



ANNUAL REPORT

FOR THE YEAR ENDED MARCH 31, 2017





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MESSAGE FROM THE CHAIR

As Chair of Yukon Housing Corporation, I am pleased to submit the Corporation's Annual Report for 2016/17. The Annual Report not only articulates the Corporation's activities from April 1, 2016 to March 31, 2017, it also ensures the Corporation remains accountable.

It is a requirement of the *Housing Corporation Act* that the Annual Report include the Corporation's year-end audited financial statements. The Office of the Auditor General's independent review confirms that the statements present fairly the results of its operations and that proper books of account have been kept by the Corporation.

Our current board has only been in place a short time. Since our appointments, we have focused on gaining an understanding of the challenges and opportunities of housing in Yukon to ensure that we are well positioned to make informed decisions that impact the lives and well-being of Yukoners.

2016/17 was the fourth year of Yukon Housing Corporation's five-year Strategic Plan for 2013–2018. In reviewing the accomplishments of Yukon Housing Corporation, significant progress has been made towards meeting the goals and objectives identified in the Strategic Plan.

In 2017/18, we are initiating a new Strategic Planning process which will allow for us to reflect on past accomplishments, gauge the current environment and consider a new vision, mission, values and goals as we address Yukon's housing needs in the future. We intend this planning process to be collaborative and to take into consideration the perspectives and needs of Yukon communities and housing stakeholders.

On behalf of the Board, I would like to acknowledge the efforts of the Corporation's staff towards the realization of the goals and objectives of the Strategic Plan 2013–2018 and in preparing to move forward under direction of the new board and a new Strategic Plan.

Through team work and meaningful collaboration, Yukon Housing Corporation is moving forward under the leadership of President Pamela Hine. I look forward to working with her and Minister Frost to support Yukoners across the housing continuum.

Respectfully submitted,

Nelson Lepine
Yukon Housing Corporation Board Chair



MESSAGE FROM THE PRESIDENT

Housing is a complex and exciting field and Yukon Housing Corporation has been working steadily to create innovative solutions to meet the housing needs of all Yukoners.

This Annual Report provides you with a detailed overview of the work completed by Corporation staff under the direction of the Yukon Housing Corporation Board in 2016/17. Using the Corporation's five-year Strategic Plan, the Annual Operating Plan and the Housing Action Plan for Yukon as our guide, we have worked collaboratively with our housing stakeholders, other departments and federal, municipal and First Nation governments to make these plans reality.

At the heart of our work is our desire to continue measuring, adapting and acting on the changing housing needs of Yukoners. This means our plans must not only reflect individual and societal need, but be flexible enough to change with the circumstances and challenges that are present in today's housing markets.

In the past year, we have worked hard to build our relationships and partnerships with First Nations and Yukon communities. In response to a call from the Ross River Dena Council, we have committed staff resources and housing expertise to assess housing needs, tackle housing challenges and build capacity of the Ross River Dena Council. This past March, we held a First Nation and Municipal housing forum to build these partnerships and discuss housing opportunities within the context of the Housing Action Plan for Yukon.

The Housing Action Plan is based on partnerships and is central to how the Corporation reaches out and works with housing stakeholders across the territory. It is a touchstone for the work we do. Regular Housing Action Plan meetings continue to engage stakeholders and drive housing priorities. Important information has been compiled providing essential data on housing in Yukon to allow for evidence-based decision making. The Housing Action Plan is a

valuable resource as the Corporation begins a new strategic planning process and engages with Canada in the development of a National Housing Strategy.

The Corporation continues to utilize federal funding sources to increase the affordability, adequacy and efficiency of housing in Yukon. Initiatives funded through the Investment in Affordable Housing Agreement and Social Infrastructure Funding have incentivized affordable housing projects in Dawson City and Whitehorse. Working with the Ta'an Kwäch'än Council and the Tr'ondëk Hwëch'in First Nation, the Corporation has been able to enhance Yukon's housing stock and build capacity in our communities.

One of the most significant investments we made this year was in the acquisition of a new information management system. After a rigorous procurement process, Yardi's "Voyager" software was chosen as the best fit and best value to give Yukon Housing Corporation the tools it needs for effective and efficient data management and reporting for all aspects of our operations.

I welcome the new Board of Directors, appointed early in 2017, who bring a wide range of experience, new ideas and new energy to the Corporation. I would also like to acknowledge the hard work and accomplishments of the previous Board of Directors.

Thanks to the hard work of the staff and management of Yukon Housing Corporation, we have many accomplishments to celebrate from 2016/17. The dedication and contributions of staff and management to meeting Yukon's housing needs across the continuum are appreciated. I look forward to further broadening and deepening our impact in 2017/18.

Sincerely,

Pamela Hine
President: Yukon Housing Corporation



INTRODUCTION

This 2016/17 Annual Report for Yukon Housing Corporation (YHC) outlines the progress made toward the goals of 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 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 "Publications" page of the Corporation's website at www.housing.yk.ca.

CORPORATE OVERVIEW

MANDATE – OUR PURPOSE

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 – WHAT WE DO

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 groups to find innovative housing solutions.

VISION – WHERE WE ARE GOING

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 – WHAT WE BELIEVE AND WHAT WE STRIVE FOR

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 stewards, the Board directs and controls the Corporation's affairs in accordance with the *Housing Corporation Act*, the *Housing Development Act*, the *Government Employee Housing Plan Act*, the *Corporate Governance Act*, the *Financial Administration Act* and other applicable legislation and policies. The Board provides oversight in accordance with the legislated objectives and powers vested in the Corporation and guides the Corporation's strategic direction.

BOARD OF DIRECTORS

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.



2017 Board members, from left to right: Nelson Lepine (Chair), Fiona Charbonneau (Deputy Chair), Allyn Lyon, Alex Bouchard and Carl Rumscheidt.

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

- » Judith Pakozdy
- » Skoehoeteen Matthies
- » Donkrison Moore
- » Eileen Wally

CARMACKS

- » Lorraine Graham
- » Beda Trep

DAWSON CITY

- » Lambert Curzon
- » Sandra Hussey
- » Dawn Kisoun
- » Shirley Pennell
- » Bonnie Duffee

FARO

- » Julia Salo
- » Robert Fuller

HAINES JUNCTION

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

MAYO

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

YHC BOARD COMMITTEES

The Finance Audit and Risk Management Committee (FARM) is a committee of the Board. The Committee reviews and makes recommendations on the systems of risk management and internal controls. The Committee ensures that the Corporation's internal controls lead to the production of accurate financial statements and that management has appropriate systems in place to identify and manage risk.

The Governance Committee is a committee of the Board. The Committee ensures that the Corporation develops and implements an effective approach to corporate governance which enables its business affairs to be carried out with the objective of enhancing value to government and the public.

The Appeals Committee is a committee of the Board. The Committee reviews operational decisions and actions to ensure that program policies, guidelines, rules and conditions are applied fairly and decisions made properly. The Committee provides recommendations to the Board when it believes that policies should be reviewed.



ROSS RIVER

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

TESLIN

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

WATSON LAKE

- » Laura Hauser
- » Brenda Leach
- » Ruth Wilkinson
- » Charles Stevens
- » Marguerite Groat

WHITEHORSE

- » Michael Brauer
- » Lois Fraser
- » Betty Irwin
- » Janet Leblanc
- » Audrey Lougheed
- » Richard Reaume
- » Reanna Mohamed

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.



I really enjoy being at the heart of housing in Faro. Everyone knows how unique Faro is and I love serving the people in the town where I grew up. An interesting part of my job as a Community Housing Manager is getting to know the tenants and how best to serve them. In Faro, the community housing office is a hub for information, programs and services beyond just housing!"

– Sarah Bowers, Community Housing Manager (Faro)



YHC ORGANIZATION

YHC's 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 and ensuring accountabilities.

In 2016/17, the Corporation's two main business areas (Operations and Corporate Services) consisted of six branches.



HOUSING OPERATIONS BRANCH

Housing Operations is responsible for the management of all YHC social and staff housing. This branch is currently responsible for managing tenants in 877 social and staff units territory-wide. Housing Operations also manages the YHC Rent Supplement program and Family Allowance program. Through this branch, reception services for the Whitehorse office are administered.

This branch includes Community Housing Managers in nine communities including Carmacks, Carcross, Dawson City, Faro, Haines Junction, Mayo, Ross River, Teslin and Watson Lake. In the communities, our Community Housing Managers manage tenants, manage maintenance of the units and are the first point of contact for the Community Partnering and Lending programs.

Community Housing Managers with YHC offices in Carcross, Carmacks, Ross River and Teslin also provide a one-stop shop for community residents. Some of the services provided through this YHC office are: driver licensing (including scheduling driver tests) and vehicle registration; issuing various types of permits and marriage licenses; validating birth certificates and death certificates; notarizing documents; etc.

COMMUNITY PARTNERING AND LENDING BRANCH

Community Partnering and Lending is responsible for delivering Yukon Housing lending and grant programs and enhancing partnerships with housing stakeholders. This branch is also involved in housing research and training and awareness opportunities that benefit the housing industry and the public.

This branch provides the following programs and services:

- » Loan and grant programs for home ownership and repairs
- » Training and education related to housing technology and building safety
- » Building science research, including energy modeling and electronic monitoring
- » Yukon heat energy costing analysis and communication
- » Publications – guides and handbooks, studies and evaluations, reports
- » Awareness program – radon
- » Financial literacy (HOPE) and self-help builders' course

CAPITAL DEVELOPMENT AND MAINTENANCE BRANCH

Capital Development and Maintenance is responsible for the budgeting, planning and management of all new construction, capital upgrade projects and ongoing maintenance of YHC housing assets. This branch is currently responsible for maintaining 877 social and staff units territory-wide to YHC's conformity standards. This branch also manages YHC's environmental liabilities and remediation projects.

This branch provides the following programs and services:

- » Building maintenance
- » New construction planning and development
- » Capital Asset Management planning
- » Management of environmental liabilities and remediation
- » Technical support to Community Partnering and Lending for various lending programs
- » Management of YHC leased and owned vehicles
- » Works with all other branches to ensure client services are met
- » Annual inspections of all YHC's housing assets

FINANCE, SYSTEMS AND ADMINISTRATION BRANCH

Finance, Systems and Administration consists of the following teams:

- » The finance team is responsible for processing all financial transactions and performing all financial planning, monitoring and reporting on behalf of YHC.
- » The systems team is responsible for responding to the technology needs of staff.
- » The administration team is responsible for contract management, records management, requests under the *Access to Information and Protection of Privacy (ATIPP) Act*, privacy and risk management planning.

This branch provides the following programs and services:

- » Processing financial transactions in accordance with *Financial Administration Act*
- » Preparing annual financial statements and coordinating with the Office of the Auditor General (OAG) to ensure completion of the audit for inclusion in YG public accounts
- » Preparing reports as required by the various Canada Mortgage and Housing Corporation (CMHC) agreements
- » Preparing budget reports for approval by Management Board Secretariat (MBS)
- » Providing financial advice and assistance to senior management and staff to ensure timely and well-informed decisions
- » Providing troubleshooting, support and advice for hardware and software issues
- » Managing the operational service agreement with Community Services
- » Contracting and procurement services
- » Records management services
- » ATIPP advice and support for information requests
- » Enterprise Risk Management
- » Improving processes, procedures and internal control

POLICY AND COMMUNICATIONS BRANCH

Policy and Communications is responsible for ensuring a corporate perspective is accurately and consistently reflected in all areas of business. In order to achieve this, the branch works closely with other staff and management, as well as other government departments and stakeholders.

