



# ANNUAL REPORT

for the year ended March 31, 2016











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## MESSAGE FROM THE CHAIR

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As Chair of the Yukon Housing Corporation Board of Directors, I am pleased to submit the Corporation's Annual Report for the year ended March 31, 2016. The Annual Report is not only a tool to communicate our accomplishments; it is also a means to ensure that the Corporation continues to be accountable and responsive to its mandate.

Yukon's *Housing Corporation Act* requires that the Annual Report includes the Corporation's year-end audited financial statements. Based on the Office of the Auditor General's independent review included in this Annual Report, the Board is confident of the sound financial management of the Corporation.

Yukon Housing Corporation's Strategic Plan identifies how the Corporation will work to support Yukoners across the housing continuum. Collaborating with partners has been central to achieving our goals. In 2015/16, Yukon Housing Corporation worked in partnership to complete several initiatives, including the launch and implementation of the Housing Action Plan and new models for building modest affordable housing through collaborations in Whitehorse and Dawson.

As Chair of the Yukon Housing Corporation Board, I commend the Board members for their continued contributions. Working as a team, Board members bring a range of experience and expertise to providing important direction and oversight to

the Corporation. In 2015/16, the Board approved the new loans framework, developed and implemented several bylaws to support the effective functioning of the Corporation and amended existing policies to ensure compliance with the *Residential Landlord and Tenant Act*.

On behalf of the Board, I want to thank Yukon Housing Corporation staff for their ongoing efforts to realize the goals and objectives set out by the Board of Directors. The dedication demonstrated by the President of Yukon Housing Corporation, Pamela Hine, and her staff consistently supports Yukon Housing Corporation in meeting its mandate to serve the housing needs of Yukoners.

And finally, on behalf of the Board, I would like to extend thanks to the government for its high level of engagement and support of territorial housing issues. This facilitated the progress Yukon Housing Corporation has made on key housing projects and programs in 2015/16.

Respectfully submitted,

Janet Moodie  
*Yukon Housing Corporation Board Chair*





## MESSAGE FROM THE PRESIDENT

During the third year of Yukon Housing Corporation's five-year Strategic Plan, significant progress has been made on addressing the housing needs of Yukoners.

Using the Strategic Plan as a blueprint for setting priorities and taking action ensures that Yukon Housing Corporation takes an efficient, balanced and sustainable approach to achieving its mandate.

The following key priorities inform all of Yukon Housing Corporation's work:

- » attainable home ownership,
- » affordability of rental accommodation,
- » enhancing housing options,
- » effectiveness and accountability, and
- » human resource capacity development.

Because Yukon Housing Corporation operates in a complex housing environment, we must engage and work in partnership with all housing stakeholders. Central to the Corporation's work in partnership and planning for collaborative needs-based projects is the Housing Action Plan. I am pleased to report that the Housing Action Plan was approved in May 2015 and officially launched in June 2015. Today the Housing Action Plan implementation committee is in place and has approved and started work on its first four projects which focus on education, communication and data collection. In addition to hosting an annual housing forum to support community engagement around the Housing Action Plan, the Corporation also works in partnership by participating in the Vulnerable People's Forum Steering Committee, the Accessibility Advisory Committee and the Community Advisory Committee.

Under the Housing Action Plan, affordable housing has been identified as a priority for Yukon. In support of this priority, Yukon Housing Corporation provided financial support under the Northern Housing Trust for the construction of six affordable two-bedroom rental units in Carmacks in 2015/16. The Corporation also initiated a partnership with Da Daghay Development Corporation for 30 units of affordable housing and an additional 12 units of housing for Ta'an Kwäch'än members.

And just as it's important to make new affordable housing units available today, the Corporation must also ensure that the territory's social housing needs are met in the future. Based on the situation of declining federal funding for social housing operations, Yukon Housing Corporation is working strategically and developing alliances to support the cost effective and consistent delivery of the territory's rent-g geared-to-income program.

To better understand the capacity of our current housing units and to ensure that we have the resources to maintain and build units as necessary, the Corporation has developed a Capital Asset Management Plan, which will inform all future investments to expand and maintain social housing.

To highlight the North's unique social housing needs to the federal government, the Corporation worked collaboratively with Nunavut and Northwest Territories to present the federal government with a pan-territorial business case for ongoing federal partnership in housing.

To better meet the needs of our aging population, the Corporation has completed work on a 48-unit seniors' residence on Front Street and a 6-unit seniors' residence in Mayo. The realization of these projects has considerably increased the territory's housing stock designed specifically to accommodate mobility limitations experienced by many seniors.

Yukon Housing Corporation has celebrated many successes in 2015/16 and this is due to the hard work and contributions of the Board of Directors, the staff and management. I would like to thank everyone for their continued dedication to meeting Yukon's housing needs and I look forward to working together in 2016/17.

Pamela Hine  
*President: Yukon Housing Corporation*



# INTRODUCTION

Yukon Housing Corporation (YHC) is pleased to present its 2015/16 Annual Report. This report outlines the progress made toward the goals outlined in its 2015/16 Annual Operating Plan, as well as the progress the Corporation has made under the Yukon Housing Corporation Strategic Plan for 2013-2018.

The Corporation is required by the *Housing Corporation Act* to prepare an annual report detailing revenue, expenditures and activities after the close of every financial year. The minister responsible is required by the same piece of legislation to table the Corporation's annual report in the next ensuing session of the Legislative Assembly. The annual report must contain an audited financial statement and the report of the Auditor General for that financial year.

To view Yukon Housing Corporation's governance documents and its Strategic Plan, visit the YHC website Publications page at [www.housing.yk.ca](http://www.housing.yk.ca).





# Corporate overview

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## Mandate

Our mandate is to undertake programs and activities related to the provision of housing in Yukon as set out in the *Housing Corporation Act*, the *Government Employee Housing Plan Act* and the *Housing Development Act*. In carrying out our mandate, we are guided by our Mission, Vision, Strategic Goals and Values.

## Mission

We work to resolve existing and emerging housing challenges in Yukon by providing social, senior and staff housing, as well as other programs to assist Yukoners to build, purchase, upgrade and repair their homes. We support Yukoners most in need to find and maintain suitable and attainable accommodation and we collaborate with all levels of government, non-profit organizations and other practices to find innovative housing solutions.

## Vision

Our vision is for a healthy, well-maintained and attainable housing environment in Yukon that offers a range of housing choices to meet the needs of all Yukoners.

## Values

### PROFESSIONALISM

- » We make timely and well-informed decisions.
- » We are dedicated to meeting the legitimate program needs of our clients.
- » We integrate health, safety and wellness into our daily work lives.

### INTEGRITY

- » We work in a manner that ensures accountability and builds trust.
- » We are fair, open and honest.

### INNOVATION

- » We are proactive in recognizing and supporting creative solutions.
- » We value innovation and continuous improvement.
- » We share and apply our knowledge for the benefit of all Yukoners.

### RESPECT

- » We acknowledge the diversity of values, needs and interests of Yukon people.
- » We work together in an environment of mutual respect to achieve results and build relationships.
- » We communicate openly and honestly.
- » We support balance between our professional and personal lives.

## Organizational structure

Established in 1972, Yukon Housing Corporation is accountable to Cabinet through the minister responsible. Legislative authority is provided by Yukon's *Housing Corporation Act*. The Act establishes a Board of Directors (the Board) to conduct the affairs and business of the Corporation.

The Board of Directors is responsible for the stewardship of the Corporation. As steward, the Board directs and controls the Corporation's affairs in accordance with the *Housing Corporation Act*, the *Housing Development Act*, the *Corporate Governance Act*, the *Financial Administration Act* and other applicable legislation and policies. As such, the Board provides oversight in accordance with the legislated objectives and powers vested in the Corporation and guides its strategic direction.

The Board is accountable to the Minister, the Yukon Legislative Assembly and the public for its performance. The Board consists of a Chair, a Deputy Chair and no more than five other members. Board members are appointed by the Yukon government, generally for terms of two to three years.



**2015/16 Board members, from left to right:** Cheryl O'Brien, Wayne Huffman (current Deputy Chair), Janet Moodie (Board Chair), Reg Steers, Rebecca Edzerza and Ron McFadyen.

**Not pictured:** Joanne Fairlie (former Deputy Chair), Mel Stehelin.

## Housing Advisory Boards

In addition to the Board of Directors, which provides corporate oversight, Yukon Housing Corporation has Housing Advisory Boards that provide advice and guidance on public housing (staff and social) in nine rural communities and Whitehorse. Over the past year, the following Housing Advisory Board members provided the Corporation with valuable insight into housing challenges.

### CARCROSS

- » Linda Henry
- » Judith Pakozdy
- » Skoehoeteen Matthies
- » Donkrison Moore
- » Linda Pringle
- » Bonnie Walker
- » Eileen Wally

### CARMACKS

- » Ami Faughnan
- » Lorraine Graham
- » Marty Taylor
- » William Tonnersen
- » Beda Trep

### DAWSON CITY

- » Lambert Curzon
- » Jennifer Flynn
- » Sandra Hussey
- » Dawn Kisoun
- » Shirley Pennell

### FARO

- » Brenda Faber
- » Julia Salo
- » Kara Went

### HAINES JUNCTION

- » Ines Hartmann
- » Sharon Holloway
- » Rita Jux
- » Jennifer McPhie
- » Marguerite Richard



The Finance Audit and Risk Management Committee (FARM) is a committee of the Board.

The Board delegates responsibility for financial and risk oversight to FARM. In turn, FARM ensures that the audit process, financial reporting, accounting systems, corporate control and risk management systems are reliable, efficient and effective.

The Governance Committee is a committee of the Board. The Board delegates responsibility for policy development to the Governance committee, but final versions of new or amended policies are approved by the Board as a whole.

The President is responsible for managing the Corporation's daily operations under the Board's direction. Under the leadership of the President, a senior leadership team makes day-to-day operational management decisions for providing programs and services.

In 2015/16, the Corporation consisted of six branches, each managed by a director:

#### OPERATIONS:

- » Housing Operations
- » Community Partnering and Lending
- » Capital Development and Maintenance

#### CORPORATE SERVICES:

- » Policy and Communications
- » Human Resources
- » Finance, Systems and Administration

Throughout 2015/16, The Honourable Stacey Hassard served as Minister responsible for Yukon Housing Corporation.

