>13,800</b>	1,913	4,913	0
Prior Years' Recoveries	<b>0</b>	0	0	3,000
	<b>19,102</b>	6,381	9,256	13,203
<b>Total Recoveries from Canada</b>	<b>22,131</b>	10,333	13,208	17,301
<b>TOTAL REVENUES</b>	<b>33,469</b>	22,221	25,039	28,261

**YUKON HOUSING CORPORATION**

<b>LOANS (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		<b>2022-23 FORECAST</b>	<b>2022-23 ESTIMATE</b>	<b>2021-22 ACTUAL</b>
<b>LOAN PROGRAMS</b>				
<b>Capital</b>				
<b>Corporate Services</b>				
Home Repair Loan/Program	580	580	580	21
Home Ownership Program	3,200	3,200	3,200	2,476
Developer Loan	5,000	3,000	8,000	1,500
<b>TOTAL LOANS</b>	<b>8,780</b>	<b>6,780</b>	<b>11,780</b>	<b>3,997</b>

# YUKON HOUSING CORPORATION

<b>GOVERNMENT TRANSFERS (\$000s)</b>	<b>2023-24 ESTIMATE</b>	<i>Comparable</i>		
		2022-23 FORECAST	2022-23 ESTIMATE	2021-22 ACTUAL
<b>OTHER TRANSFER PAYMENTS</b>				
<b>Operation and Maintenance</b>				
<b>Corporate Services</b>				
Non-Governmental Organization Partnerships	317	317	317	606
<b>Operational Services</b>				
Non-Governmental Organization Partnerships	302	300	300	89
	<b>619</b>	617	617	695
<b>Capital</b>				
<b>Corporate Services</b>				
Home Repair Loan/Program	1,144	1,070	1,070	391
Municipal Matching Rental Construction	1,000	1,000	3,500	335
Housing Initiatives Fund	5,700	5,700	5,700	2,084
First Nation Residential Energy Retrofits	2,210	1,613	1,613	0
Flood Relief Program	251	500	2,000	0
Community Housing Development	3,000	1,500	1,500	0
Prior Years' Other Transfer Payments	0	175	175	6,505
<b>Operational Services</b>				
Canada Yukon Housing Benefit	1,206	1,050	1,050	1,222
Northern Housing Fund	200	1,082	1,082	224
	<b>14,711</b>	13,690	17,690	10,761
<b>TOTAL GOVERNMENT TRANSFERS</b>	<b>15,330</b>	14,307	18,307	11,456

## YUKON HOUSING CORPORATION

CHANGES IN TANGIBLE CAPITAL ASSETS AND AMORTIZATION (\$000s)	2023-24 ESTIMATE	Comparable		2021-22 ACTUAL
		2022-23 FORECAST	2022-23 ESTIMATE	
<b>Beginning of the Year</b>				
Cost of Tangible Capital Assets in Service	174,281	160,467	171,175	149,089
Accumulated Amortization	(72,095)	(68,195)	(68,179)	(64,279)
Work-in-Progress	13,424	19,285	7,831	8,203
Net Book Value	115,610	111,557	110,827	93,013
<b>Changes during the Year</b>				
Cost of Tangible Capital Assets				
Capital Acquisitions	11,209	6,303	10,503	11,504
Work-in-Progress put in Service during Year	11,134	7,511	7,511	52
Disposals	0	0	0	(178)
Accumulated Amortization				
Amortization Expense	(4,079)	(3,900)	(3,900)	(4,079)
Disposals	0	0	0	163
Work-in-Progress				
Capital Acquisitions	15,200	1,650	1,450	11,134
Work-in-Progress put in Service during Year	(11,134)	(7,511)	(7,511)	(52)
<b>End of the Year</b>				
Cost of Tangible Capital Assets in Service	196,624	174,281	189,189	160,467
Accumulated Amortization	(76,174)	(72,095)	(72,079)	(68,195)
Net Book Value	120,450	102,186	117,110	92,272
Work-in-Progress	17,490	13,424	1,770	19,285
<b>Total Net Book Value and Work-in-Progress</b>	<b>137,940</b>	<b>115,610</b>	<b>118,880</b>	<b>111,557</b>