This branch provides the following programs and services:

POLICY

- » Policy development and analysis
- » Legislative/regulatory development
- » Corporate planning
- » Program evaluation
- » Legislative session monitoring and support

COMMUNICATIONS

- » Communication strategies/plans
- » Media liaison
- » Program promotion/advertising
- » Media monitoring
- » News releases
- » Website management

HUMAN RESOURCES BRANCH

Human Resources is responsible for providing both a transactional and strategic client service to all staff of YHC.

This branch provides the following services:

- » Recruitment and selection
- » Labour relations
- » Disability management
- » Pay and Benefits administration
- » Training and development
- » HR planning and reporting



REPORT ON PROGRESS

How we measure progress:

In 2013, Yukon Housing Corporation's Strategic Plan for 2013–2018 was adopted. This Strategic Plan provided a means for the Corporation to measure its performance.

GOAL 1

Facilitate access to more attainable and sustainable home ownership 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.

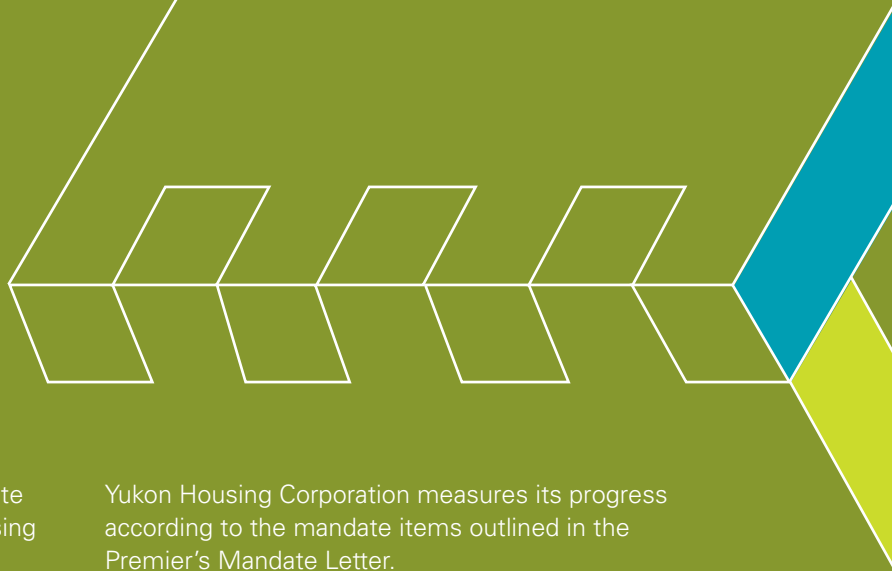
GOAL 4

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 or enhanced 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 16–41 of the Annual Report.



In January 2017, Premier Silver provided a Mandate Letter to the Minister responsible for Yukon Housing Corporation, with the following “key goals”:

- » Work with Cabinet colleagues, the Yukon Housing Corporation Board, First Nations and community partners to implement the Housing Action Plan in support of safe, adequate housing that meets the needs of families and individuals, particularly vulnerable populations.
- » Work with Health and Social Services to increase housing for vulnerable populations using a Housing First model.
- » Increase affordable housing options across the territory, including:
 - » Make effective use of federal funding to support housing.
 - » Increase housing for vulnerable populations using a Housing First Model.
- » Work with the Ministers of Community Services and Education and the Minister responsible for the Public Service Commission to initiate a new approach to staff and social housing through collaboration with the private sector on models that promote economic growth in communities.
- » Work with Yukoners to create solutions to promote aging in place.

Yukon Housing Corporation measures its progress according to the mandate items outlined in the Premier’s Mandate Letter.

The reporting cycle of the Annual Report is based on the Government of Yukon fiscal year. Therefore, the Mandate Letter activities reported on in the 2016/17 Annual Report will reflect both new and old government priorities.



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.

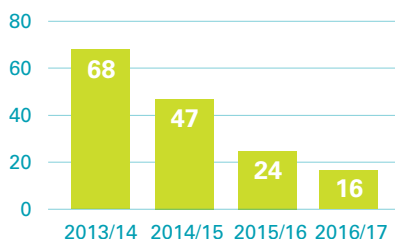
REDESIGNED LOAN PROGRAMS

 Based on recommendations identified in a loan program review conducted in 2014, the Corporation redesigned and enhanced its existing loan programs to homeowners or would-be homeowners and launched a new suite of programs to support attainable and sustainable home ownership in Yukon.

In addition to reallocating the funding for the redesigned loan programs, Yukon Housing Corporation designed and delivered a communications campaign to increase awareness and uptake of the loan programs.



NUMBER OF HOME REPAIR LOANS



Downward trend in applications for home repair loans over the past three 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 2016/17, the Corporation designed a communications campaign aimed at increasing awareness of its programs.



I can't thank the folks at Yukon Housing enough. Without their financial and technical assistance, I simply wouldn't have been able to build my house in Haines Junction. The Owner Build program basically relieves the financial strain of house construction and allows you to concentrate on the project itself.

— Matt Garnett



FIRST MORTGAGE LOAN

- » Financing for bank-ineligible first-time homebuyers to purchase an existing home
- » Must prove bank ineligibility
- » Opportunities to combine with Home Repair Loan and Rental Suite/Secondary Suite Loan programs

OWNER BUILD LOAN

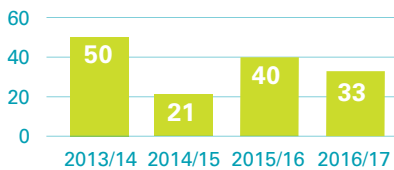
- » Financing for bank ineligible first-time homeowners to build a new home
- » Must prove bank ineligibility
- » Interest-only payments during construction

DOWN PAYMENT ASSISTANCE PROGRAM

- » For first-time home buyers who need a low interest loan to help with a down payment on a home
- » Eligibility capped at Statistics Canada median income



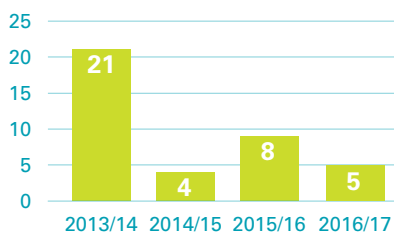
NUMBER OF HOUSEHOLDS THAT ACCESSED HOME OWNERSHIP LENDING PROGRAMS



Decrease in the number of households that accessed home ownership lending programs. A significant backlog of individuals who had the income and capacity to maintain home ownership were moved further along the housing continuum. The Corporation anticipates that applications to home ownership programs will rise as rental vacancies and interest rates remain low.



POTENTIAL NUMBER OF SOCIAL HOUSING-ELIGIBLE CLIENTS ACCESSING HOME OWNERSHIP PROGRAMS



Social housing-eligible individuals who take advantage of home ownership programs decreased slightly in 2016/17. This decrease may indicate that the need for down payment assistance has been significantly reduced. For the purposes of this performance measure, clients who did not apply for social housing, but whose income is less than \$61,500 (the income threshold for a 3-bedroom social housing unit in Whitehorse) were deemed to be "social housing-eligible" but other factors that impact eligibility for social housing were not considered.



HOME REPAIR LOAN

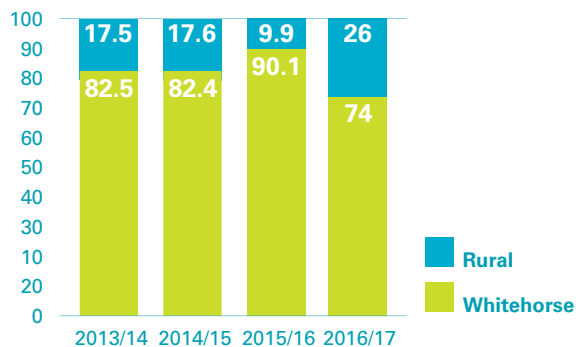
- » Financing to address building components in need of repair, energy efficiency upgrades, overcrowding and accessibility issues
- » Subsidy and forgivable programs such as the Emergency Home Repair program for eligible lower income clients

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



PERCENTAGE OF LENDING PROGRAM APPLICATIONS



In 2016/17, rural applications for the loans programs increased 16%. This is the highest percentage of rural uptake in lending programs in the past three years. The increase may be attributable to the Corporation's continued outreach and marketing to Yukon communities. In 2016/17, the Corporation designed a communications campaign aimed at increasing further awareness of its programs.



FROM SOCIAL HOUSING TO HOME OWNERSHIP

Charles Brunner and his wife moved into a Yukon Housing Corporation social housing unit in Dawson City in November 2015, when they were expecting their first child. At the time, Charles was working seasonally in carpentry. His wife, Ruth, who had recently immigrated from Bangladesh, was still waiting on a Canadian work permit before she could get a job. Based on their combined household income, the couple qualified for Yukon Housing Corporation's Social Housing Program.

"We got a call back within a week of applying for social housing," said Charles. "The quality of the housing was excellent—all the appliances worked and if there was a maintenance issue, like a problem with the plumbing, they responded immediately. It really was a blessing to be able to live in a clean, affordable apartment with running water, given Ruth was pregnant."

Social housing provided Charles and Ruth with the security and stability they needed not just to survive, but to thrive and build a future for their family. Shortly after moving into social housing, they experienced several significant—and positive—life changes. Their son was born five months into their tenancy and both Charles and Ruth were eventually able to secure full-time work. Charles works as a financial administration assistant for the City of Dawson and Ruth works as a pharmacy assistant at the Dawson hospital.

"Because social housing rent is assessed on an annual basis, our rent didn't increase immediately, and so we were able to start saving up a down payment for a house," said Charles. "This helped us to transition out of social housing into home ownership. Otherwise it wouldn't have been possible to save for a down payment, given the high cost of rent in Dawson."

Charles and Ruth lived in social housing from November 2015 to April 2017. They now own a home at Henderson's Corner, 15 minutes outside of Dawson City. Henderson's Corner is the subdivision where Charles Brunner grew up—his parents still live there. In addition to Charles and Ruth's day jobs, this enterprising couple sells meat and eggs from their 150+ chickens and ducks. Next year, they are planning to branch out into pig farming. Their son, Ernest, is a lively, joyful two-year-old who loves to answer the phone.

And beyond celebrating their success in providing for their family and moving along the housing continuum from social housing to home ownership, it looks like Charles and Ruth may, in turn, be doing their bit to increase housing availability in the Dawson area.

"We are renovating an old residence on the property and hope to rent it next year," said Charles.

Yukon Housing Corporation is pleased to be able to provide the support that Charles and Ruth needed and the Corporation continues to work to provide the kinds of programs and services that meet the housing needs of all Yukoners.





92 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.

NORTHERN HOUSING TRUST GRANT PROGRAMS



YHC created the following suite of grant programs by utilizing Northern Housing Trust funding:

MUNICIPAL MATCHING RENTAL CONSTRUCTION PROGRAM

The Corporation partnered 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 \$1.3 million was advanced for projects in 2016/17 which helped Yukon communities realize 45 municipal matching construction projects.

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 \$807 thousand was advanced for 45 approved projects in 2016/17.

ACCESSIBILITY ENHANCEMENT GRANT

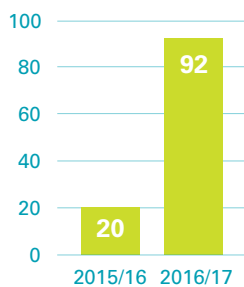
The Accessibility Enhancement program offered grants to homeowners and landlords for improving the accessibility of homes and rental units for individuals with mobility challenges. Under this program, a total of \$317 thousand was advanced for 22 projects in 2016/17. These projects have included stair lifts, ramps and bathroom modifications such as grab bars. The program response has been very positive. Many clients have provided feedback about how their quality of life has improved and for seniors, how this has enabled individuals to age in place much longer than without these modifications.



45 rent quality grants were approved in 2016/17 to make enhancements on 71 rental units.