#### MAYO

- » Kim Brooker
- » Connie Buyck
- » Gary Jones
- » Margrit Wozniak

#### ROSS RIVER

- » May Bolton
- » Johnny Ladue
- » Sharon Ladue-Donnesey
- » Gary McLaughlin
- » Yvonne Shorty

#### TESLIN

- » Kenneth Bailey
- » Bonar Cooley
- » Kristyne Geddes
- » Kelly Johnston
- » Joyce Young

#### WATSON LAKE

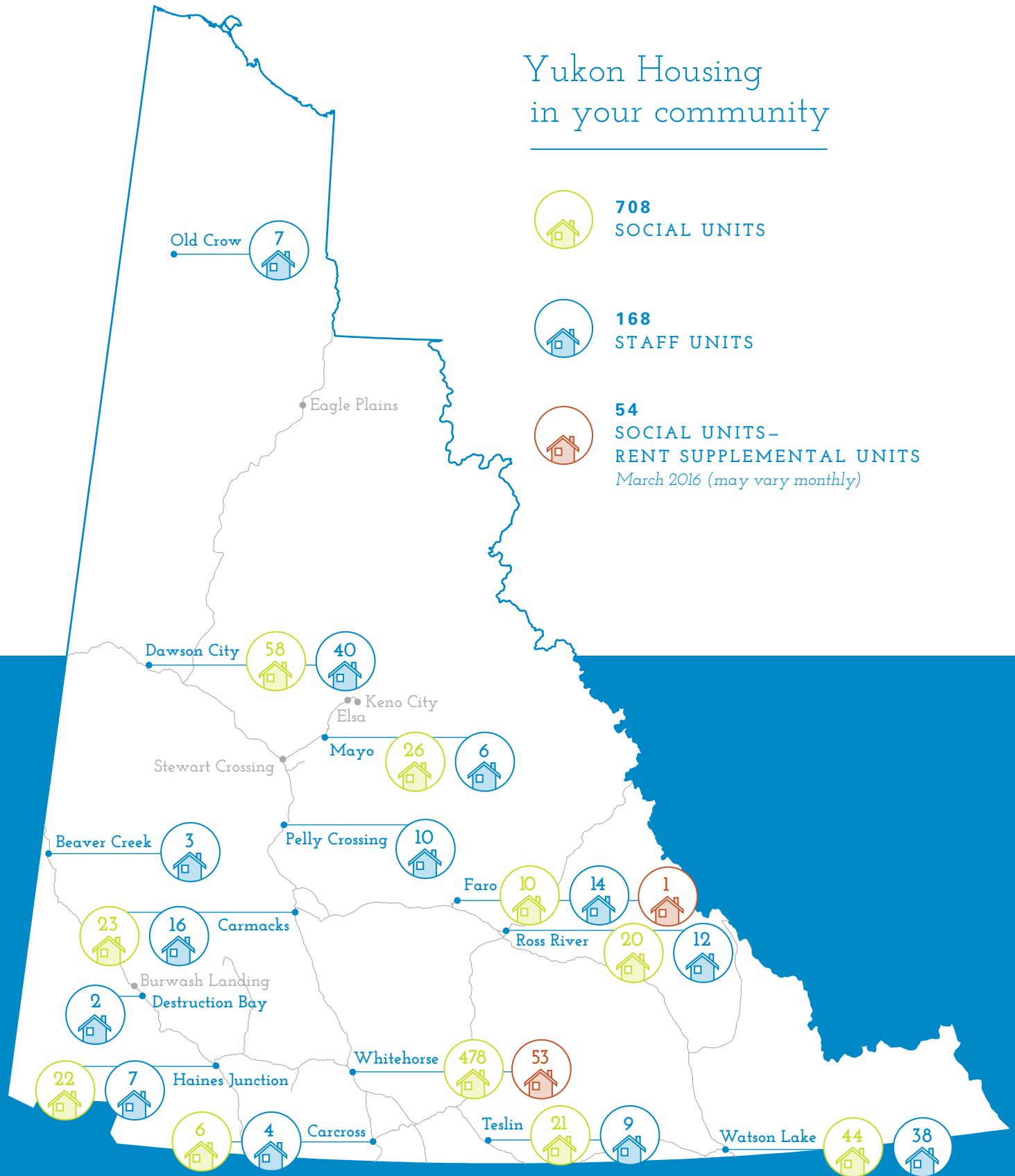
- » Cynthia Armstrong
- » Laura Hauser
- » Jerroldine Hofmann
- » Brenda Leach
- » Ruth Wilkinson

#### WHITEHORSE

- » Michael Brauer
- » Lois Fraser
- » Betty Irwin
- » Janet Leblanc
- » Audrey Loughheed
- » Richard Reaume
- » Florence Roberts

Thank you to all our Housing Advisory Board members. You are the voice of your community and your participation allows Yukon Housing Corporation to deliver its housing operations programs and services effectively and efficiently throughout the territory.

# Yukon Housing in your community





## Programs and business focus

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*The Housing Corporation Act established Yukon Housing Corporation and provides authority for the provision, development, financing and maintenance of housing.*

The programs offered by Yukon Housing Corporation addresses a wide range of northern housing challenges. The Corporation's focus is to facilitate objectives to achieve a better quality of life for Yukoners.

This is provided through:

- » providing staff and social housing;
- » managing loans and grant programs for home purchase, new home construction and home repairs/improvements;
- » promoting housing industry development;
- » sharing housing maintenance and technology information;
- » educating communities and stakeholders about northern housing issues; and
- » providing Territorial Agent Services in a number of Yukon communities.



# REPORT ON PROGRESS


## How we measure progress:

In 2013, Yukon Housing Corporation's Strategic Plan 2013–2018 was adopted. This Strategic Plan provides a means for the Corporation to measure its performance, based on pre-determined goals.

- » **Goal 1**  
Facilitate access to more attainable and sustainable home ownership opportunities in Yukon
- » **Goal 2**  
Support initiatives to increase the availability and affordability of rental accommodation in Yukon
- » **Goal 3**  
Develop strategic partnerships with Yukon government departments, other governments, non-government organizations and the private sector in pursuit of collaborative initiatives to enhance the full range of choices along the housing continuum in Yukon
- » **Goal 4**  
Work to continually improve the Corporation's organizational effectiveness and accountability framework to ensure the effective and efficient delivery of the Corporation's established and newly created programs
- » **Goal 5**  
Ensure adequate human resources planning and capacity to support the strategic goals and operational plans of the Corporation

Activities, initiatives and programs that support each Strategic Plan goal are highlighted in pages 12–36 of the Annual Report.





Yukon Housing Corporation also measures progress according to the mandate items outlined in the Premier's Mandate Letter to the Minister responsible for Yukon Housing Corporation.

In 2015/16, the Corporation accomplished all items outlined in the Mandate Letter:

- » Implement components of the comprehensive Housing Action Plan to meet housing needs in Yukon.
- » Develop, implement and monitor a suite of new programs under Northern Housing Trust, including rent supplements, rent allowances and other programs.
- » Redesign and launch streamlined lending programs for home repair and home ownership.
- » Review options for alternative provision of staff housing.
- » Improve services to Yukon communities with territorial agent/representative offices and more training for front line employees.



This symbol indicates the accomplishment of an item from the Mandate Letter.

Performance Measures are another way the Corporation tracks its progress each year. The Corporation's Board-approved Performance Measures are illustrated by graphs and embedded throughout the Annual Report.



This symbol indicates a Performance Measure.

Further to the Strategic Plan, the Mandate Letter and Performance Measures, Yukon Housing Corporation can also measure its success by linking activity and initiatives to the identified priorities of the Housing Action Plan.



This symbol indicates an activity or initiative that supports the Housing Action Plan.







## GOAL ONE

Facilitate access to more attainable and sustainable home ownership opportunities in Yukon.

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### **Home Ownership Preparedness Education (HOPE)**

The HOPE program is a home purchase, maintenance and financial literacy course, which is intended to prepare first-time home buyers for successful home ownership. The program is designed to ensure that first-time home buyers have the understanding and awareness necessary to maintain a safe and efficient home, as well as build their skills to manage it financially within their means. The curriculum for the program has been successfully developed, reviewed and tested by stakeholders and focus groups. HOPE is offered free of charge to Yukoners who are interested in entering the home ownership market.

The program is delivered by Yukon Housing Corporation staff, with support from lenders and Habitat for Humanity volunteers on particular modules. In 2015/16, two HOPE sessions were held, with a total of 22 participants attending. An on-line, self-paced version of the in-class HOPE program was under development in 2015/16.



In 2015/16, the loan programs were redesigned to better serve Yukoners while maintaining a focus on energy efficiency, accessibility and affordability

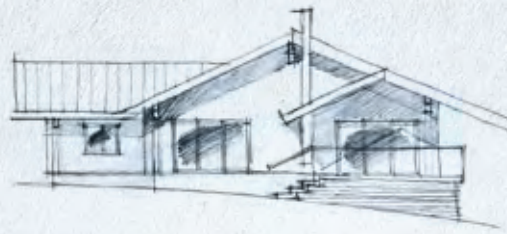
## Launch of redesigned loan programs



Yukon Housing Corporation currently provides a wide variety of specialized lending programs designed to address specific housing affordability issues. A review of the loan programs in 2014 revealed that loans programs were not reaching Yukon homeowners and prospective homeowners most in need. Based on the results of the review, Yukon Housing Corporation redesigned its programming and introduced a new suite of loan programs. In 2015/16, the loan programs were redesigned to better serve Yukoners while maintaining a focus on energy efficiency, accessibility and affordability:

### FIRST MORTGAGE LOAN

- » Financing for bank-ineligible first-time homebuyers to purchase an existing home
- » 2.5% down payment
- » Low interest rates (1% below average posted rates)
- » Amortized over 30 years
- » 5-year terms
- » Must prove bank ineligibility
- » Opportunities to combine with Home Repair Loan and Rental Suite/Secondary Suite Loan programs



**Buy. Build. Fix.**

Affordable loans are here.

**Your housing options just got an upgrade.**

- » First Mortgage
- » Owner Build Mortgage
- » Down Payment Assistance
- » Rental/Secondary Suite
- » Home Repair

**YUKON HOUSING CORPORATION**

IMPROVED LOANS.  
IMPROVED LIFESTYLE.  
[housing.yk.ca/loans](http://housing.yk.ca/loans)

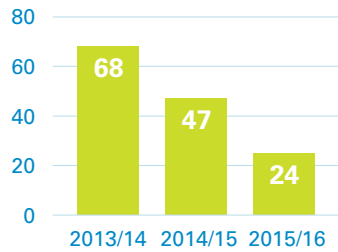
Part of an advertising campaign for the redesigned loan programs

### OWNER BUILD LOAN

- » Financing for bank ineligible first-time homeowners to build a new home
- » 2.5% down payment
- » Low interest rates (1% below average posted rates)
- » Amortize over 30 years
- » 5-year terms
- » Must prove bank ineligibility
- » Interest-only payments during construction
- » For primary residence
- » Opportunities to combine with Home Repair Loan and Rental Suite/Secondary Suite Loan programs



## Number of home repair loans



There has been a downward trend in applications for home repair loans over the past two years. Potential reasons for this decrease may include the impact of grant programs or lack of awareness of the Home Repair Program. Lack of available tradespeople and the high cost of building materials may also discourage investments in home repair. In 2015/16, senior Corporation staff did outreach education to Yukon communities by hosting Open Houses. In 2016/17, the Corporation will be developing a marketing strategy to increase awareness of its programs.

### DOWN PAYMENT ASSISTANCE PROGRAM

- » For first-time home buyers who need a low-interest loan to help with a down payment on a new home
- » Borrow 5% of the purchase price for the down payment
- » 2% interest rate
- » Amortize over 15 years
- » 5-year term
- » Eligibility capped at Statistics Canada median income

### HOME REPAIR LOAN\*

- » Financing to address building components in need of repair, energy efficiency upgrades, overcrowding and accessibility issues
- » Borrow up to \$35,000 (\$50,000 in 2016/17)
- » Interest rate 2.4% (prime + 1% in 2016/17)
- » Amortize over 12 years (15 years in 2016/17)
- » Subsidy program for eligible clients
- » For primary residence

The total amount available to clients in 2016/17 has increased 25% with the redesign of the loan programs.

*\* Forgivable loan program for eligible clients (maximum \$30,000) in 2016/17 and properties on rented or leased land eligible for up to \$20,000*

### RENTAL SUITE/SECONDARY SUITE LOAN\*\*

- » Financial assistance at a low interest rate to qualified Yukon landlords who have a rental living suite within their place of residence in need of repair, or to construct a new living suite where zoning allows.
- » Borrow up to \$25,000 per unit (\$35,000 in 2016/17)
- » Interest rate 2.5% (prime + 1% in 2016/17)
- » Amortize over 10 years (15 years in 2016/17)

The total amount available to clients in 2016/17 has increased 25% with the redesign of the loan programs.

This established group of lending programs is designed to encourage and support homeowners and landlords to ensure their houses are in good condition, safe and healthy for occupancy.

*\*\* Properties on rented or leased land eligible for up to \$20,000*



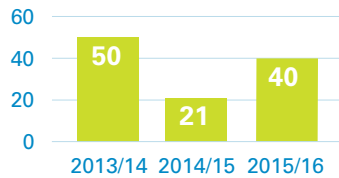


Last year, quite suddenly and unexpectedly, I found myself a single parent of a young child. Because I was a stay-at-home parent, I didn't have an income and we urgently needed a safe place to live. At the time, I was so shell-shocked and embarrassed to go from my comfortable middle class existence to having nothing. I wanted to provide my child with the most stable home environment possible, but as I was starting out on my own, my options were limited. Monthly rent for a modest home was roughly the same as monthly mortgage payments, but even after I acquired a full-time job, saving up for a sufficient down payment was going to take a long time. Fortunately, I found out about Yukon Housing Corporation's Down Payment Assistance Program. The staff at Yukon Housing Corporation have helped a lot of people with different housing and life challenges, so I didn't feel judged about my situation. Within a few weeks of submitting my application to the Down Payment Assistance Program, I was able to buy a modest but adequate home—and there is even a backyard where my child and I can play together! Home ownership is an investment I take very seriously, and thanks to help from the Down Payment Assistance Program, my little family has a much brighter, financially stable future.

— Down Payment Assistance Program recipient



## Number of households that accessed home ownership lending programs



The Corporation saw an increase in uptake of home ownership loans in 2015/16, leading to an increase in affordable housing in Yukon. This is largely attributable to the introduction of the Corporation's Down Payment Assistance Program in 2013/14.

## Northern Housing Trust grant programs



The Corporation invested Northern Housing Trust funding by developing a suite of grant programs in June 2015:

### MUNICIPAL MATCHING RENTAL CONSTRUCTION PROGRAM

The Corporation partners with municipalities in offering one-time capital grant incentives for eligible projects to help increase the supply of rental housing in municipalities. This grant matches municipal programs to meet the unique housing priorities in each community. A total of \$1 million was identified for projects in 2015/16 which helped Yukon communities realize 16 municipal matching construction projects, providing 20 more attainable housing units throughout the territory.

### RENTAL QUALITY ENHANCEMENT GRANTS

The Rental Quality Enhancement initiative offered grants to landlords with existing approved rental units or homeowners who wanted to create an approved secondary suite. A total of \$400,000 was available for approved projects in 2015/16. Under this program, 45 rental quality grants were issued in 2015/16 to make enhancements on 71 rental units. The Rental Quality Enhancement Program contributed to the quality of Yukon's rental units.

### ACCESSIBILITY ENHANCEMENT GRANTS

The Accessibility Enhancement program offered grants to homeowners and landlords for improving the accessibility of homes and rental units for individuals with physical disabilities. A total of \$400,000 was available for approved projects in 2015/16, which translated into 17 accessibility grants.

### RENTAL HOUSING ALLOWANCES FOR FAMILIES

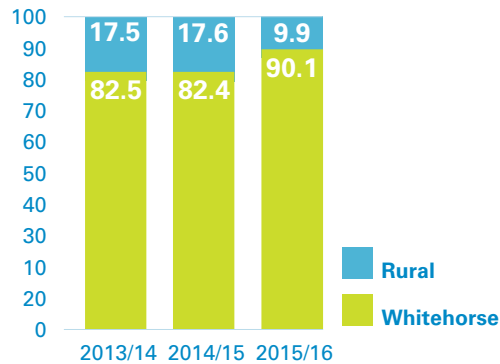
The Rental Housing Allowances for Families program is a rent subsidy targeted to help families with children afford private market rental housing by offering direct rental housing allowances. The program was targeted to households in core housing need (who pay more than 30 per cent of their income toward shelter costs) and is income-tested. There is a total of \$1 million in new funding over four years (2015–2019). Allowances were provided to 21 families in 2015/16.



45 rent quality grants were issued in 2015/16 to make enhancements on 71 rental units.



## Percentage of lending program applications



The Corporation gets far fewer rural applications for the loans programs. This may be due to the high costs of construction, non-market housing economies and/or a lack of awareness about the Corporation's lending programs. To ensure Yukoners in communities can take advantage of the Corporation's lending programs, the Corporation is committed to continued outreach and marketing to Yukon communities. In 2015/16, the Corporation did outreach education to Yukon communities by hosting Open Houses. In 2016/17, the Corporation will be developing a marketing strategy to increase awareness about its programs in Yukon communities.

### New rent supplements

The Rent Supplement Enhancement program is for social housing-eligible clients and matches tenants with participating landlords. The program was only available in Whitehorse until funding through the Investment in Affordable Housing Agreement extended the program to all Yukon communities. Under the program, Yukon Housing Corporation pays the median market rent directly to the landlord, and the tenant pays the Corporation 25 per cent of their income. This program expansion will create a total of \$1 million in new funding over four years (2015–2019). Rent supplements were provided to 12 more individuals in 2015/16.

### Mixed market housing

Yukon Housing Corporation's goal to "assess opportunities to collaborate with the private sector to create mixed market housing in Yukon" was realized through the Project Steering Committee for the development of the building site at 5th Avenue and Rogers Street. The Project Steering Committee consisted of representatives from EMR (the Yukon government lead), Yukon Housing Corporation and City of Whitehorse (the municipal government lead) as well as private sector and non-profit sector partners. The intent of the Project Steering Committee was to develop a joint Yukon government/City of Whitehorse development plan and to document a detailed process for the release of land at 5th Avenue and Rogers Street. This Northern Housing Trust funded initiative will support sustainable growth and private sector development.

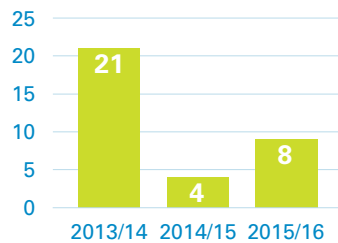
### Open houses in Yukon communities

Yukon Housing Corporation staff organized Open House sessions in nine Yukon communities to provide information on our programs and services. Feedback received during each community visit has been used in operation planning and will be valuable for future strategic planning. First Nation governments and development corporations were also engaged while Corporation staff visited communities to host Open Houses.





## Potential number of social housing-eligible clients accessing home ownership programs



Social Housing-eligible individuals who take advantage of home ownership programs have doubled since last year. The Corporation's home ownership programs provide more stable and affordable housing in Yukon. In 2013/14, participation in home ownership programs spiked when the Corporation's Down Payment Assistance Program was first introduced. This dynamic moved a significant backlog of individuals who had the income and capacity to maintain home ownership (but lacked the funds to make a down payment) further along the housing continuum. The Corporation anticipates that applications to home ownership programs will continue to rise as rental vacancies and interest rates remain low.

## Investment in Affordable Housing (IAH) Agreement



In July, 2014, the Corporation signed a new agreement with CMHC for investments in affordable housing, which provided an investment of nearly \$8 million over five years.

The Corporation's new programs, designed according to the parameters outlined in the Investment in Affordable Housing Agreement, will provide further assistance to Yukoners in housing need, including seniors, persons with disabilities and low-income families. As a result, the new IAH Agreement will improve Yukoners' ability to access affordable, suitable and sustainable housing.

The funding agreement also helps Yukon Housing Corporation to continue to address existing and emerging housing challenges in Yukon by providing social, senior and staff housing, as well as other programs to assist Yukoners to build, purchase, upgrade and repair their homes. Out of this funding, \$100,000 per year over five years will be transferred to provide housing for victims of violence.

In 2015/16, the following projects were completed using funding under the Investment in Affordable Housing Agreement:

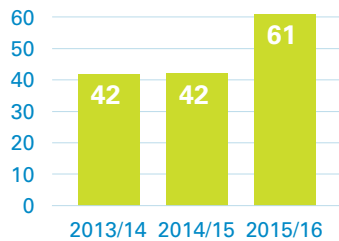
- » **Carmacks** – Single-family dwellings converted to duplexes, providing additional social housing units
- » **Haines Junction** – Accessibility upgrades for exterior of seniors' housing building
- » **Watson Lake** – Single-family dwellings converted to duplexes, providing additional social housing units
- » **Whitehorse** – Water, sewer and mechanical upgrades at Greenwood Manor, mechanical upgrades for seniors' housing at 600 College Drive and the development of a framework for partnership with Da Daghay Development Corporation for 30 units of affordable housing.



26 attainable housing units were approved for development under the Municipal Matching Rental Construction and Rental Suite programs. This will contribute to the supply of affordable rental units throughout Yukon.



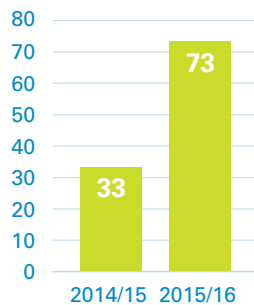
### Number of households helped by rent supplement program



There was an increase in the number of rents supplemented under the Rent Supplement grant program. This decreases the demand on YHC social housing units and supports the private rental market.