NUMBER OF ATTAINABLE HOUSING UNITS APPROVED FOR DEVELOPMENT



In 2016/17, the Corporation saw significant uptake in the Municipal Matching Rental Construction Program. Through ongoing community-based awareness levels, and the completion of successful projects, the Corporation has increased awareness about the Municipal Matching Rental Construction Program. The Corporation anticipates more gradual but steady increases to applications under this program, as housing stock in communities age and municipalities take advantage of this program to create attainable housing for residents.

INVESTMENT IN AFFORDABLE HOUSING AND SOCIAL INFRASTRUCTURE FUNDING

 In July 2014, the Corporation signed the Investment in Affordable Housing Agreement with Canada Mortgage and Housing Corporation for investments in affordable housing providing an investment of nearly \$8 million over five years. These funds target Yukoners in housing need, including seniors, persons with disabilities and low-income families. The funding agreement also helps the Corporation 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. In 2016, the Corporation signed an addendum to the Investment in Affordable Housing Agreement, under Canada's Social Infrastructure Funding.


In 2016/17, the following projects were completed using funding under the Investment in Affordable Housing Agreement and Social Infrastructure Funding to benefit YHC's housing stock:

- » Carcross – Two exterior retrofits completed
- » Watson Lake – Converting a single family dwelling to duplex reducing YHC's social housing waitlists
- » Whitehorse – Single family dwelling to duplex conversion, Closeleigh Manor fire panel replacement, seven duplexes and four single family dwellings converted from oil to electric heat to reduce carbon footprint and reduce environmental liabilities



Retrofits of 23 housing units were completed this fiscal year.

HABITAT FOR HUMANITY

 In order to explore fiscally responsible options to assist Yukoners who are in social housing to own their own homes, the Corporation reviewed its partnership with Habitat for Humanity in preparation of the expiry of the current operating agreement. The Corporation and Habitat for Humanity worked together to develop a framework for an ongoing, sustainable partnership.

Under the new framework, Habitat for Humanity has been allocated a \$500,000 contribution through the Investment in Affordable Housing Agreement to enable the development of two 4-plexes for eight low-income families in Whitehorse.



GOAL TWO

SUPPORT INITIATIVES TO INCREASE THE AVAILABILITY AND AFFORDABILITY OF RENTAL ACCOMMODATION IN YUKON

SOCIAL HOUSING PROGRAM

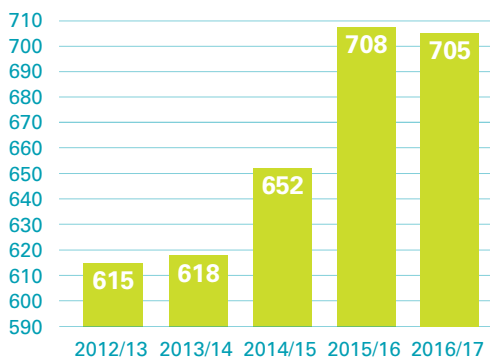


A significant portion of Yukon Housing Corporation resources are directed towards social housing for Yukoners. The Corporation's social housing program is a rent-geared-to-income program

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 includes over 700 units and operates in 14 Yukon communities.



SOCIAL HOUSING PROGRAM UNITS



In 2016/17, some social housing units were converted to staff housing units. This internal realignment of the Corporation's housing portfolio generated a small decline in the number of housing units, and was done to accommodate critical staff housing needs in communities where there was a surplus in social housing units.



Over the past two years over 98% of contracts have been awarded to Yukon businesses. Of 363 contracts issued, 359 went to Yukon businesses.



Social housing workloads are significant in relation to:

CLIENT INTAKE

The Corporation has streamlined the social housing intake process by assessing social housing applications on a weekly rather than a monthly basis. Weekly assessment of social housing applications ensures the applicant with the most critical housing need will be prioritized for a tenancy in the next available unit. The ranking of approved social housing applicants on the waitlist is reassessed weekly to ensure speedy placement of individuals with the most critical housing need.

Once a Social Housing Coordinator has provided an assessment on a file, that file is peer-reviewed by a second Social Housing Coordinator before it is finally signed off by the Housing Operations Manager. This triple check on each application, whether or not the individual is approved for social housing, ensures fairness and transparency in the application and allocation process.

CLIENT CARE



A cornerstone of the Corporation's client care is the support provided by Social Housing Coordinators. These staff not only assess applications and provide units to those applicants most in need, they also play a day-to-day role in ensuring tenants are receiving the support they need to maintain a successful tenancy. The Corporation endeavors to better serve tenants as a whole, but specifically to support tenants in its housing who need more assistance.

The Corporation's focus in client care is to ensure tenants can live independently and connecting tenants to supports as needed. To this end, the Corporation is funding a two-year Housing Navigator position through the Yukon Anti-Poverty Coalition to help tenants find and navigate the programs and services available that will help them achieve independent living in social housing and beyond.



RENT ASSESSMENT AND COLLECTION

Yukon Housing Corporation currently assesses social housing rent based on each tenant's Notice of Assessment provided by Canada Revenue Agency. This annual rent assessment framework has built-in flexibility to reassess tenant rent if their income decreases by more than 20%. Under such circumstances, a tenant's rent would be calculated on a month-to-month basis until their income increases to previous assessment levels.

INSPECTIONS

The Corporation performs different kinds of inspections in its staff and social housing units.

Move-in inspections help Corporation staff determine existing wear and tear on each unit at the beginning of each tenancy.

Move-out inspections occur when a tenant or the Corporation ends the tenancy agreements. These inspections provide staff with an opportunity to bring units up to date, ensure that the unit meets current residential tenancy requirements and determine any tenant damages to the unit that exceed normal wear and tear.

The Corporation also performs annual inspections of all social and staff units. Annual inspections allow staff to determine an appropriate maintenance schedule for each unit and help the Corporation budget accordingly.

Periodic inspections to help Corporation staff support vulnerable individuals in successful tenancies. Such inspections are performed on an ad hoc basis and provide an opportunity to gauge how current supports for vulnerable tenants are working and to revise the support plan as needed. Periodic inspections help staff provide proactive client care and help maintain the integrity of housing units.

Energy audit inspections of units allow staff to plan for a retrofit based on building envelope deficiencies. These inspections leverage energy efficiency funding available through the Investment in Affordable Housing and Social Infrastructure Funding. Resulting energy efficiency retrofits benefit tenants in staff housing and reduce the Corporation's operating costs in social housing.

NEW CONSTRUCTION

In September 2016, a contract for the construction of a staff housing 6-plex in Ross River was awarded. The project is currently underway and, when completed, will help to alleviate shortages in staff housing in Ross River. The Corporation anticipates that the new staff housing units in Ross River will be ready for tenancies in December 2017.




Before I came to Yukon Housing Corporation, I taught social sciences at the post-secondary level. From a social sciences perspective, equality for individuals is impossible if people cannot find housing that is reasonably priced and in good shape. I found teaching very rewarding but there is something especially rewarding about actually working in the area of housing. Every day I help people achieve positive outcomes in their lives and greater equality with others through the provision of shelter. For that reason as well as others, I really enjoy my work. I love being busy and doing something so worthwhile. And between tenants and colleagues, I have met some absolutely amazing people.

— Wendy Wilson, Dawson Housing Manager



BUILDING MAINTENANCE

 Based on a maintenance budget of \$2.8 million dollars, Corporation staff performed repairs, upgrades and improvements on 877 staff and social housing units throughout the territory to provide safe, healthy and affordable housing for Yukoners.

The Corporation also replaced 56 oil tanks servicing staff and social housing units. These oil tank replacements reduced the Corporation's liability risk due to failing oil tanks.


RETROFITS AND CONVERSIONS

Corporation staff completed 23 retrofits using resources from the Investment in Affordable Housing, Social Infrastructure Funding and existing capital budgets for staff and social housing.

In Watson Lake, one single-family, detached, social housing unit was converted into a duplex. This conversion increased social housing in Watson Lake helping to reduce waiting lists and over-housing.

In Whitehorse, the fire panel at Closeleigh Manor was replaced as part of the Corporation's ongoing work to ensure the health and safety of all tenants.

TERRITORIAL AGENT SERVICES

 In several rural Yukon communities, the Corporation offers residents access to Territorial Agent services. In the communities of Teslin, Carmacks, Carcross and Ross River, residents can access Territorial Agent services through their local Community Housing Office. The Housing Managers in these communities can:

- » Post job notices and distribute applications for employment with the Yukon government
- » Process Motor Vehicle registrations and renewals
- » Process Operator (Driver) License applications and renewals and arrange Driver Examiner visits
- » Receive Property Tax payments due to the Yukon government (Carcross and Ross River only)
- » Receive Water Services payments due to the Yukon government (Carcross and Ross River)
- » Issue Resident Campground permits
- » Distribute and process applications for Notary Public License, Trade Names and Lottery Permits
- » Distribute Societies Act information and receive related applications
- » Issue Marriage Licenses
- » Validate true copies of Birth Certificates and Death Certificates
- » Post notices of Yukon government-issued Tender Packages and Addenda
- » Distribute Community Development Fund program brochures and receive Community Development Fund and other funding/loan applications



- » Receive fine payments and child maintenance payments and distribute Maintenance Enforcement information and applications on behalf of Court Services, Yukon government
- » Notarize documents
- » Receive License Fees for Consumer Services, Yukon government

STAFF HOUSING

The Corporation continues its work to meet the staff housing needs of Yukon communities.

To alleviate critical shortages of staff housing in Ross River, a new staff housing multi-residential unit was tendered for construction and is currently underway. This staff housing development will replace the current staff housing in Ross River and will enhance the recruitment and retention of critical Yukon government staff. The Ross River staff housing units are scheduled for completion in December 2017.

RENTAL HOUSING ALLOWANCES FOR FAMILIES

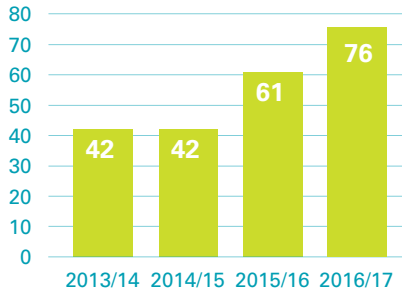
The Rental Housing Allowances for Families program is a rent subsidy targeted to help families with children afford private market rental housing by offering direct rental housing allowances. The program was targeted to households in core housing need (who pay more than 30 per cent of their income toward shelter costs) and was income-tested. There was a total of \$1 million in new funding allocated over four years (2015–2019). Allowances were provided to 24 families in 2016/17 totaling \$100,000.

RENT SUPPLEMENT ENHANCEMENT

The Rent Supplement Enhancement program is for social housing-eligible clients. It matches low income tenants with participating landlords. The rent supplement 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 provide a total of \$1 million in new funding over four years (2015–2019). As of March 2017, Yukon Housing Corporation provided 59 rent supplements in Whitehorse and seven in the communities.



NUMBER OF HOUSEHOLDS HELPED BY RENT SUPPLEMENT PROGRAM



The past two years of data indicate a significant increase in the number of households helped by the Rent Supplement Program—an increase which continued in 2016/17. The success of this program has three main impacts: it provides much needed relief for individuals and families who find market rent unaffordable, it decreases the demand for YHC social housing units and it supports the private rental market. New funding available through the investment in Affordable Housing Agreement enabled the Corporation to extend the Rent Supplement Program in Yukon communities, which also likely increased the Rent Supplement Program uptake in 2016/17.

CONTRIBUTION AGREEMENTS SUPPORTING AVAILABILITY AND AFFORDABILITY OF RENTAL HOUSING

In order to support the availability and affordability of rental housing throughout the territory, the Corporation entered into unique partnerships—two in Whitehorse and one in Dawson City.