### Yukoners who completed a YHC education program



The increase in number of Yukoners who participated in education programs is due to the addition of the Home Ownership Preparedness and Education (HOPE) Program to the Corporation's suite of education programs. These figures represent the number of participants in the HOPE and Home Builders Self-Help Course.




## GOAL TWO

Support initiatives to increase the availability and affordability of rental accommodation in Yukon

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### Inventory of assets

 Yukon Housing Corporation developed an integrated housing strategy to support better decision making. Part of this project was a Capital Asset Management Plan. This plan was developed to ensure that existing housing stock is maintained appropriately and consistent with industry standards in terms of technology and energy efficiency. The Capital Asset Management Plan informs the Preventative Maintenance Plan which provides a scorecard of housing conditions, reported by community. The Preventative Maintenance Plan tracks (among other things) the age of oil tanks servicing YHC units and flags which oil tanks are due for replacement. Because the majority of old oil tanks servicing social and staff housing have been

replaced and new Corporation buildings are heated primarily with electricity, there was a decrease in the number of oil tanks replaced from 132 in 2014/15 to 116 in 2015/16. Through planned replacement of old oil tanks, YHC has decreased the risk of oil tank rupture and increased environmental protection.

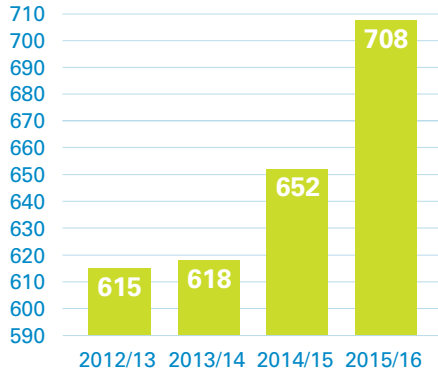


Retrofits of 22 housing units were completed this fiscal year. This has resulted in improved energy efficiency and extended the life of units.





## Social housing units



There has been a consistent upward trend in the number of housing units available under the Social Housing Program. The number of available social housing units rose from 652 in 2014/15 to 708 in 2015/16.

## Social housing program



Yukon Housing Corporation's social housing program is a rent-geared-to-income program for eligible low-income households capable of living independently. Eligibility is based on income and allocations are prioritized based on needs. The social housing program operates in 14 Yukon communities.

### MAYO SENIORS' RESIDENCE

The Corporation worked with the Village of Mayo and the First Nation of Na-Cho Nyak Dun to construct a fully accessible 6-plex seniors' residence building. This project, a platform commitment, started in the fall of 2014 and was completed, on schedule, in August 2015. The grand opening was held on August 27, 2015.

### SENIORS' HOUSING 1190 FRONT STREET

Whitehorse's growing seniors population is now served by a new 48-unit seniors' building downtown at 1190 Front Street. The building includes 10 barrier-free and 38 fully accessible units which supports seniors to age in place. Yukon government's investment in the Front Street seniors' social housing building serves to cost-match the Canada Mortgage and Housing Corporation's (CMHC) ongoing investment of nearly \$8 million in affordable housing in Yukon under the 2014–2019 Canada Mortgage and Housing Corporation/Yukon Housing Corporation Agreement for Investment in Affordable Housing (IAH). Yukon Housing Corporation wishes to acknowledge CMHC for its important contributions toward affordable housing in Yukon under the IAH.

## Staff housing program

The staff housing program assists Yukon government in recruiting and retaining staff to ensure the adequate provision of public services is available in smaller communities across the territory.

Throughout 2015/16, the Corporation, working in partnership with the Public Service Commission, reviewed options for alternate provision of staff housing. Staff housing rental rates, tenancy duration and allocation were the focus of this review. This mandated task also included a review of GAM 3.30 (the Yukon government's Staff Accommodation Policy) and the *Government Employee Housing Plan Act*.



This year, the Corporation completed a review of options for the alternate provision of staff housing.



Two 14-unit developments have been approved in Dawson City and Whitehorse that include allocations for affordable housing tenants.



To date, over 800 people have attended the Home Builders' Self-Help Course.

### Modest affordable housing



In 2015/16, Yukon Housing Corporation released an expression of interest which has since led to two projects that support private-public partnerships to build modest, affordable housing in Whitehorse and Dawson. Two Yukon developers, Chief Isaac Incorporated, the Tr'ondëk Hwëch'in business arm, and 360° Design Build, were awarded capital funding support for the construction and operation of affordable rental housing projects under the Investment in Affordable Housing.

Chief Isaac Incorporated will receive \$450,000 for a 14-unit development in Dawson, with nine of the 14 units to be allocated for affordable housing tenants.

360° Design Build will receive \$500,000 to construct urban micro-apartments on Hawkins Street in Whitehorse. The four-story building will consist of furnished one-bedroom apartments. Ten of the 14 units will be allocated for affordable housing tenants.

### Redesigned Home Builders' Self-Help Course



Individuals new to the process of building a home are invited to take part in the self-help course that is offered by Yukon Housing Corporation every January. In 2015/16, the Home Builders' Self-Help Course was redesigned and modernized to reflect the ever-changing world of construction. The course has been a popular annual event since its launch in the early 1990s and thanks to the redesign, the Home Builders' Self-Help Course continues to be relevant training for anyone thinking of building a home. To date, over 800 people have attended the self-help course.



The Contractors' Breakfast sessions were a good source of new and relevant information for the construction trades. The informative presentations sparked conversations and innovative thinking. There were many professionals in attendance which led to great networking and further sharing of information. I hope that YHC continues to provide this great information through the Contractors' Breakfasts.

— Terry Rufiange-Holway, Champagne and Aishihik First Nations Property Manager

## Contractors' Breakfasts



Yukon Housing Corporation supports clients, contractors and industry by promoting awareness and education courses that are not otherwise available in Yukon. To this end, the Corporation has hosted and facilitated several Contractors' Breakfasts in 2015/16. Contractors' Breakfasts are training and networking opportunities held with local builders, designers, developers and realtors to provide training for industry on pertinent issues, such as radon mitigation, energy code advisors and proper ventilation training standards.

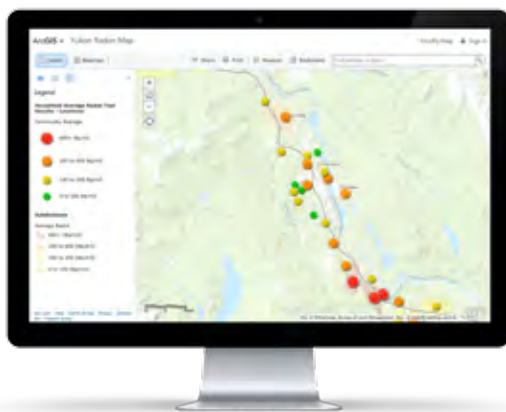
Contractors' Breakfasts were initiated to provide a forum to promote building science technology, and inform the building community about code and/or regulation changes. These discussions aided to keep the building industry up-to-date with current practices, provide a setting to discuss challenges as they relate to the North and develop a community of networking and collaboration.

Contractors' Breakfasts support collaboration with all levels of government and other stakeholders in the building industry to find innovative housing solutions.

In 2015/16, a Contractors' Breakfast series was held from January to March. Also, training in housing technology and design, radon mitigation and ventilation and EnerGuide auditing was provided to the building community.

Over the last three years, a total of 22 Contractors' Breakfasts have been held, reaching over 1,000 attendees. The number of Contractors' Breakfasts offered and industry participation fluctuates based on current industry training needs. In 2015/16, there was a slight increase in the number of Contractors' Breakfasts offered.

Data over the last three years indicates an upward trend in the number of sessions offered and the number of participants.



Radon mapping is available for Yukon via [www.housing.yk.ca/radon.html](http://www.housing.yk.ca/radon.html)

## Radon training and awareness



In 2015/16, Yukon Housing Corporation partnered with Health Canada, Yukon's Chief Medical Officer and Yukon Lung Association to facilitate a public awareness campaign about the potential health risks presented by radon in Yukon homes. As a result of the campaign, there were over 1,000 hits on the Corporation's radon awareness webpage. Tests conducted due to the awareness-raising campaign allowed the Corporation to collect a large amount of new information on radon levels throughout Yukon. A total of 315 tests on Yukon homes were conducted in 2015/16.

In addition to the radon awareness campaign, the Corporation facilitated training on radon measurement and mitigation for new home construction. This valuable workshop educated contractors with the latest tools and techniques to reduce radon exposure, as well as methods homebuilders can use to mitigate radon exposure in homes, such as venting it outdoors, where it does not pose a risk.

The radon mitigation training resulted in certified contractors who can now do proper radon measurement and mitigation. This means that homeowners can now contact certified professionals to help them with radon concerns. The Corporation plans to monitor the number of certified experts in Yukon and offer training for certification as numbers warrant.

Corporation staff also improved radon mapping for Yukon. This mapping is available on the Yukon Housing Corporation website.

For more information on radon, please visit our online link at: [www.housing.yk.ca/radon.html](http://www.housing.yk.ca/radon.html) or contact your local Yukon Housing Corporation office.

## Tenant Handbook



Yukon Housing Corporation has produced a Tenant Handbook for its social housing tenants, along with two accompanying guides related to maintenance and pest management. These guides provide valuable information and education to tenants regarding the social housing processes, services, rules and policies. The Tenant Handbook and accompanying materials are available at all Yukon Housing Corporation offices.



# RADON GAS not in my house

You can't see, smell or taste it. But it is the second leading cause of lung cancer, and it can enter Yukon homes anywhere it finds an opening at ground level. The challenge, as with any unwelcome visitor, is getting it to leave!

## COMMON RADON ENTRY POINTS

- 1 Soil
- 2 Cracks in the floor and walls connected with the soil
- 3 Gaps around pipe fittings and support posts in the foundation
- 4 Floor drains & sump pits



### WHAT IS IT?

Radon is a naturally occurring radioactive gas that comes from the ground and can collect in houses.

### WHAT'S WRONG WITH IT?

Radon gas can break down into radioactive particles that can be inhaled and increase your risk of lung cancer. Your risk of cancer depends on several factors: the level of radon in your home, how long you are exposed and whether you smoke (exposure to radon and tobacco use together can significantly increase your risk of lung cancer).

### WHAT CAN I DO ABOUT RADON?

1. Inform yourself by visiting [www.takeactiononradon.ca](http://www.takeactiononradon.ca)
2. Test your home
3. Contact a certified radon professional at [www.c-nrpp.ca/find-a-professional](http://www.c-nrpp.ca/find-a-professional)

TAKE  
ACTION ON RADON

For more info, go to  
[www.takeactiononradon.ca](http://www.takeactiononradon.ca)  
Health Canada  
[www.hc-sc.gc.ca](http://www.hc-sc.gc.ca) and search "radon"  
Yukon Housing Corporation  
[www.housing.yk.ca/radon](http://www.housing.yk.ca/radon)

YUKON  
HOUSING  
CORPORATION

Yukon  
Health and Social Services

THE LUNG ASSOCIATION™  
Yukon

This poster is part of a public awareness campaign created in partnership with Health Canada, Yukon's Chief Medical Officer and Yukon Lung Association.



## GOAL THREE

Develop strategic partnerships with Yukon government departments, other governments, non-government organizations and the private sector in pursuit of collaborative initiatives to enhance the full range of choices along the housing continuum in Yukon.

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### **HSS and YHC steering committee**

Health and Social Services and Yukon Housing Corporation continued to share information and work collaboratively through a steering committee and working group in 2015/16. The steering committee provides a regular forum for Yukon Housing Corporation and Health and Social Services to explore potential improvements to the provision of services and supports for social housing tenants on social assistance.

### **Collaboration with Women's Directorate**

Yukon Housing Corporation partners with the Women's Directorate for the provision of affordable housing and programs at the Whitehorse Affordable Family Housing Project in Riverdale.



Because carbon monoxide poisoning can look a lot like the flu, it's really important to have smoke and carbon monoxide detectors properly installed in your home. The Fire Marshal's Office was honoured to be able to work with Yukon Housing Corporation to deliver the Seriously Simple carbon monoxide safety campaign in 2015/16 and we are excited to work collaboratively in the future.

— Kevin Taylor, Deputy Fire Marshal

## Seriously Simple carbon monoxide (CO) awareness campaign



The Seriously Simple carbon monoxide safety campaign concluded in 2015/16. This multi-year campaign was launched in 2013 to address the need for more comprehensive CO safety education, as identified by the Oil-Fired Appliance Working Group. Representatives from industry, the City of Whitehorse, the Association of Yukon Communities, the departments of Community Services and Education and Yukon Housing Corporation participated in the Working Group.

The Corporation continues to develop and promote the Seriously Simple campaign website, [www.seriouslysimple.ca](http://www.seriouslysimple.ca), as part of a multi-faceted social marketing strategy to reach and teach Yukoners about CO safety. This year, in partnership with the departments of Community Services and Education, the Corporation delivered pop-up information booths at select locations, including Canada Games Centre, Whitehorse Public Library and local retailers. The purpose of the pop-up information booths was to engage the public face-to-face on CO safety issues and to promote [www.seriouslysimple.ca](http://www.seriouslysimple.ca).

The focus on the Seriously Simple campaign in 2015/16 was to reinforce the importance and ease of fuel-burning appliance and CO detector maintenance.



An evaluation of the Seriously Simple campaign indicated that:

- » Overall recall of ads has steadily increased over the three campaigns (+11%)
- » Of the 10% of respondents to surveys who had visited the website, 76% found the information Very Helpful or Helpful.
- » Stable awareness levels around CO and fuel-burning appliance risks over the course of the campaign (72–78%)



**Housing Action Plan working group:** Laura Lang, *Department of Health and Social Services*, Lars Hartling, *Yukon Association of Landlords*, Blake Buckle, *Yukon Housing Corporation*, Rick Goodfellow, *Challenge Disability Resource Group*, Mike Ellis, *City of Whitehorse*, Mary Cameron, *Yukon Housing Corporation* and Carl Rumscheidt, *Whitehorse Chamber of Commerce*.

## Housing Action Plan

  2015/16 saw the launch of the Housing Action Plan and the formation of the implementation committee. During the course of the Housing Action Plan's development, Yukon Housing Corporation has collaborated with various government departments, non-government organizations, municipalities and First Nations to discuss and focus on important issues related to housing with services, rental housing and home ownership. The plan identifies a three-stage housing continuum—housing with services, rental housing, and home ownership—all three of which can be vital to Yukoners at different times in their lives.

Three projects have already been approved by the Housing Action Plan implementation committee, which will focus on enhancing housing education, communication and data gathering. Find out more at [www.housingactionplan.ca](http://www.housingactionplan.ca).

### Yukon government staff receive recognition:

In 2015/16, staff from Yukon Housing Corporation's Community Partnering and Lending branch were recognized through a Premier's Award of Excellence for work on the Housing Action Plan.





# OURS TO BUILD ON

## HOUSING ACTION PLAN

### HOUSING ACTION PLAN FOR YUKON 2015-2025

The plan and information about implementation  
can be found at [www.housingactionplan.ca](http://www.housingactionplan.ca)



## Operating agreement with Habitat for Humanity



The Yukon government has supported Habitat for Humanity Yukon since 2009 with the donation of building lots and through an operating agreement with Yukon Housing Corporation. This agreement has provided first mortgages for Habitat clients valued at approximately \$1.7 million. This partnership makes home ownership possible for low-income Yukon families who would not qualify for a regular mortgage and for whom home ownership would otherwise be difficult or impossible. Additionally, \$300,000 in funding from the Northern Housing Trust was granted to Habitat for Humanity Yukon to continue its good work toward developing affordable homes for the Yukoners in need. This funding provided the required resources for Habitat for Humanity to build a duplex in Whistle Bend, completed in spring 2016.

## Pan-territorial business case

The Social Housing Funding Agreements between Canada and the territories in support of social housing is declining annually and will expire in less than 15 years. As a result of these declining funds, the capacity of the northern jurisdictions to provide social housing is decreasing. When the decreased capacity is compounded with aging housing stock, expanding populations, high cost of living, lack of housing markets and geographic separation, the effect on northern Canadians most in need may very well be a severe lack of affordable housing.

The business case produced for the Provincial-Territorial Housing Minister's Forum in June 2013 clearly recognized the "special case of the territories" based on high incidence of core need, low funding resources, high costs, technology challenges, lack of functioning markets and underdeveloped infrastructure.

In June 2015, a pan-territorial business case for ongoing federal partnership in housing was completed and communicated to the federal government. The purpose of the project was to research, frame and provide the narrative for a business case specific to northern housing, in the context of the expiry of the funding agreements. The business case includes a pan-territorial summary, which includes specific sections describing each territory's priorities.

The Corporation's work in this area has seen results. In spring 2016, the Government of Canada announced the new Social Infrastructure Funding (SIF) Program with special allocations for "Northern Housing." Within the SIF funding framework, \$97 million dollars has been allocated over two years to Yukon, Northwest Territories and Nunavut to address the territories' unique housing needs.

In addition to its pan-territorial work, the Corporation supports and contributes to the ongoing process that provinces and territories are taking together with Canada, and looks forward to continued federal government involvement in public housing solutions for Yukon and Canada.



## Collaboration with Yukon Energy Solutions Centre

Yukon Housing Corporation signed a Memorandum of Understanding that transitions the EnerGuide for Houses Program (EGH) to the Energy Solutions Centre. This Natural Resources Canada program delivers the Energy Rating System (ERS) to assess the energy efficiency of homes and multi-residential buildings throughout Yukon. While the responsibility for the EGH Program as a whole now resides with the Energy Solutions Centre, the Corporation will continue to support Certified EnerGuide Assessor (CEA) training on behalf of the program based on the Corporation's capacity and experience in reaching out to contractors and other building professionals.

## Accessibility Advisory Committee

Yukon Housing Corporation has made it a priority to increase the accessibility of its rental housing and continually strives to find further ways to improve access and comfort of senior and non-senior tenants. The Corporation established an Accessibility Advisory Committee in 2013 to provide input into the design of new social housing developments and modifications to existing housing facilities to make them more accessible, such as bathtub replacements to lower the threshold height for safer access and exit from the tub. Input from the Committee resulted in accessibility features being designed into Front Street (48 units) and in Mayo (6 units).

As a result of recommendations from the Committee, all of these new buildings include barrier-free and fully accessible design elements.

The Accessibility Committee is comprised of representatives from seniors' groups, Challenge Disability Resource Group, Department of Health and Social Services, Association for Community Living, Yukon Council on Aging and Corporation staff.

Over two years (2015/16 and 2016/17), \$400,000/year has been designated for Accessibility Enhancement Grants. The Accessibility Committee reviews Accessibility Enhancement Grant applications and provides recommendations to the Corporation.

\$195,000 in accessibility upgrades to existing social housing were completed in 2015/16, including:

- » \$95,000 to replace eight tubs at the seniors' eight-plex in Teslin.
- » \$100,000 to replace 12 tubs at the seniors' twelve-plex and one single-family dwelling in Watson Lake.





## GOAL FOUR

Work to continually improve the Corporation's organizational effectiveness and accountability framework to ensure the effective and efficient delivery of the Corporation's established and newly created programs.

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### **Yukon Housing Corporation Board self-evaluation**

Yukon Housing Corporation's Board plays an important leadership role in implementing the Corporation's mandate. In 2015/16, the Board performed a self-evaluation to ensure its continued effectiveness and to identify essential skill and knowledge gaps that could be addressed by training and recruitment of new Board members.

### **Policy alignment to *Residential Landlord and Tenant Act***

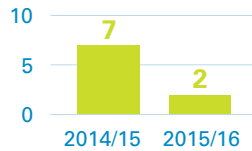


Yukon Housing Corporation completed a review of and subsequent amendments to Board policies and operational level policies to ensure that all Corporation policies are in alignment with the new *Residential Landlord and Tenant Act*.





## Number of policies older than five years



In order to ensure that its policies reflect current operating environments and align with new legislation, the Corporation aims to review its Board policies every year or as required. Board policies were updated as a result of the new *Residential Landlord and Tenant Act* and regulations to meet the Corporation's obligations as a landlord.

### Response to Office of the Auditor General recommendations

The Yukon Housing Corporation Board approved a status report and work plan that enabled the Corporation to address all recommendations contained within the 2010 performance audit. In March 2016, the Board accepted that the actions taken by YHC met the intent and requirement outlined in the OAG recommendations.

### Capital Asset Management Plan

In 2015/16, the Corporation developed a Capital Asset Management Plan in response to a recommendation made by the Office of the Auditor General. This Capital Asset Management Plan will inform future investments to expand and maintain social and staff housing and forms the basis for the Preventative Maintenance Plan which was also completed in 2015/16 and informs decisions that impact the longevity of Corporation assets.

### Risk management

The Corporation continued with review and implementation of its Enterprise Risk Management Plan. This plan assists the Corporation in minimizing potential threats to the government, itself and staff. Areas of risk that have been identified include: financial, health and safety, human resources, capital, strategic, program delivery, technological, privacy, legal and environmental.