In April 2016, the Ta’an Kwäch’än Council, Da Daghay Development Corporation and the Government of Yukon, in partnership with the Government of Canada, unveiled the designs for River Bend, a 42-unit affordable housing development in the Whistle Bend area of Whitehorse. The development will consist of three low-maintenance, SuperGreen, high efficiency buildings, surrounded by green space. Each building will contain 14 units ranging in size from one to three bedrooms. The partnership will provide opportunities to Ta’an Kwäch’än citizens and Yukoners through employment and business by way of capacity development and skill transfer. An emphasis will be placed on Ta’an Kwäch’än youth mentorship. Moreover, 30 of the tenants to occupy the units will be selected from YHC’s current social housing waitlist.

In 2016/17, the Corporation also entered into an agreement with 360° Design Build. 360° Design Build is a Yukon-based design, construction and development company and a key residential developer in downtown Whitehorse. 360° Design Build will construct new, affordable rental housing in Whitehorse. The four-story building at 305 Lambert Street will consist of furnished one-bedroom apartments. Ten of the 14 units will be allocated for affordable housing tenants.

Also in 2016/17, the Corporation entered into an agreement with the Klondike Development Corporation to increase the supply of affordable rental housing in Dawson City. Through this \$900,000 agreement, eight units of affordable housing will help to alleviate housing pressures. The new development is a two-storey building that includes six one-bedroom units of approximately 480 square feet in size and two two-bedroom units of approximately 600 square feet in size.



FREED FROM MOBILITY BARRIERS

When 74-year-old Diane Freed lived in Dawson City in the 80s, she played a pivotal role in the opening of the Dawson City women’s shelter. Life’s adventures took Diane outside the territory, but she eventually found her way back to Dawson City a few years ago. Family tragedy and a desire for the simple life drew her back. Diane took up residence in an off-grid cabin she owned on the Old Dome Road.

“It’s really the most beautiful spot in Dawson City,” said Diane. “But I soon found that, due to my age and mobility issues, living in my dream cabin presented some significant safety issues. Besides the fact that there was no sewer or connection to the electrical grid, I had to chop and carry my own wood for heat. Also, my arthritis was making it more and more difficult to climb the ladder to my bed in the loft.”

These challenges were exacerbated by the fact that winter was coming and there would be snow to shovel and more walking required on uneven, slippery surfaces.

Diane looked into options to renovate the cabin so that she could “age in place,” but the cost was prohibitive and the construction window was closing fast with winter’s approach. Facing the reality that her current living situation wasn’t safe due to her mobility issues, Diane turned to the Yukon Housing Corporation for help.

Under its Seniors Medical Accommodation Policy, the Corporation can accommodate seniors whose living situation presents a significant impact on their health (in Diane’s case, her mobility issues made living in her cabin unsafe). The policy is geared to help seniors who must relocate from their primary residence based on health or medical needs that

cannot be accommodated by available housing in the private market.

Despite Diane’s yearning for the peaceful, solitude of her cabin, she found moving into social housing a very positive experience.

“I love my new place,” said Diane. “It’s friendly but private, and for the most part, very quiet. The lights come on in the hallway only when you need them and I can control the heat in every room! The most important thing is that I have a safe place to live now.”

Yukon Housing Corporation supports people like Diane in their journey along the housing continuum. And like Diane, who so many years ago worked to provide essential shelter in critical situations, the Corporation takes pride in pioneering responsive, healthy and safe housing for all Yukoners.





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

ROSS RIVER DENE COUNCIL

Beginning in January 2017, Yukon Housing Corporation has worked with Ross River Dene Council to help build capacity for maintaining and operating their housing program. Capital Development and Maintenance staff have met with housing staff at Ross River Dene Council to develop checklists for maintenance and annual inspections.

The Corporation is committed to continue working with the Council on solutions to housing issues in Ross River. Corporation staff continue to provide support on contracting and tendering and any other guidance required to build their housing capacity.

HOUSING ACTION PLAN

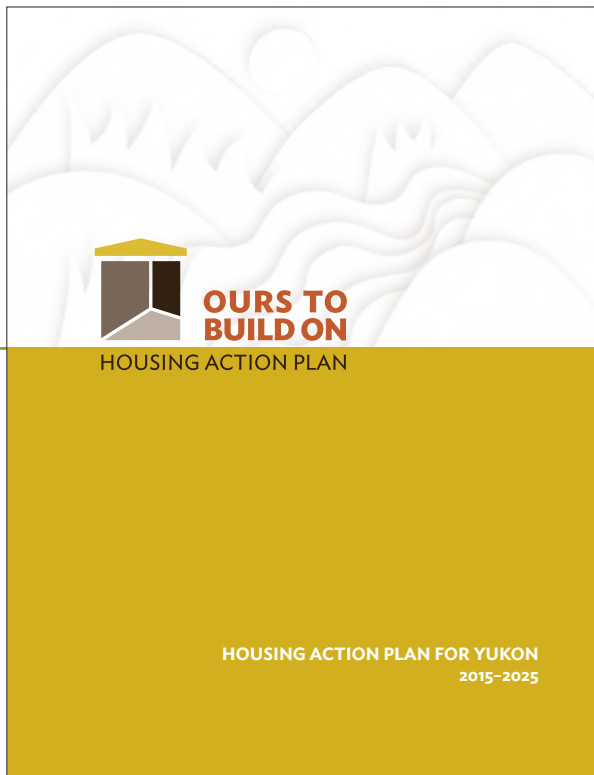


Work implementing the Housing Action Plan continued in 2016/17. A contract was issued to collect data specific to housing needs, providing important baseline data. Regular Housing Action Plan sub-committee meetings continue, Housing Forums were held in June 2016 and March 2017 and stakeholders are working towards implementing a one-stop-shop housing portal.

The Housing Action Plan progress report identifies the following accomplishments for the first two years of implementation:



The plan and information about implementation can be found at www.housingactionplan.ca



PILLAR 1: HOUSING WITH SERVICES

- » Whitehorse's first Point-in-Time Homeless Count was held.
- » A temporary cold weather emergency shelter was opened in downtown Whitehorse.
- » The new Sarah Steele Alcohol and Drug Services building was opened.
- » Government of Yukon's supportive housing facilities were expanded to support 30 additional clients.
- » There are now ten Housing Navigators offering housing support services in Yukon.
- » Kaushee's Place, a women's transition home in Whitehorse, was approved for \$160,000 under YHC's Victims of Violence Program.
- » HSS increased the home care budget for individuals requiring care in their homes by \$244,000.
- » **Forward Together**, a Yukon mental wellness strategy was released.
- » **Safe At Home**, an action plan to end homelessness in Whitehorse, is nearly complete.

PILLAR 2: RENTAL HOUSING

- » The City of Whitehorse's Development Incentives Policy supported 114 new secondary suites.
- » YHC introduced a number of new grant and loan programs to incentivize the construction of rental housing.
- » YHC approved \$2.8 million in funding for the development of 78 new units of affordable rental housing in Dawson City and Whitehorse.
- » The new *Residential Landlord and Tenant Act* was proclaimed and the Residential Tenancies Office was established along with a public education campaign to educate landlords and tenants about their rights and responsibilities.

- » YHC began building a \$3 million new staff housing residence in Ross River.
- » YHC increased the number of social housing units in Carmacks and Watson Lake.
- » YHC undertook renovations to social housing buildings in Haines Junction and Whitehorse.
- » Course materials were developed and a Tenant Wisdom course was offered by Blood Ties Four Directions.

PILLAR 3: HOME OWNERSHIP

- » 30 new residential lots were made available in rural Yukon through the Rural Land Development unit.
- » Habitat for Humanity completed a two-unit affordable home ownership project in Whitehorse.
- » YHC introduced a number of new grant and loan programs to assist Yukon home owners.
- » YHC redesigned its existing loans programs with more progressive terms and opportunities for first time home buyers.
- » New land was made available through development of the Whistle Bend subdivision.
- » Amendments to KDFN's Self-Government Agreement were approved, this will eventually allow KDFN to register leases on settlement land.



- » The new *Land Titles Act* was proclaimed, allowing First Nation Settlement Land to be registered in the Land Titles Office.
- » The Contractors' Breakfast program was enhanced and materials made available to the public.
- » The Seriously Simple carbon monoxide awareness campaign was completed.
- » A public awareness campaign about radon in the home was established.
- » Yukon Science Institute offered an introductory workshop on building science for homeowners.

TRADE SHOWS

In 2016/17, Corporation staff participated in both the Lions' Trade Show and the Yukon government-wide Reverse Trade Show. The Lions' Trade Show provided an opportunity to increase public awareness about

Yukon Housing Corporation programs and services, as well as to increase awareness about risks and mitigation of radon and carbon monoxide. The Reverse Trade show provided an opportunity for Yukon contractors to approach Yukon Housing Corporation and Yukon government departments to share information on available products and services that government may procure as part of its service to the public.

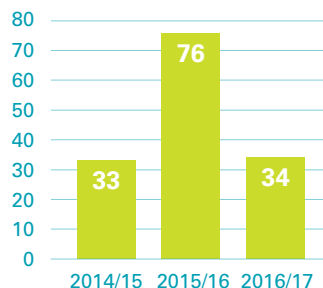
CONTRACTORS' BREAKFASTS

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 numerous Contractors' Breakfasts in 2016/17.

Contractors' Breakfasts are training and networking opportunities held with local builders, designers, developers and realtors to provide training for industry



YUKONERS WHO COMPLETED A YHC EDUCATION PROGRAM



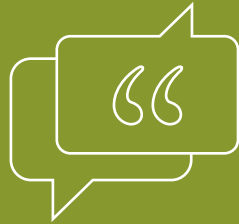
There was a decrease in the number of Yukoners who completed a Yukon Housing Corporation education program in 2016/17. The Corporation shifted delivery of the Tenant Wisdom Program by engaging Blood Ties Four Directions as the new provider. In transferring the Program to Blood Ties Four Directions, the Corporation increased engagement of a housing stakeholder and freed up staff time to direct to other priority programs. The development, launch and hand-off of the Tenant Wisdom Program was a success.



“The Contractors’ Breakfast program was very useful for gathering new and innovative information of all kinds. The sessions were a good source for networking and a good place to ask and get answers to many questions. The turnout at these sessions was always very good and the number of attendees has kept growing from year to year. I have only heard positive feedback about these sessions... the team at YHC should be commended for their excellent work at setting these sessions up.”

— Stan Dueck, Chief Building/Plumbing Inspector, Yukon government





Seniors' housing is an important issue with the increasing average age of Canadians. The Accessibility Advisory Committee does good work keeping Yukoners in their own homes. The funding has helped a lot of people, by providing ramps and guardrails for accessibility, stay in their homes even if they have mobility issues.

— Frank Bachmier, Yukon Council on Aging

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 help 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 2016/17, the Corporation hosted eight Contractors' Breakfasts from January to March attended by 380 individuals. Over the last four years, a total of 30 Contractors' Breakfasts have been held, reaching approximately 1,140 attendees.





A total of 1,250 long-term test kits were purchased and distributed, allowing a large amount of new information to be gathered.

HOME BUILDERS' SELF-HELP COURSE

In 2016/17, individuals new to the process of building a home were invited to take part in the self-help course that was offered by Yukon Housing Corporation in January. The course has been a popular annual event since its launch in the early 1990s. Over 800 people have attended the self-help course since its inception. In 2016/17, discussions began with Yukon College to determine future delivery models for the Home Builders' Self-Help Course.

RADON TRAINING AND AWARENESS

In 2016/17, 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 completed due to the awareness campaign allowed the Corporation to collect a large amount of new information on radon levels throughout Yukon. A total of 1,250 long-term test kits were purchased and distributed. 200 test kits were distributed in four communities outside Whitehorse.

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?

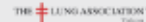
Radon gas can break down into radioactive particles that can be inhaled and increase your risk of lung cancer. Your risk of cancer depends on several factors: the level of radon in your home, how long you are exposed and whether you smoke (exposure to radon and tobacco use together can significantly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

WHAT CAN I DO ABOUT RADON?