Under the umbrella of the Corporation's work in risk management, protection of privacy workshops were held with senior staff to identify areas where privacy impact assessments will be conducted.

### Accountability framework

Yukon Housing Corporation developed an accountability framework which is now integrated with the development process of the Annual Operating Plan each year. This framework outlines various ways in which Yukon Housing Corporation is held accountable to the government, the Board and the public.

Under the accountability framework, Corporation staff audited the files of all former tenants. This audit was conducted to ensure that staff had charged former tenants in line with existing policies on rental arrears and damages to Corporation property. Internal audits were also conducted for client files for the 2009 and 2010 home repair programs.



In 2015/16, 98% of YHC contracts (with a value of \$13,624,083) were awarded to Yukon businesses, while 2% of YHC contracts (with a value of \$77,280) were awarded to businesses outside of Yukon.

### **Local procurement**

As the biggest landlord in the territory, Yukon Housing Corporation has a significant economic impact on local contracting businesses. The Corporation ensures its procurement methods follow Yukon government procurement directives and procurement bylaws as part of its commitment to good governance.

### **Systems re-development**

Yukon Housing Corporation is embarking on internal systems re-development and improvement. The re-development will create a comprehensive information management system, which will improve business efficiencies and accountabilities. These improvements are aimed at providing improved responsiveness to client needs and services.




## GOAL FIVE

Ensure adequate human resources planning and capacity to support the strategic goals and operational plans of the Corporation.

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### Staff training

 Yukon Housing Corporation was mandated to improve services in Whitehorse and Yukon communities with territorial agent/representative offices, by extending hours of service and providing effective training for front line employees in 2015/16. Several Corporation staff are based in Yukon communities and must function independently in alignment with the Corporation's policies and procedures. To support staff in the communities, training in the implementation of current and new policies and procedures, new funding programs and compliance with the new *Residential Landlord and Tenant Act* was provided during bi-annual meetings of community staff in Whitehorse.

Fulfilling this mandate item resulted in a 66% increase of employees trained in 2015/16 with the number of training opportunities offered increasing by 79%. This investment in staff manifests in the efficiencies and effectiveness in how the Corporation administers its programs and meets its strategic goals.

## Administration costs, overtime and comp time



Administration costs to deliver programs decreased by 2.5% in 2015/16 which reinforces the responsiveness and effectiveness of internal controls, contract administration and staff effectiveness.



In 2015/16, there was a marked decrease in both overtime expenditures and comp time reimbursements which reduced pressure on personnel budgets. Overtime expenditures fell by 73% and comp time reimbursement fell by 60%.

## Occupational health and safety

The Yukon Housing Corporation Joint Occupational Health and Safety Committee continued its work to promote safety awareness, improve work practices, conduct inspections and adopt a culture of safety.

This Committee works to ensure the health and safety of all Corporation staff. Job hazard assessments and mitigations are identified for all branches. The Corporation conducts health and safety inspections of offices and annually updates its Health and Safety Plan to align with new Yukon government Corporate Health and Safety resources and advice. Safety orientation materials were developed by the Human Resources branch to ensure all new staff are provided with key safety information. Health and Safety training was provided to staff in 2015/16 and included: operating safely in confined spaces, gas detection, verbal judo and conflict resolution.

Other health and safety initiatives have included regular branch tailgate meetings, provision of winter driving kits and development of safe work practice.





# MOVING AHEAD IN 2016/17

## Priorities

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In 2016/17, the Corporation will focus on the following priorities:

- » Continued implementation of the Housing Action Plan, with a Housing Summit scheduled for June 2016.
- » Working in partnership to complete affordable housing projects in Dawson and Whitehorse.
- » Participation in the development of the National Housing Strategy to ensure that Yukoners and Yukon First Nations have an opportunity to contribute and that territorial interests are reflected.
- » Development and implementation of a marketing strategy targeted at increasing awareness of YHC programs in Whitehorse and rural communities
- » Development and delivery of a tenant survey to help the Corporation better understand the tenant needs and challenges.
- » Develop partnerships and projects to capitalize on Social Infrastructure Funds available to Yukon. A total of \$13.6 million over two years is available to target northern housing, seniors' housing, victims of family violence and social housing renovations/retrofits.









# FINANCIAL REPORTS

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Yukon Housing Corporation  
Management's Responsibility for Financial Reporting


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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.

In support of its responsibility, management has developed and maintains 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 the Corporation.

The Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control. The Board exercises its responsibility through the Financial 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 Financial 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 provides 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 29, 2016



## INDEPENDENT AUDITOR'S REPORT

To the Minister responsible for the Yukon Housing Corporation

### Report on the Financial Statements

I have audited the accompanying financial statements of the Yukon Housing Corporation, which comprise the statement of financial position as at 31 March 2016, 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 a summary of significant accounting policies and other explanatory information.

#### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these 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.

#### *Auditor's Responsibility*

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

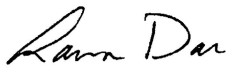
#### *Opinion*

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Yukon Housing Corporation as at 31 March 2016, 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.

### Report on Other Legal and Regulatory Requirements

As required by the *Housing Corporation Act*, I report that, in my opinion, the accounting principles in Canadian public sector accounting standards have been applied on a basis consistent with that of the preceding year.

Further, in my opinion, proper books of account have been kept by the Yukon Housing Corporation and the financial statements are in agreement therewith. In addition, the transactions of the Yukon Housing Corporation that have come to my notice during my audit of the financial statements have, in all significant respects, been in accordance with the *Financial Administration Act* of Yukon and regulations, the *Housing Corporation Act* and regulations and the by-laws of the Yukon Housing Corporation.



Lana Dar, CPA, CA  
Principal  
for the Auditor General of Canada

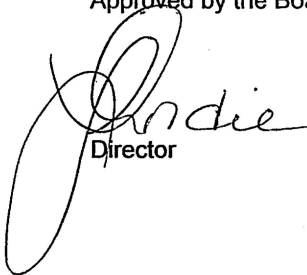
29 September 2016  
Vancouver, Canada



Yukon Housing Corporation  
Statement of Financial Position  
as at March 31, 2016

	2016	2015
	(thousands of dollars)	
<b>Financial assets</b>		
Cash (Note 3)	\$ 19	\$ 28
Due from Canada Mortgage and Housing Corporation	269	424
Accounts receivable (Note 4)	769	995
Housing inventory	-	132
Due from the Government of Yukon (Note 14 (c))	817	626
Loans receivable (Note 5 and Note 13)	52,839	49,435
	<u>54,713</u>	<u>51,640</u>
<b>Liabilities</b>		
Bank indebtedness (Note 3)	1,898	1,898
Accounts payable and accrued liabilities	1,996	3,446
Environmental liability (Note 6)	797	747
Deferred revenues	1,565	38
Long-term debt (Note 7 and Note 13)	24,324	26,250
Post-employment benefits (Note 8)	1,970	1,852
Advances - Government of Yukon (Note 10)	24,190	21,188
	<u>56,740</u>	<u>55,419</u>
<b>Net debt</b>	<u>(2,027)</u>	<u>(3,779)</u>
<b>Non-financial assets</b>		
Tangible capital assets (Note 11 and Schedule B)	83,318	74,614
Prepaid expenses	117	96
	<u>83,435</u>	<u>74,710</u>
<b>Accumulated surplus</b>	<u>\$ 81,408</u>	<u>\$ 70,931</u>
Contractual obligations and contingencies (Note 15)		

Approved by the Board of Directors

  
Director

  
Director





Yukon Housing Corporation  
Statement of Operations and Accumulated Surplus  
for the year ended March 31, 2016

	2016		2015
	Main Estimates (Note 1(c))	Actual (thousands of dollars)	Actual
<b>Revenues</b>			
Rental income	\$ 5,400	\$ 5,728	\$ 5,443
Funding from Canada Mortgage and Housing Corporation			
- Social Housing Agreement	4,161	4,161	4,306
- Affordable Housing Initiative (AHI)	3,150	1,221	140
Interest income	1,500	1,589	1,432
Recovery of corporate services costs (Note 14 (a))	1,079	1,090	1,072
Tenant damage charge back recovery	100	15	44
Other	62	66	99
Recovery of subsidy expense	-	7	14
	<u>15,452</u>	<u>13,877</u>	<u>12,550</u>
<b>Expenses (Note 12)</b>			
Program costs (Schedule A)	21,963	17,266	16,380
Corporate services costs (Note 14(a) and Schedule A)	3,542	3,536	3,473
Administration (Schedule A)	2,033	1,651	2,405
Environmental expense	-	574	657
Interest on long-term debt	393	229	347
	<u>27,931</u>	<u>23,256</u>	<u>23,262</u>
<b>Deficit for the year before government funding</b>	<b>(12,479)</b>	<b>(9,379)</b>	<b>(10,712)</b>
<b>Government of Yukon funding</b>			
Capital transfer payment	14,887	13,075	12,307
Operations and maintenance transfer payment	7,469	6,279	7,933
Rental assistance - in-kind (Note 14 (b))	-	502	502
	<u>22,356</u>	<u>19,856</u>	<u>20,742</u>
<b>Surplus for the year</b>	<b>9,877</b>	<b>10,477</b>	<b>10,030</b>
Accumulated surplus at beginning of year	70,931	70,931	60,901
<b>Accumulated surplus at end of year</b>	<b>\$ 80,808</b>	<b>\$ 81,408</b>	<b>\$ 70,931</b>



Yukon Housing Corporation  
 Statement of Change in Net Debt  
 for the year ended March 31, 2016

	2016		2015
	Main Estimates (Note 1(c))	Actual (thousands of dollars)	Actual
<b>Surplus for the year</b>	\$ 9,877	\$ 10,477	\$ 10,030
<b>Effect of change in tangible capital assets</b>			
Acquisitions	(11,000)	(11,591)	(11,373)
Amortization of tangible capital assets	2,694	2,861	2,711
Disposal of tangible capital assets (net book value)	-	26	60
	<u>(8,306)</u>	<u>(8,704)</u>	<u>(8,602)</u>
<b>Effect of change in other non-financial assets</b>			
Increase in prepaid expenses	-	(21)	(28)
	<u>-</u>	<u>(21)</u>	<u>(28)</u>
<b>Decrease in net debt</b>	\$ 1,571	1,752	1,400
Net debt at beginning of year	(3,779)	(3,779)	(5,179)
<b>Net debt at end of year</b>	\$ <u>(2,208)</u>	\$ <u>(2,027)</u>	\$ <u>(3,779)</u>



Yukon Housing Corporation  
Statement of Cash Flow  
for the year ended March 31, 2016