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



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



In addition to the radon awareness campaign, the Corporation facilitated a training workshop 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 helped certify 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 continue to 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 or contact your local Yukon Housing Corporation office.



PAN-NORTHERN PARTNERSHIPS/ NATIONAL HOUSING STRATEGY

The Corporation, on behalf of the Yukon government, has been fully engaged in the development of a pan-northern housing partnership with the Northwest Territories and Nunavut. The Corporation has worked with these territorial governments to facilitate dialogue with the federal government on a new approach for northern housing. Pan-northern partnerships are an important tool giving a strong voice to Canada's territories and have been crucial during the development of the National Housing Strategy, led by Canada Mortgage and Housing Corporation.

Throughout 2016/17, Corporation staff and management continuously participated in National Housing Strategy working groups and bi-lateral meetings with Canada Mortgage and Housing Corporation. The Corporation also ensured Yukoners had opportunities to provide input into the development of the strategy, including facilitating a National Housing Strategy stakeholder consultation in Whitehorse in August 2016. The Corporation also worked collaboratively with other jurisdictions to develop principles, objectives and positions, as well as contribute to the development of a multilateral framework for implementing the National Housing Strategy.

Yukon Housing Corporation has engaged with Indigenous and Northern Affairs Canada as part of the POLAR research initiative to plan for a northern housing conference in 2018 in Yellowknife. Representatives from the Corporation now sit on the working groups in support of this planning.

INTERDEPARTMENTAL COORDINATION AND INTEGRATION OF PROGRAMS AND SERVICES



In 2016/17, the Corporation worked to enhance coordination and integration of programs and services between government departments as well as other government partners and NGOs to support self-reliance and supportive living options.

The Corporation continued to participate in the Joint Housing Steering Committee with Health and Social Services. This committee brings together Corporation staff as well as Health and Social Services staff to explore options to improve housing with supports.

The Corporation also supported Highways and Public Works in creating a functional plan for the Vimy Heritage Housing Society for housing with services for seniors in Whitehorse.



UNITED WAY BREAKFAST

Corporation staff worked with Energy, Mines and Resources and Yukon Liquor Corporation to host the annual United Way Breakfast in 2016. The United Way Breakfast theme was “Every Day Super Heroes”.

There were both tangible and intangible benefits of the event. The event raised almost \$30,000 for the United Way, an all-time record for the event. There was a very high participation level from the public and the event raised awareness of United Way programs and kicked off their October fundraising campaign.

The planning team benefited from networking between departments, teamwork, collaboration, creativity and experience on a project that directly benefits the community.

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.

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. The Committee is co-chaired by the Executive Director of Challenge and YHC’s Vice-President of Operations.

Over two years (2015/16 and 2016/17), \$400,000 per year was designated for Accessibility Enhancement Grants. The Accessibility Committee reviewed Accessibility Enhancement Grant applications and provided recommendations to the Corporation.



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

CAPITAL ASSET MANAGEMENT PLAN

In 2016/17, the Corporation continued to refine its Capital Asset Management Plan. The Capital Asset Management Plan is a living document that:

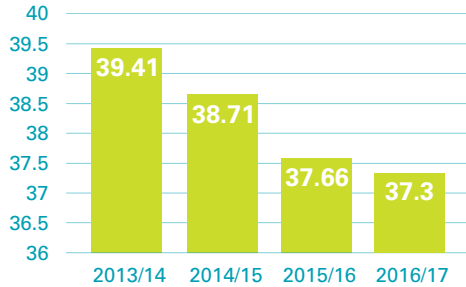
- » Informs future investments to expand and maintain social and staff housing
- » Ensures Corporation units continue to be safe, efficient and accessible

- » Forms the basis for the Preventative Maintenance Plan
- » Informs decisions that impact the longevity of Corporation assets

In 2016/17, the Capital Asset Management Plan guided the conversion of two single detached social housing units into duplexes. Such conversions provide additional housing for Yukoners in need and reduce over-housing in Yukon communities.



ADMINISTRATIVE COSTS AS % OF PROGRAM DELIVERY VALUE



Administrative costs as a percentage of program delivery have gradually decreased. This decrease is a reflection on the responsiveness and effectiveness of internal controls, staff vacancies and increased efficiencies in contract administration. Yukon Housing Corporation strives to keep administrative costs low in order to maximize resources that can provide safe, healthy and affordable housing to Yukoners.



INTEGRATED HOUSING STRATEGY

In 2010, the Office of the Auditor General conducted a review of Yukon Housing Corporation and recommended more informed, evidence-based, corporate decision making. The Auditor's report identified the need for the Corporation to take a more strategic approach that included understanding the comparative need for housing across the territory before initiating new projects or programs. In fall 2016, an Integrated Housing Strategy committee was initiated to develop the strategy consisting of representatives from all Corporation branches.

The purpose of the Integrated Housing Strategy committee is to support an empirical approach to decision making. This is being achieved through on-going data collection. The Corporation's Capital Asset Management data will also be integrated into the strategy.

MAPPING ORGANIZATIONAL STRUCTURE

In 2016/17, Yukon Housing Corporation conducted a procurement process and subsequently selected an Information Management System provided by Yardi Systems known as "Voyager". Work on this new information system is underway and will provide comprehensive management and reporting capabilities for the Corporation's client and tenant data. The Corporation anticipates significant efficiencies in program administration and asset protection, once the new system is in place.



PROGRAM AND SERVICE AWARENESS

In collaboration with the Yukon Bureau of Statistics, the Corporation developed and delivered an awareness survey to provide the Corporation with public awareness data on YHC’s programs and services. Observations from the survey indicate that:

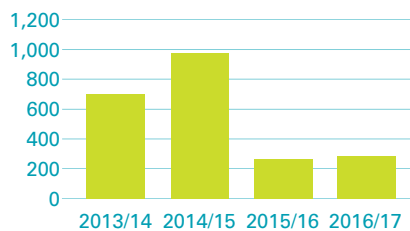
- » 93% of Yukon residents have heard of Yukon Housing Corporation.
- » The majority have heard of the Corporation’s awareness programs on topics such as radon and carbon monoxide safety (67%), home repair loans and grants (61%) and home ownership programs (58%).
- » 28.7% have accessed the Corporation’s programs and services.

- » Of those Yukon residents who have accessed the Corporation’s programs and services, 32.4% are “very satisfied” and 34.9% are “satisfied”.
- » 6.8% of Yukon residents think the Corporation is meeting Yukoner’s needs “very well” while 22.6% responded “somewhat well”. While 34.2% were neutral and 22.8% didn’t know or preferred not to say, 3.6% responded “not at all” while 10% “not very well”.

The Program and Service Awareness Survey provides the Corporation staff with benchmark data for developing a Marketing Strategy in 2017/18. The Marketing Strategy will inform future reviews and evaluations of program frameworks and guidelines.



OVERTIME AND COMP TIME



Slight increases in both “overtime” (pay provided for hours worked over full-time hours) and “comp time” (leave provided in lieu of overtime pay). These increased expenditures are likely due to fluctuations in staffing and the introduction of new programs, which would require existing staff to increase their contribution in order to ensure the smooth delivery of programs and services. Overtime and comp time may also be a reflection of employee absences from the office due to essential training required for the successful delivery of the Corporation’s mandate.



GOAL FIVE

ENSURE ADEQUATE HUMAN RESOURCES PLANNING AND CAPACITY TO SUPPORT THE STRATEGIC GOALS AND OPERATIONAL PLANS OF THE CORPORATION

A PROACTIVE APPROACH TO HUMAN RESOURCES

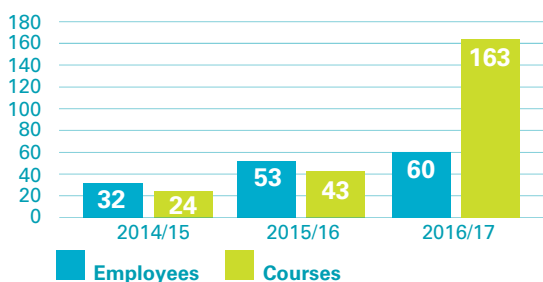
The Corporation is taking a proactive human resources approach to ensure human resources align with the Corporation’s strategic and operational goals and objectives. This proactive approach involves monthly meetings of a staffing sub-committee of the Corporation’s executive team to review staffing needs for operational purposes and budgetary oversight.

FOSTERING A SAFE, HEALTHY AND RESPECTFUL WORKPLACE

In 2016/17, the Corporation continued to foster a shared responsibility amongst all employees to ensure a safe, healthy and respectful work place. To this end, a Health and Safety Plan was approved and launched. Additionally, health and safety courses were provided to all supervisors and first aid courses were offered to all staff. These activities help reduce workplace hazards and thereby reduce the potential for injury and work loss.



EMPLOYEE TRAINING



Corporation staff benefited from nearly four times as many courses as the previous year. The number of staff who received training increased slightly. These increases may be attributable to staff engagement as well as the identification of staff training needs through the performance evaluation process. Ensuring that staff have the training they need to do their jobs ensures that Corporation programs and services will continue to be delivered successfully and staff can engage in their job duties safely and with confidence.



MOVING AHEAD IN 2017/18

PRIORITIES

The Corporation's priorities for 2017/18 will be guided by the following Yukon government-wide Enduring Priorities:

- 1. Our people-centred approach to wellness helps Yukoners thrive.**
- 2. Our strategic investments build healthy, vibrant, sustainable communities.**
- 3. Our strong government-to-government relationships with First Nations foster reconciliation.**
- 4. Our diverse, growing economy provides good jobs for Yukoners in an environmentally responsible way**

The Board of Directors will lead the development of a new Strategic Plan. This plan will establish a new vision and mission for the Corporation. It will also refresh organizational values and identify new goals and objectives. The planning will take into account existing plans (e.g., Housing Action Plan, Risk Management Plan) and include an environmental scan. The Board is proceeding with a collaborative

approach, drawing from the perspectives and expertise of housing stakeholders across Yukon.

Canada Mortgage and Housing Corporation will be completing their work on the National Housing Strategy. Yukon Housing Corporation representatives will be at the table and working with our northern colleagues to ensure the unique needs of northern housing are addressed. In particular, we are seeking sustainability of social housing stock, support for the development of northern markets and addressing gaps in the housing continuum, such as housing with supports and homelessness. We will continue to partner with our northern territorial colleagues in this initiative and in planning for the POLAR northern housing conference for 2018.

We will continue to be a champion for implementing the Housing Action Plan for Yukon. This includes developing and supporting a web portal for housing information. This also includes participating in related initiatives such as Housing First and the Safe At Home Plan to End Homelessness in Whitehorse and working with Kwanlin Dun, the City of Whitehorse, Yukon Anti-Poverty Coalition and other partners



on this important plan. It also includes hosting an annual Housing Forum, this time offered jointly with Health and Social Services and tied into Canada's Poverty Reduction Strategy consultations.

In 2017/18, Yukon Housing Corporation will increase its partnership efforts to further support housing projects in Yukon communities and with First Nations. This will include community engagement targeted towards program recruitment and program capacity efforts.

The Voyager information management system will continue to be developed through 2017/18. The social and staff housing component of the system is scheduled for launch in the fall of 2017, with modules related to lending programs to follow in early 2018.

Based on Yukon government's direction, YHC will be reviewing its current legislation to improve organizational effectiveness and to ensure effective and efficient delivery of the Corporations' programs. This legislative review will seek to clarify or establish a new governance structure, to clarify the roles of the advisory boards and to modernize outdated parts of existing legislation.

Yukon Housing Corporation will be conducting radon and energy assessments of its social and staff housing stock across Yukon. This information will be integrated into YHC's Integrated Housing Strategy and Capital Asset Management Plan. The assessment results will assist the Corporation to prioritize actions related to health risks from radon as well as retrofits to improve energy efficiency of the stock, reduce costs to taxpayers and reduce greenhouse gas emissions.