	2016	2015
	(thousands of dollars)	
<b>Operating transactions (Note 17)</b>		
Surplus for the year	\$ 10,477	\$ 10,030
Adjustments for non-cash items		
Amortization of tangible capital assets (Note 12 and Schedule B)	2,861	2,711
Post employment benefits expense (Note 8)	363	358
Bad debt expense (Schedule A)	21	4
Net disposals of tangible capital assets (Schedule B)	26	60
Mortgages receivable allowances (Note 5)	188	206
	<u>13,936</u>	<u>13,369</u>
Changes in accruals of operating cash receipts or payments	1,624	(2,018)
Cash provided by operating transactions	<u>15,560</u>	<u>11,351</u>
<b>Capital transactions</b>		
Acquisition of tangible capital assets	<u>(13,053)</u>	<u>(9,199)</u>
Cash used for capital transactions	<u>(13,053)</u>	<u>(9,199)</u>
<b>Investing transactions</b>		
Issuances of mortgages receivable	(7,396)	(4,904)
Repayments of mortgages receivable	5,039	4,907
Repayments of land sales agreements receivable	8,884	7,053
Cash provided by investing transactions	<u>6,527</u>	<u>7,056</u>
<b>Financing transactions</b>		
Repayments of long-term debt	(2,224)	(3,138)
Repayments of land sales agreements payable	(9,821)	(7,745)
Advances from the Government of Yukon (Note 10)	3,002	2,765
Cash used for financing transactions	<u>(9,043)</u>	<u>(8,118)</u>
<b>Increase (Decrease) in cash</b>	<b>(9)</b>	<b>1,090</b>
Cash (net of bank indebtedness) at beginning of year (Note 3)	<u>(1,870)</u>	<u>(2,960)</u>
<b>Cash (net of bank indebtedness) at end of year (Note 3)</b>	<b>\$ (1,879)</b>	<b>\$ (1,870)</b>
Interest received in the year	1,627	1,485
Interest paid in the year	236	356



Yukon Housing Corporation  
Notes to the financial statements  
for the year ended March 31, 2016

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**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. Disbursements for operations and loans are authorized by the Yukon Legislative Assembly through the *Appropriation Acts*. The Corporation is subject to the *Financial Administration Act* of Yukon.

(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 are established for the purpose of involving local community members in the decision making process regarding housing in their community. They provide advisory, regulatory and adjudicative services to the Corporation.

(c) Main estimates

The Main Estimates comparative figures are from the Main Estimates approved in the Yukon Legislative Assembly in 2015. 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 10).

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 14 (b)).

(c) Cash

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





Yukon Housing Corporation  
 Notes to the financial statements  
 for the year ended March 31, 2016

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(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 valued 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, 2016

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(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 cleanup 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.



Yukon Housing Corporation  
 Notes to the financial statements  
 for the year ended March 31, 2016

(l) Measurement uncertainty

The preparation of financial statements in conformity 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.

Management estimates include: valuation of loans receivable, valuation of Home Repair Program subsidies, valuation of loans receivable with concessionary terms, 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.

3. Cash (net of bank indebtedness)

	2016	2015
	(thousands of dollars)	
Cash		
Bank balances	\$ 16	\$ 25
Cash on hand	3	3
	<u>19</u>	<u>28</u>
Bank indebtedness		
Overdraft line of credit	(1,898)	(1,898)
	<u>\$ (1,879)</u>	<u>\$ (1,870)</u>

The Corporation has an overdraft facility with its banker of up to \$11,000,000 at bank prime less 0.75% (2015 - bank prime less 0.75%). At year end, the bank prime rate was 2.70% (2015 - 2.85%). The overdraft is guaranteed by the Government of Yukon.

4. Accounts receivable

	2016	2015
	(thousands of dollars)	
Receivable from tenants	\$ 486	\$ 476
Receivable from Yukon Liquor Corporation (Note 14(a))	281	262
Other receivables	477	707
Less: valuation allowance for receivable from tenants	(430)	(402)
Less: valuation allowance for other receivables	(45)	(48)
	<u>\$ 769</u>	<u>\$ 995</u>



Yukon Housing Corporation  
Notes to the financial statements  
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5. Loans receivable

	Stated % interest rates	2016 (thousands of dollars)	2015
Mortgages receivable			
Home Ownership	0.00 - 4.50	\$ 31,013	\$ 28,032
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 2021. Rural and Native Home Ownership mortgages receiving subsidies (Note 2(e)) at March 31, 2016 were \$120,000 (2015 - \$177,000).			
Owner Build	1.50 - 5.00	5,263	4,978
Loans are advanced during the construction phase of a home for a maximum period of two years. During the first six months of the construction period, loans are provided at the interest rate of 0%, with gradual increases, reaching to a market rate in the last six months. Repayment terms are up to five years, secured by registered charges against real property with maturities up to 2020.			
Repair and Upgrade	0.00 - 5.00	5,847	6,392
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 2028. Mortgages receiving subsidies (Note 2(e)) and forgiveness at March 31, 2016 were \$52,000 (2015 - \$65,000).			
Energy Management	0.00	40	48
Loans with terms up to 17 years, secured by registered charges against real property or chattel mortgages, repayable in periodic instalments without interest with maturities up to 2033.			
Housing Industry Loans	0.00 - 3.50	3,131	3,487
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 2040.			
Subtotal mortgages receivable		<u>45,294</u>	<u>42,937</u>
Less: allowance for Home Repair Program subsidies		(46)	(64)
Less: allowance for loans receivable with concessionary terms		(740)	(606)
Less: allowance for impaired loans		<u>(182)</u>	<u>(110)</u>
Net mortgages receivable		44,326	42,157
Land sales agreements receivable	5.00	8,513	7,278
Unsecured loans on residential, commercial and recreational lots, repayable in blended annual payments at fixed rates of interest with maturities up to 2021.			
Total loans receivable		<u>\$ 52,839</u>	<u>\$ 49,435</u>
These loans receivable earn interest at the following weighted average rates:			
		2016	2015
Mortgages receivable		3.05%	3.01%
Land sales agreements receivable		5.00%	5.00%





Yukon Housing Corporation  
Notes to the financial statements  
for the year ended March 31, 2016

**6. Environmental liability**

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. Projected future expenditures over the next fiscal year total \$188,000 (2015 - \$400,000 over 5 fiscal years).

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 costs at year end associated with this spill are estimated at \$410,000 (2015 - nil).

Projected future expenditures at year end for site monitoring of \$63,000 (2015 - \$110,000) are for ongoing ground water and soils monitoring for remediated oil spill sites in Old Crow, Ross River and Watson Lake.

Projected future expenditures at year end of \$136,000 (2015 - \$237,000) are for soil remediation for oil spill sites in Dawson, Mayo and Whitehorse.

Changes in the environmental liability are as follows:

	2016	2015
	(thousands of dollars)	
Balance at beginning of year	\$ 747	\$ 546
Actual expenditures in current year relating to fuel oil spills	(528)	(456)
Revision of estimated remediation cost of existing sites	66	295
New sites assessed during fiscal year	512	362
Balance at end of year	<u>\$ 797</u>	<u>\$ 747</u>

The Government of Yukon Department of Environment provided consulting services of \$113,000 (2015 - nil), at year end the amount payable was \$103,000 (2015 - nil) and this amount is included in the environmental liability.

**7. Long-term debt**

	Stated % interest rates	2016	2015
		(thousands of dollars)	
Mortgages payable to chartered banks and CMHC (guaranteed by the Government of Yukon)	1.01 - 12.50	\$ 3,296	\$ 4,217
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 \$2,197,212 (2015 - \$3,174,312).			
Loans payable to chartered banks and CMHC (guaranteed by the Government of Yukon)	3.75 - 9.875	1,214	2,052
Unsecured loans repayable in blended periodic installments at fixed rates of interest to maturity and with maturities up to 2028.			
Loans payable to the Government of Yukon	0.00	10,680	11,146
Repayable without interest in periodic instalments to 2027.			
Land sales agreements due to the Government of Yukon, unsecured	0.00	9,134	8,835
Repayable without interest in periodic instalments to 2021.			
Total long-term debt		<u>\$ 24,324</u>	<u>\$ 26,250</u>

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

	2016	2015
Mortgages payable to chartered banks and CMHC	3.12%	3.51%
Loans payable to chartered banks and CMHC	7.58%	6.19%



Yukon Housing Corporation  
Notes to the financial statements  
for the year ended March 31, 2016

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

	Mortgages Payable	Loans Payable		Land Sales Agreements	Total
		Banks and CMHC	Government of Yukon		
		(thousands of dollars)			
2017	\$ 546	\$ 192	\$ 465	\$ 1,578	\$ 2,781
2018	471	117	265	4,887	5,740
2019	421	99	265	2,250	3,035
2020	396	88	265	252	1,001
2021	373	95	265	167	900
Thereafter	1,089	623	9,155	-	10,867
<b>Total</b>	<b>3,296</b>	<b>1,214</b>	<b>10,680</b>	<b>9,134</b>	<b>24,324</b>

At March 31, 2016, the Corporation owed the Government of Yukon a Land Sales Agreements principal payment of \$604,000 (2015 - \$1,543,000) for principal amounts collected during the year. The amount was subsequently paid to the Government of Yukon in May 2016.

**8. 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:

	2016	2015
	(thousands of dollars)	
Accrued benefit liability, beginning of year	\$ 1,852	\$ 1,723
Add: Post employment benefits expenses		
Current service costs	231	218
Interest on accrued benefit liability	85	97
Amortization of net actuarial losses	47	43
Less: Benefits paid during the year	(245)	(229)
Accrued benefit liability, end of year	\$ 1,970	\$ 1,852
Unamortized net actuarial loss	304	378
Accrued benefit obligation, end of year	\$ 2,274	\$ 2,230

The significant actuarial assumptions were:

	2016	2015
Discount rate	3.70%	3.70%
Salary escalation rate (per annum)	2.25%	2.25%
Expected average remaining service life of active employees	11.8 years	11.8 years

The most recent actuarial valuation made for these post-employment benefits was as of April 1, 2013 and updated March 31, 2016. The next required valuation would be as of April 1, 2016.

Included in the total accrued benefit obligation at March 31, 2016 are vacation leave of \$603,000 (2015 - \$594,000) and accumulated sick leave of \$454,000 (2015 - \$437,000).



Yukon Housing Corporation  
Notes to the financial statements  
for the year ended March 31, 2016

**9. 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 \$1.15 (2015 - \$1.28) for every dollar contributed by the employee, and \$6.67 (2015 - \$7.13) for every dollar contributed by the employee for the portion of the employee's salary above \$162 thousand (2015 - \$158 thousand). And, for new employees who are participating in the plan on or after January 1, 2013, the Corporation contributes \$1.11 (2015 - \$1.28) for every dollar contributed by the employee, and \$6.67 (2015 - \$7.13) for every dollar contributed by the employee for the portion of the employee's salary above \$162 thousand (2015 - \$158 thousand). Contributions during the year were as follows:

	2016	2015
	(thousands of dollars)	
Employer's contribution	\$ 685	\$ 696
Employees' contribution	516	466

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.