Improving client services standards is another priority for 2017/18. Training in client service is being provided to staff with the goal of improving the experience of Yukoners that wish to access Yukon Housing Corporation services and programs.



FINANCIAL ANALYSIS



FINANCIAL POSITION

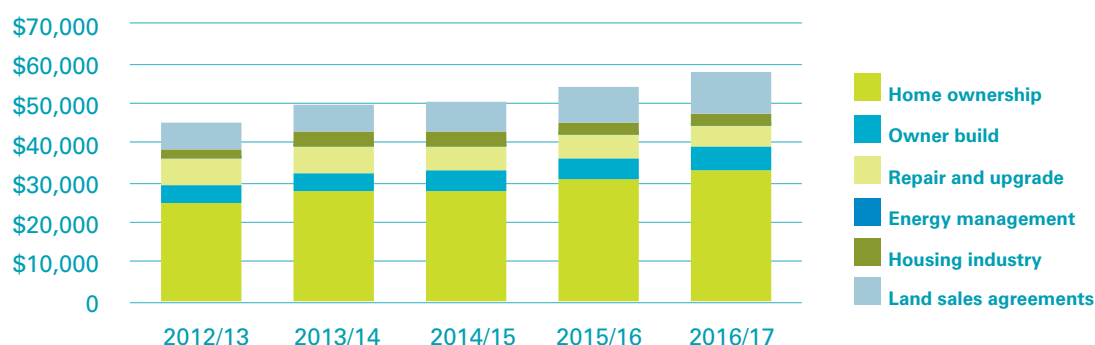
At March 31, 2017, Yukon Housing Corporation's (YHC) financial assets increased by \$14.2 million from the prior year to \$68.9 million. Current assets increased by \$9.7 million primarily due to funds received or receivable from CMHC under the Investment in Affordable Housing agreement. Long-term assets increased by \$4.2 million primarily due to a \$1.8 million increase in land sale agreements administered and loan advances of \$7.6 million offset by loan repayments of \$5.3 million.

At March 31, 2017, YHC's liabilities increased by \$13.5 million from the prior year to \$70.2 million. This is primarily due to the land sales payable to YG

of \$6.4 million which was subsequently paid in May. There were cash advances received in excess of the final transfer payment from YG of \$2.1 million and deferred revenues from CMHC of \$8.4 million for projects to be completed in future fiscal years. These increases were partially offset as the line of credit was not utilized (prior year \$1.9 million) and \$1.2 million of the mortgages and loans payable were repaid.

At March 31, 2017, YHC's non-financial assets decreased by \$1.1 million from the prior year to \$82.3 million. This decrease consisted of \$2.0 million for upgrades and major renovations capitalized over 5 to 15 years, offset by \$3.1 million of amortization recognized.

LOANS RECEIVABLE (\$,000)



FINANCIAL OPERATIONS

Revenues increased by \$819 thousand from the prior year to \$14.7 million. Federal contributions increased by \$639 thousand to \$6.0 million due to recoveries for new programs funded through CMHC under the Investment in Affordable Housing and Social Infrastructure Fund agreements. Rental income increased by \$532 thousand due to additional rent supplement tenants and increased average rent from social housing program tenants. Interest income increased by \$428 thousand due to increased home ownership and land sales agreement loans during fiscal year. Decrease of \$846 thousand in corporate

service recovery was due to delinking of staff to Yukon Liquor Corporation on July 1, 2016.

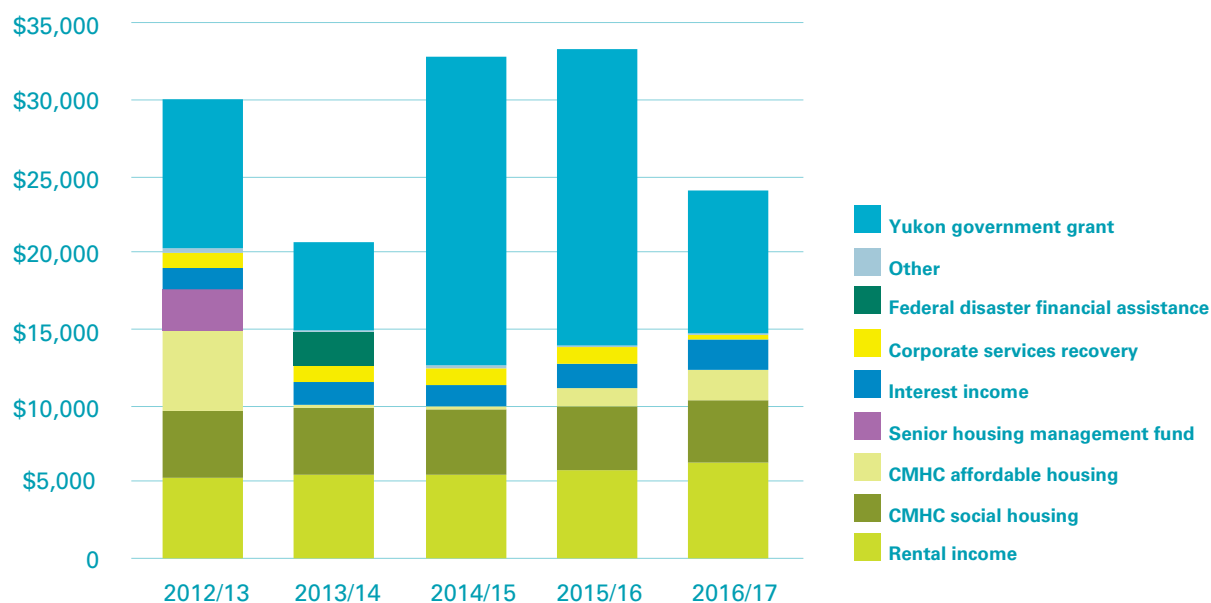
Expenses increased by \$1.6 million from the prior year to \$24.9 million. This is primarily due to increases in contribution agreement advances of \$2.0 million for programs funded through the Northern Housing Trust and Investment in Affordable Housing. This is partially offset by a decrease of \$449 thousand in costs due to corporate services staff transferred to Yukon Liquor Corporation.

The Government of Yukon funding decreased by \$10.0 million from the prior year to \$9.8 million.

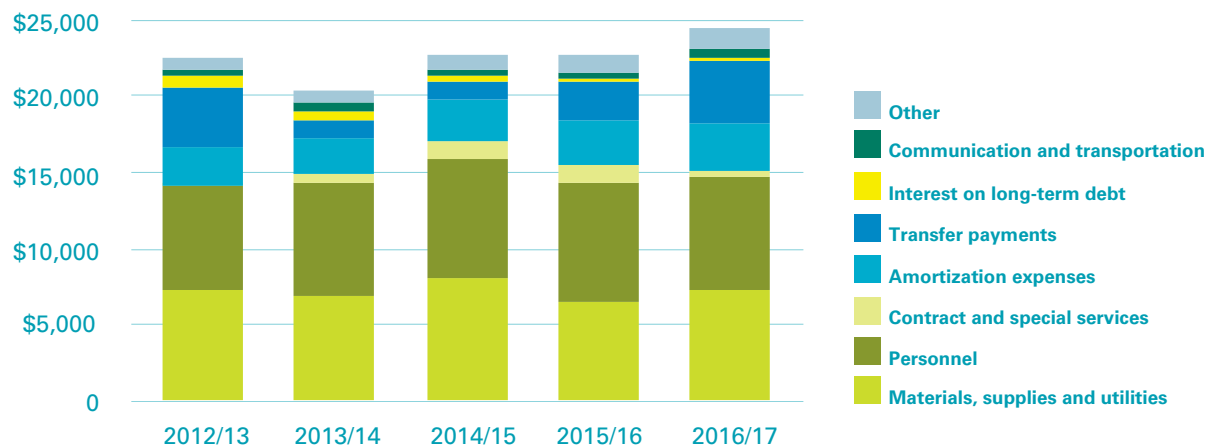
This is primarily due to the completion of one-time capital construction projects in Mayo and Whitehorse of \$9.6 million in prior year, offset by increased capital contribution agreements of \$1.0 million funded by YG through the Northern Housing Trust. There was also an increase in revenue of \$819 thousand.

Overall, revenues and expenditures were below the published 2016/17 Main Estimates due to slower than anticipated uptake in federally funded programs and the deferral of Ross River staff housing construction project to fiscal 2017/18.

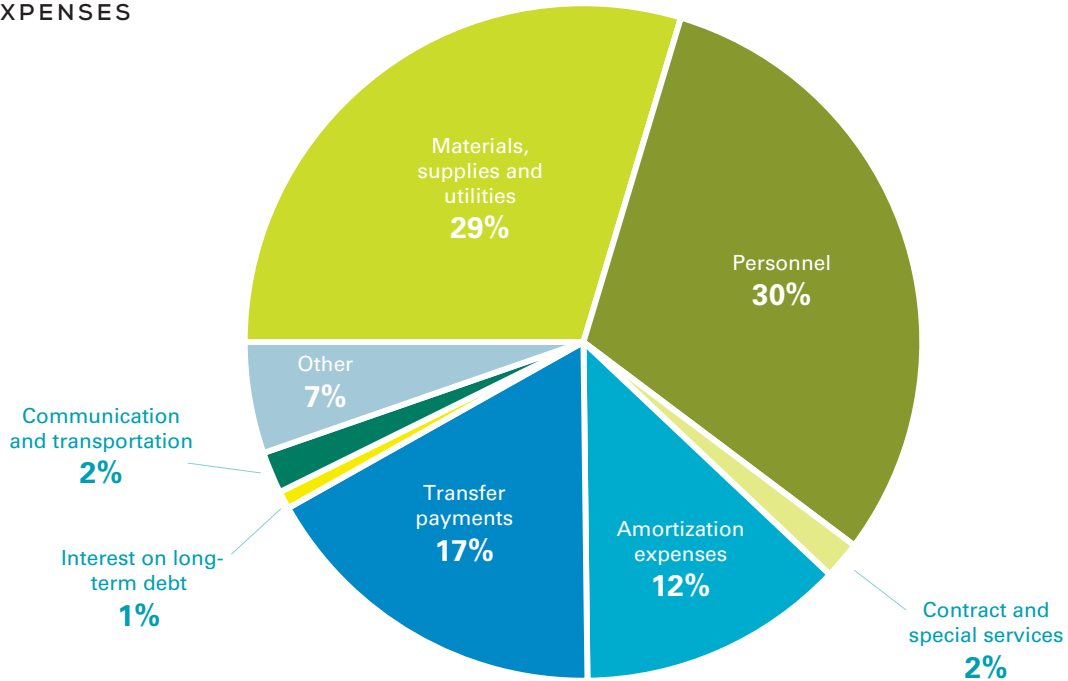
REVENUES AND YG FUNDING (\$,000)



EXPENSES (\$,000)



EXPENSES

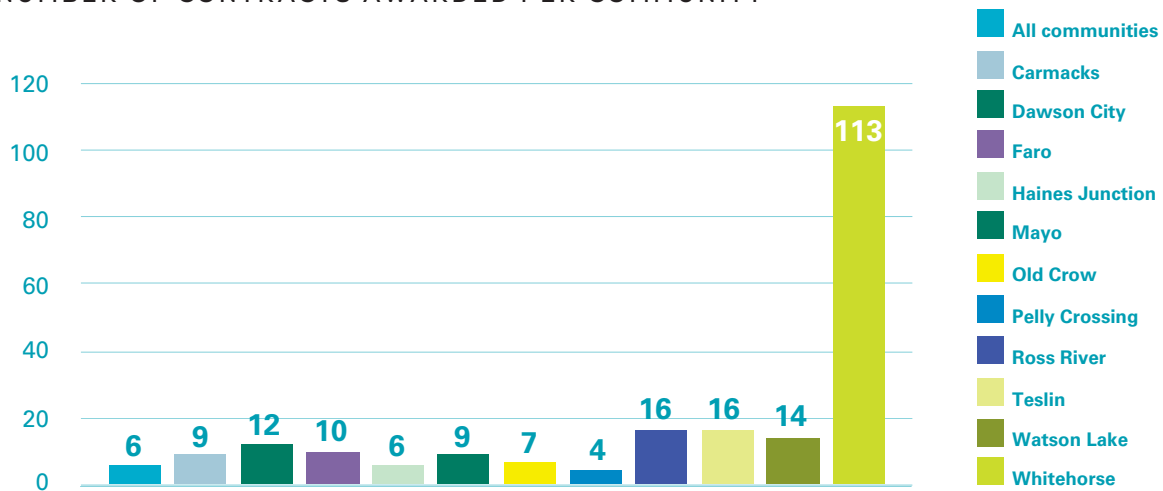


LOCAL PROCUREMENT

As the biggest landlord in the territory, the Corporation has a significant economic impact on local contracting business.

The Corporation ensures that its procurement methods follow Yukon government procurement directives and procurement bylaws as part of its commitment to good governance.

NUMBER OF CONTRACTS AWARDED PER COMMUNITY







FINANCIAL REPORTS

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Yukon Housing Corporation
Management's Responsibility for Financial Reporting

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

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 Yukon Housing Corporation ("the Corporation").

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

The Corporation's external auditor, the Auditor General of Canada, is responsible for auditing the financial statements and issuing his report thereon which is included with the audited financial statements. The Auditor General of Canada 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 28, 2017



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 2017, 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 2017, 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

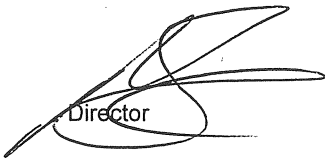
28 September 2017
Vancouver, Canada



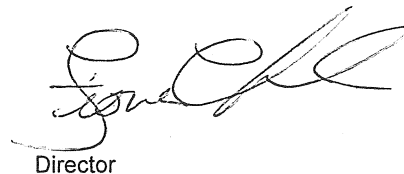
Yukon Housing Corporation
Statement of Financial Position
as at March 31, 2017

	2017	2016
	(thousands of dollars)	
Financial assets		
Cash (Note 3)	\$ 2,197	\$ 19
Accounts receivable (Note 4)	8,540	1,038
Due from the Government of Yukon (Note 15 (c))	1,172	817
Loans receivable (Note 5 and Note 14)	57,009	52,839
	<u>68,918</u>	<u>54,713</u>
Liabilities		
Bank indebtedness (Note 3)	-	1,898
Accounts payable and accrued liabilities	1,936	1,996
Environmental liability (Note 6)	624	797
Deferred revenue (Note 7)	9,961	1,565
Long-term debt (Note 8 and Note 14)	29,524	24,324
Post-employment benefits (Note 9)	1,835	1,970
Advances - Government of Yukon (Note 11)	26,323	24,190
	<u>70,203</u>	<u>56,740</u>
Net debt	<u>(1,285)</u>	<u>(2,027)</u>
Non-financial assets		
Tangible capital assets (Note 12 and Schedule B)	82,183	83,318
Prepaid expenses	127	117
	<u>82,310</u>	<u>83,435</u>
Accumulated surplus	<u>\$ 81,025</u>	<u>\$ 81,408</u>
Contractual obligations and contingencies (Note 16)		

Approved by the Board of Directors



Director



Director

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



Yukon Housing Corporation
Statement of Operations and Accumulated Surplus
for the year ended March 31, 2017

	2017		2016
	Main Estimates (Note 1(c))	Actual (thousands of dollars)	Actual
Revenues			
Rental income	\$ 6,071	\$ 6,260	\$ 5,728
Funding from Canada Mortgage and Housing Corporation			
- Social Housing Agreement	4,005	4,005	4,161
- Investment in Affordable Housing	1,575	304	1,221
- Social Infrastructure Fund	7,229	1,712	-
Interest income	1,423	2,017	1,589
Recovery of corporate services costs (Note 15 (a))	1,079	244	1,090
Tenant damage charge back recovery	100	74	15
Other	21	44	66
Recovery of loan receivable allowances	-	36	7
	<u>21,503</u>	<u>14,696</u>	<u>13,877</u>
Expenses (Note 13 and Note 18)			
Social and staff housing operation costs (Schedule A)	13,943	10,834	10,520
Lending and grant programs (Schedule A)	10,482	5,024	3,070
Amortization (Schedule B)	3,276	3,111	2,861
Corporate services costs (Note 15(a) and Schedule A)	3,869	2,916	3,233
Administration (Schedule A)	2,374	1,834	1,992
Rent supplement programs	1,408	804	626
Subsidies - private social housing organizations	425	371	380
Environmental expense	-	-	574
	<u>35,777</u>	<u>24,894</u>	<u>23,256</u>
Deficit for the year before government funding	(14,274)	(10,198)	(9,379)
Government of Yukon funding			
Capital transfer payment	8,945	4,708	13,075
Operations and maintenance transfer payment	6,982	4,605	6,279
Rental assistance - in-kind (Note 15 (b))	-	502	502
	<u>15,927</u>	<u>9,815</u>	<u>19,856</u>
Surplus (deficit) for the year	1,653	(383)	10,477
Accumulated surplus at beginning of year	81,408	81,408	70,931
Accumulated surplus at end of year	\$ 83,061	\$ 81,025	\$ 81,408

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



Yukon Housing Corporation
Statement of Change in Net Debt
for the year ended March 31, 2017

	2017		2016
	Main Estimates (Note 1(c))	Actual (thousands of dollars)	Actual
Surplus (deficit) for the year	\$ 1,653	\$ (383)	\$ 10,477
Effect of change in tangible capital assets			
Acquisitions	(4,150)	(1,991)	(11,591)
Amortization of tangible capital assets	3,276	3,111	2,861
Disposal of tangible capital assets (net book value)	-	15	26
	(874)	1,135	(8,704)
Effect of change in other non-financial assets			
Increase in prepaid expenses	-	(10)	(21)
	-	(10)	(21)
Decrease in net debt	\$ 779	742	1,752
Net debt at beginning of year	(2,027)	(2,027)	(3,779)
Net debt at end of year	\$ (1,248)	\$ (1,285)	\$ (2,027)

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



Yukon Housing Corporation
Statement of Cash Flow
for the year ended March 31, 2017

	2017	2016
	(thousands of dollars)	
Operating transactions (Note 18)		
Surplus (deficit) for the year	\$ (383)	\$ 10,477
Adjustments for non-cash items		
Amortization of tangible capital assets (Note 13 and Schedule B)	3,111	2,861
Post employment benefits expense (Note 9)	147	363
Bad debt expense (Schedule A)	30	21
Net disposals of tangible capital assets (Schedule B)	15	26
Mortgages receivable allowances	63	188
	<u>2,983</u>	<u>13,936</u>
Changes in accruals of operating cash receipts or payments	413	1,624
Cash provided by operating transactions	<u>3,396</u>	<u>15,560</u>
Capital transactions		
Acquisition of tangible capital assets	<u>(2,420)</u>	<u>(13,053)</u>
Cash used for capital transactions	<u>(2,420)</u>	<u>(13,053)</u>
Investing transactions		
Issuances of mortgages receivable	(7,643)	(7,396)
Repayments of mortgages receivable	5,226	5,039
Repayments of land sales agreements receivable	10,353	8,884
Cash provided by investing transactions	<u>7,936</u>	<u>6,527</u>
Financing transactions		
Repayments of long-term debt	(1,202)	(2,224)
Repayments of land sales agreements payable	(5,767)	(9,821)
Advances from the Government of Yukon (Note 11)	2,133	3,002
Cash used for financing transactions	<u>(4,836)</u>	<u>(9,043)</u>
Increase (decrease) in cash	4,076	(9)
Cash (net of bank indebtedness) at beginning of year (Note 3)	<u>(1,879)</u>	<u>(1,870)</u>
Cash (net of bank indebtedness) at end of year (Note 3)	\$ 2,197	\$ (1,879)
Interest received in the year	1,778	1,627
Interest paid in the year	209	236

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



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

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 2016. These figures do not reflect changes arising from the Supplementary Estimates approved later in the year by the Yukon Legislative Assembly.

2. Significant accounting policies

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

(a) Reporting entity

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

(b) Funding and advances from the Government of Yukon

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

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

(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, 2017

2. Significant accounting policies (continued)

(d) Housing inventory

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

(e) Loans receivable

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

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

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

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

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

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

(f) Tangible capital assets

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

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

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

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



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

2. Significant accounting policies (continued)

(g) Environmental liabilities

A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. The Corporation recognizes a provision for environmental 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, 2017

2. Significant accounting policies (continued)

(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)

	2017	2016
	(thousands of dollars)	
Cash		
Bank balances	\$ 2,194	\$ 16
Cash on hand	3	3
	<u>2,197</u>	<u>19</u>
Bank indebtedness		
Overdraft line of credit	-	(1,898)
	<u>\$ 2,197</u>	<u>\$ (1,879)</u>

The Corporation has an overdraft facility with its banker of up to \$11,000,000 at bank prime less 0.75% (2016 - bank prime less 0.75%). At year end, the bank prime rate was 2.70% (2016 - 2.70%). The overdraft is guaranteed by the Government of Yukon.

4. Accounts receivable

	2017	2016
	(thousands of dollars)	
Due from Canada Mortgage and Housing Corporation		
- Social Housing Agreement	\$ 261	\$ 269
- Investment in Affordable Housing	350	-
- Social Infrastructure Fund	7,229	-
Receivable from tenants	571	486
Receivable from Yukon Liquor Corporation (Note 15(a))	-	281
Other receivables	637	477
Less: valuation allowance for receivable from tenants	(464)	(430)
Less: valuation allowance for other receivables	(44)	(45)
	<u>\$ 8,540</u>	<u>\$ 1,038</u>



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

4. Accounts receivable (continued)

On August 14, 1998 the Corporation entered into an agreement with CMHC to access funding under the Social Housing Agreement (SHA). Under this thirty one year agreement (1999/2000 to 2029/2030) CMHC agreed to contribute up to \$114.379 million for the Corporation to assume full responsibility for the management of various public housing programs specified in the SHA. As at March 31, 2017 the amount receivable under the SHA is \$261,000 (2016 - \$269,000).

On April 1, 2014 the Corporation entered into an agreement with CMHC to access funding under the Investment in Affordable Housing (IAH). Under this five year agreement (2014/2015 to 2018/2019) CMHC agreed to contribute up to \$7.875 million (\$1.575 million each year) for project commitments made by the Corporation to improve access to affordable, sound, suitable and sustainable housing for households in need. The funding was fully cost matched by the Corporation. As at March 31, 2017 the amount receivable under the IAH is \$350,000 (2016 - \$nil).

On April 1, 2016 the Corporation entered into an agreement with CMHC under the Social Infrastructure Fund (SIF), which was made under the IAH agreement. Under this two year agreement (2016/2017 to 2017/2018) CMHC agreed to contribute up to \$13.642 million (\$7.229 million in 2016/2017 and \$6.413 million in 2017/2018) for project commitments made by the Corporation to improve the quality and increase the supply of affordable housing and to support economic growth in the Yukon. The funding is partially cost matched by the Corporation; the amount of the funding that was required to be matched is \$3.3 million over the term of the agreement. As at March 31, 2017 the amount receivable under the SIF is \$7.229 million (2016 - \$nil).