**10. 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.

	2016	2015
	(thousands of dollars)	
Balance at beginning of year	\$ 21,188	\$ 18,423
Cash advanced during the year	22,356	23,005
Operations and maintenance transfer payment	(6,279)	(7,933)
Capital transfer recovery (payment)	(13,075)	(12,307)
	<u>3,002</u>	<u>2,765</u>
Balance at end of year	<u>\$ 24,190</u>	<u>\$ 21,188</u>

**11. Tangible capital assets**

			2016	2015
			(thousands of dollars)	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land	\$ 4,894	\$ -	4,894	\$ 4,894
Social housing	103,362	34,433	68,929	60,211
Staff housing	18,872	11,620	7,252	7,449
Office building	1,923	1,300	623	659
Other facilities	796	788	8	9
Furnishings and equipment	2,466	854	1,612	1,386
Computer systems	388	388	-	6
(Schedule B)	<u>\$ 132,701</u>	<u>\$ 49,383</u>	<u>\$ 83,318</u>	<u>\$ 74,614</u>

At March 31, 2016, there were construction projects in progress in the amount of \$0 (2015 - \$4,944,000). There was no interest incurred for the construction of tangible capital assets in the current year or previous year.



Yukon Housing Corporation  
Notes to the financial statements  
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In addition, at March 31, 2016, 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.

**12. Expenses by object**

	2016	2015
	(thousands of dollars)	
Personnel	\$ 7,821	\$ 7,787
Materials, supplies and utilities	6,600	8,040
Amortization expenses	2,861	2,711
Transfer payments	2,463	1,233
Other	1,608	1,445
Contract and special services	1,177	1,181
Communication and transportation	497	518
Interest on long-term debt	229	347
	<u>\$ 23,256</u>	<u>\$ 23,262</u>

**13. Financial instruments**

The balances in Cash, Due from Canada Mortgage and Housing Corporation, Accounts receivable, Housing Inventory, Due from the Government of Yukon, Bank indebtedness, Accounts payable and accrued liabilities and Due to the Government of Yukon 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 10) 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, 2016 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:

	2016		2015	
	(thousands of dollars)			
	Carrying	Fair Value	Carrying	Fair Value
Loans receivable				
Mortgages receivable net of allowances	\$ 44,326	\$ 42,373	\$ 42,157	\$ 40,131
Land sales agreements receivable	8,513	9,038	7,278	7,819
	<u>\$ 52,839</u>	<u>\$ 51,411</u>	<u>\$ 49,435</u>	<u>\$ 47,950</u>
Long-term debt				
Mortgages payable to chartered banks and CMHC	\$ 3,296	\$ 2,826	\$ 4,217	\$ 3,626
Loans payable to chartered banks and CMHC	1,214	1,276	2,052	2,177
Loans payable to the Government of Yukon	10,680	6,371	11,146	6,456
Land sales agreements due to the Government of Yukon	9,134	8,594	8,835	8,364
	<u>\$ 24,324</u>	<u>\$ 19,067</u>	<u>\$ 26,250</u>	<u>\$ 20,623</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  
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**14. Related party transactions and balances**

The Corporation is related in terms of common ownership to all Government of Yukon departments, corporations and agencies. In addition to those related party transactions disclosed elsewhere in these financial statements (Notes 6, 7 & 10), the Corporation enters into transactions with related entities in the normal course of business.

(a) Shared services costs

Under the Corporate Services arrangement, which consolidates functions such as finance, systems and administration, policy and communications and human resources services, the Corporation provides corporate services to Yukon Liquor Corporation. During 2016, the Corporation incurred total corporate service costs of \$3,536,000 (2015 - \$3,473,000). The amount charged by the Corporation to Yukon Liquor Corporation for corporate services for the year was \$1,090,000 (2015 - \$1,072,000). Of the amount charged to Yukon Liquor Corporation, \$281,000 (2015 - \$262,000) was receivable at year end.

Subsequent to year end, the shared services agreement was dissolved. Effective July 1, 2016 the Corporation will no longer be sharing these services with Yukon Liquor Corporation.

(b) Other transactions

The value of administrative services provided without charge by the Government of Yukon to the Corporation is estimated in 2016 to be \$25,000 (2015 - \$24,000). The value of territorial agent services provided without charge by the Corporation to the Government of Yukon for 2016 is estimated to be \$53,200 (2015 - \$53,500).

The employees of the Corporation are paid by the Government of Yukon. The Corporation reimbursed the Government for salaries and benefits expenses paid of \$7,712,000 during 2016 (2015 - \$6,828,000).

In 2008, the Corporation entered into an agreement with the Government of Yukon for the care and maintenance of a 48 unit seniors' social housing constructed as part of the Athletes' Village in Whitehorse. The Corporation has assumed responsibility for the facilities operation and maintenance costs. The value of services provided without charge, relating to the use of this building by the Corporation, is estimated in 2016 to be \$502,000 (2015 - \$502,000) based on the Government of Yukon's amortization expense.

During 2016, the Corporation was charged \$410,000 (2015 - \$497,000) by the Government for information technology support services, office rental, office supplies, computer software licensing and vehicle rental services.

During 2016, the Government of Yukon Department of Highways and Public Works managed the construction of the new Whitehorse seniors building with construction costs of \$8,821,000 (2015 - \$2,347,000). At year end the amount payable was \$324,000 (2015 - \$775,000) and is included in Due to Government of Yukon.

(c) Due from the Government of Yukon

	2016	2015
	(thousands of dollars)	
Accounts payable	\$ (1,419)	\$ (1,689)
Accounts receivable	31	110
Amount due from Community Services - Disaster Financial Assistance	2,205	2,205
Net amount Due from the Government of Yukon	<u>\$ 817</u>	<u>\$ 626</u>



Yukon Housing Corporation  
 Notes to the financial statements  
 for the year ended March 31, 2016

**15. Contractual obligations and contingencies**

	2016	2015
	(thousands of dollars)	
Outstanding contractual obligations to complete the funding of mortgages receivable as at end of year	\$ 1,549	\$ 1,757
Outstanding contractual obligations to complete agreements and contract commitments as at end of year	1,559	11,039
Annual subsidies to private social housing organizations	375	384

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 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, 2016 was \$759,000 (2015 - \$839,000). 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.

**16. 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 past four years are as follows:

Year	Amount
2016	\$ -
2015	110,909
2014	-
2013	17,297
2012	-



Yukon Housing Corporation

Schedule of Program Costs, Corporate Services Costs and Administration Expenses  
for the year ended March 31, 2016

Schedule A

	2016	2015
	(thousands of dollars)	
<b>Program costs</b>		
<b>Operations</b>		
Personnel	\$ 4,136	\$ 3,893
Amortization	2,819	2,464
General maintenance	2,924	3,796
Utilities	2,057	2,411
Contributions	1,888	561
Property taxes	960	889
Property rentals	651	443
Building services - in-kind (Note 14(b))	502	502
Subsidies - private social housing organizations	441	461
Garbage collection and janitorial	325	302
Direct lending program administration	227	246
Housing program administration	150	137
Bad debts - housing operations including rental tenants	21	4
Insurance	1	1
	<u>17,102</u>	<u>16,110</u>
<b>Other</b>		
Loans receivable with concessionary terms provision expense	133	210
Write-down of tangible capital assets / Loss on disposal of capital asset	31	60
	<u>164</u>	<u>270</u>
	<u>\$ 17,266</u>	<u>\$ 16,380</u>
<b>Corporate services costs (Note 14 (a))</b>		
Personnel	\$ 3,273	\$ 3,200
Information technology systems and support	204	199
Professional fees	59	74
	<u>\$ 3,536</u>	<u>\$ 3,473</u>
<b>Administration expenses</b>		
Personnel	\$ 412	\$ 641
Rentals - office and equipment	303	417
Travel and transportation	243	217
Communications	240	260
Program promotion	178	169
Professional fees	92	226
Office and sundry	90	173
Boards and committees	51	55
Amortization	42	247
	<u>\$ 1,651</u>	<u>\$ 2,405</u>



Yukon Housing Corporation  
 Schedule of Tangible Capital Assets  
 for the year ended March 31, 2016

Schedule B

	Land	Social Housing	Staff Housing	Office Building	Other Facilities	Furnishings and Equipment	Computer Systems	2016 Total	2015 Total
(thousands of dollars)									
Cost of tangible capital assets, opening <sup>1</sup>	\$ 4,894	\$ 93,105	\$ 18,029	\$ 1,923	\$ 796	\$ 2,106	\$ 388	\$ 121,241	\$ 110,620
Acquisitions <sup>1</sup>	-	11,109	89	-	-	393	-	11,591	11,373
Change in designation	-	(754)	754	-	-	-	-	-	-
Write-downs	-	-	-	-	-	-	-	-	-
Disposals	-	(98)	-	-	-	(33)	-	(131)	(752)
Cost of tangible capital assets, closing <sup>1</sup>	4,894	103,362	18,872	1,923	796	2,466	388	132,701	121,241
Accumulated amortization, opening	-	32,894	10,580	1,264	787	720	382	46,627	44,608
Amortization	-	2,090	587	36	1	141	6	2,861	2,711
Change in designation	-	(453)	453	-	-	-	-	-	-
Disposals	-	(98)	-	-	-	(7)	-	(105)	(692)
Accumulated amortization, closing	-	34,433	11,620	1,300	788	854	388	49,383	46,627
Net book value <sup>1</sup>	<b>\$ 4,894</b>	<b>\$ 68,929</b>	<b>\$ 7,252</b>	<b>\$ 623</b>	<b>\$ 8</b>	<b>\$ 1,612</b>	<b>\$ -</b>	<b>\$ 83,318</b>	<b>\$ 74,614</b>
Construction in progress	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,944

<sup>1</sup> Includes construction in progress





The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This not only helps in tracking expenses but also ensures compliance with tax regulations.

In the second section, the author provides a detailed breakdown of the company's revenue streams. This includes sales from various product lines and services. The data shows a steady increase in revenue over the past year, which is attributed to strategic marketing efforts and product diversification.

The third section focuses on the company's operational costs. It details the expenses related to manufacturing, distribution, and administrative functions. The analysis reveals that while production costs have remained relatively stable, distribution and administrative expenses have seen a slight increase due to inflation and higher operational demands.

Finally, the document concludes with a summary of the overall financial performance. It highlights the company's strong profitability and its ability to manage costs effectively. The author expresses confidence in the company's future growth and suggests areas for further optimization to enhance efficiency and reduce expenses.