5. Loans receivable

	Stated % interest rates	2017	2016
		(thousands of dollars)	
Mortgages receivable			
Home Ownership	0.00 - 4.50	\$ 33,038	\$ 31,013
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 2022. Rural and Native Home Ownership mortgages receiving subsidies (Note 2(e)) at March 31, 2017 were \$89,000 (2016 - \$120,000).			
Owner Build	2.72 - 5.00	6,201	5,263
Loans are advanced during the construction phase of a home for a maximum period of two years with interest of 1% below posted average 5 year rate of major banks. Repayment terms are up to five years, commencing upon completion of construction, secured by registered charges against real property with maturities up to 2022.			
Repair and Upgrade	0.00 - 5.00	5,344	5,847
Loans with terms up to 12 years, secured by registered charges against real property or chattel mortgages, repayable in blended weekly, bi-weekly or monthly payments at fixed rates of interest with maturities up to 2029. Mortgages receiving subsidies (Note 2(e)) and forgiveness at March 31, 2017 were \$66,000 (2016 - \$52,000).			
Energy Management	0.00	23	40
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.			



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

5. Loans receivable (continued)

	Stated % interest rates	2017 (thousands of dollars)	2016 (thousands of dollars)
Housing Industry Loans	0.00 - 3.70	3,105	3,131
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 2026.			
Subtotal mortgages receivable		47,711	45,294
Less: allowance for Home Repair Program subsidies		(46)	(46)
Less: allowance for loans receivable with concessionary terms		(694)	(740)
Less: allowance for impaired loans		(291)	(182)
Net mortgages receivable		46,680	44,326
Land sales agreements receivable	5.00	10,329	8,513
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>\$ 57,009</u>	<u>\$ 52,839</u>

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

	2017	2016
Mortgages receivable	3.19%	3.05%
Land sales agreements receivable	5.00%	5.00%

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. The projected future expenditures at year end associated with this spill are estimated at \$266,000 (2016 - \$188,000).

In the summer of 2015, a split fuel line occurred under a house in Dawson City. Approximately 800 liters of fuel leaked from the oil storage tank. The projected future expenditures at year end associated with this spill are estimated at \$140,000 (2016 - \$410,000).

Projected future expenditures at year end for site monitoring of \$95,000 (2016 - \$63,000) are for ongoing ground water and soils monitoring for remediated oil spill sites in Dawson, Old Crow, Mayo, Ross River and Watson Lake.

Changes in the environmental liability are as follows:

	2017 (thousands of dollars)	2016 (thousands of dollars)
Balance at beginning of year	\$ 797	\$ 747
Actual expenditures in current year relating to fuel oil spills	(173)	(528)
Revision of estimated remediation cost of existing sites	-	66
New sites assessed during fiscal year	-	512
Balance at end of year	<u>\$ 624</u>	<u>\$ 797</u>

The Government of Yukon Department of Environment provided consulting services of \$nil (2016 - \$113,000), at year end the amount payable was \$nil (2016 - \$103,000) and this amount is included in the environmental liability.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

7. Deferred Revenue

	2017	2016
	(thousands of dollars)	
Canada Mortgage and Housing Corporation (CMHC) funding		
- Affordable Housing Initiative	\$ 1,175	\$ 1,175
- Investment in Affordable Housing	3,201	355
- Social Infrastructure Fund	5,517	-
Unearned rent	68	35
	<u>\$ 9,961</u>	<u>\$ 1,565</u>

Under the above CMHC funding agreements \$2.8 million was received during the fiscal year (2016 - \$2.75 million), \$7.579 million was receivable at March 31, 2017 (2016 - \$nil) and \$2.016 million was recognized as revenue during the fiscal year (2016 - \$1.221 million).

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

8. Long-term debt

	Stated % interest rates	2017	2016
		(thousands of dollars)	
Mortgages payable to chartered banks and CMHC (guaranteed by the Government of Yukon)	1.01 - 12.50	\$ 2,750	\$ 3,296
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 \$1,218,097 (2016 - \$2,197,212).			
Loans payable to chartered banks and CMHC (guaranteed by the Government of Yukon)	5 - 9.875	1,023	1,214
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	10,215	10,680
Repayable without interest in periodic instalments to 2027.			
Land sales agreements due to the Government of Yukon, unsecured	0.00	15,536	9,134
Repayable without interest in periodic instalments to 2021.			
Total long-term debt		<u>\$ 29,524</u>	<u>\$ 24,324</u>

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

	2017	2016
Mortgages payable to chartered banks and CMHC	2.79%	3.12%
Loans payable to chartered banks and CMHC	7.83%	7.58%



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

10. Retirement benefits

Substantially all of the employees of the Corporation are covered by the Public Service Pension Plan (the "Plan"), a contributory defined benefit plan established through legislation and sponsored by the Government of Canada. Contributions are required by both the employees and the Corporation. The President of the Treasury Board of Canada sets the required employer contributions based on a multiple of the employees' required contribution. The general contribution effective at year end was \$1.01 (2016 - \$1.15) for every dollar contributed by the employee, and \$7.74 (2016 - \$6.67) for every dollar contributed by the employee for the portion of the employee's salary above \$163,000 (2016 - \$162,000). And, for new employees who are participating in the plan on or after January 1, 2013, the Corporation contributes \$1.00 (2016 - \$1.11) for every dollar contributed by the employee, and \$7.74 (2016 - \$6.67) for every dollar contributed by the employee for the portion of the employee's salary above \$163,000 (2016 - \$162,000). Contributions during the year were as follows:

	2017	2016
	(thousands of dollars)	
Employer's contribution	\$ 609	\$ 685
Employees' contribution	\$ 512	516

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

11. Advances - Government of Yukon

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

	2017	2016
	(thousands of dollars)	
Balance at beginning of year	\$ 24,190	\$ 21,188
Cash advanced during the year	11,446	22,356
Operations and maintenance transfer payment	(4,605)	(6,279)
Capital transfer payment	(4,708)	(13,075)
	2,133	3,002
Balance at end of year	\$ 26,323	\$ 24,190

12. Tangible capital assets

			2017	2016
			(thousands of dollars)	
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land	\$ 4,928	\$ -	4,928	\$ 4,894
Social housing	104,561	36,883	67,678	68,929
Staff housing	19,232	12,072	7,160	7,252
Office building	1,954	1,336	618	623
Other facilities	796	789	7	8
Furnishings and equipment	2,783	1,018	1,765	1,612
Computer systems	415	388	27	-
(Schedule B)	\$ 134,669	\$ 52,486	\$ 82,183	\$ 83,318

At March 31, 2017, there were construction projects in progress in the amount of \$184,000 (2016 - nil). There was no interest incurred for the construction of tangible capital assets in the current year or previous year.

In addition, at March 31, 2017, the Corporation held title to 25 vacant lots. These lots have no carrying value as they were transferred to the Corporation from a related party at a nominal value in prior years.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

13. Expenses by object

	2017	2016
	(thousands of dollars)	
Personnel, training and post employment benefits	\$ 7,458	\$ 7,864
Materials, supplies and utilities	7,249	6,600
Transfer payments	4,151	2,463
Amortization expenses	3,111	2,861
Other	1,797	1,608
Contract and special services	436	1,134
Communication and transportation	485	497
Interest on long-term debt	207	229
	<u>\$ 24,894</u>	<u>\$ 23,256</u>

14. Financial instruments

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

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

The fair values of the Corporation's loans receivable and long-term debt were based on management's best estimates and were determined using the present value of future cash flows discounted at the March 31, 2017 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:

	2017		2016	
	(thousands of dollars)			
	Carrying	Fair Value	Carrying	Fair Value
Loans receivable				
Mortgages receivable net of allowances	\$ 46,680	\$ 45,709	\$ 44,326	\$ 42,373
Land sales agreements receivable	10,329	11,101	8,513	9,038
	<u>\$ 57,009</u>	<u>\$ 56,810</u>	<u>\$ 52,839</u>	<u>\$ 51,411</u>
Long-term debt				
Mortgages payable to chartered banks and CMHC	\$ 2,750	\$ 2,326	\$ 3,296	\$ 2,826
Loans payable to chartered banks and CMHC	1,023	1,090	1,214	1,276
Loans payable to the Government of Yukon	10,215	6,289	10,680	6,371
Land sales agreements due to the Government of Yukon	15,536	14,676	9,134	8,594
	<u>\$ 29,524</u>	<u>\$ 24,381</u>	<u>\$ 24,324</u>	<u>\$ 19,067</u>

These financial instruments do not have active markets.

Until settled, the fair value of loans receivable and long-term debt will fluctuate with changes in interest rates. Management believes the carrying amount of loans receivable will be fully recovered.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

15. 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, 8 & 11), the Corporation enters into transactions with related entities in the normal course of business.

(a) Shared services costs

The Corporation provided corporate services to Yukon Liquor Corporation under a Corporate Services arrangement until June 30, 2016. This arrangement consolidated functions such as finance, systems and administration, policy and communications and human resources services. During 2017, the Corporation incurred total corporate service costs of \$2,916,000 (2016 - \$3,233,000) and the amount charged by the Corporation to Yukon Liquor Corporation for corporate services for the year was \$244,000 (2016 - \$1,090,000). Of the amount charged to Yukon Liquor Corporation, \$nil (2016 - \$281,000) was receivable at year end.

(b) Other transactions

The value of administrative services provided without charge by the Government of Yukon to the Corporation is estimated in 2017 to be \$34,200 (2016 - \$25,000). The value of territorial agent services provided without charge by the Corporation to the Government of Yukon for 2017 is estimated to be \$59,300 (2016 - \$53,200).

The employees of the Corporation are paid by the Government of Yukon. The Corporation reimbursed the Government for salaries and benefits expenses paid of \$7,378,000 during 2017 (2016 - \$7,712,000).

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 2017 to be \$502,000 (2016 - \$502,000) based on the Government of Yukon's amortization expense.

During 2017, the Corporation was charged \$355,000 (2016 - \$410,000) 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. At year end the amount payable was \$nil (2016 - \$324,000) and is included in Due to Government of Yukon.

(c) Due from the Government of Yukon

	2017	2016
	(thousands of dollars)	
Accounts payable	\$ (1,086)	\$ (1,419)
Accounts receivable	53	31
Amount due from Community Services - Disaster Financial Assistance	2,205	2,205
Net amount Due from the Government of Yukon	<u>\$ 1,172</u>	<u>\$ 817</u>

16. Contractual obligations and contingencies

	2017	2016
	(thousands of dollars)	
Outstanding contractual obligations to complete the funding of mortgages receivable as at end of year	\$ 1,169	\$ 1,549
Outstanding contractual obligations to complete agreements and contract commitments as at end of year	4,505	1,559
Annual subsidies to private social housing organizations	375	375

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.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2017

16. Contractual obligations and contingencies (continued)

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, 2017 was \$695,000 (2016 - \$759,000). Management believes that the Corporation would be able to repay the mortgage in full through the sale of the Co-operative's assets (against which the mortgage is made) in the event of a default.

17. 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
2017	\$ -
2016	-
2015	110,909
2014	-
2013	17,297

18. Comparative figures

Certain comparative figures have been reclassified to conform with the 2017 presentation.



Yukon Housing Corporation

Schedule of Program Costs, Corporate Services Costs and Administration Expenses

for the year ended March 31, 2017

Schedule A

	2017	2016
	(thousands of dollars)	
Social and staff housing operating costs		
General maintenance	\$ 3,298	\$ 3,218
Personnel	3,205	3,240
Utilities	2,422	2,097
Property taxes	1,012	930
Building services - in-kind (Note 15(b))	502	502
Interest on long term debt	173	228
Housing program administration	145	156
Property rentals	33	32
Bad debts - tenant receivable	30	21
Write-down of / loss on disposal of tangible capital assets	14	26
Contributions	-	70
	<u>\$ 10,834</u>	<u>\$ 10,520</u>
Lending and grant programs		
Northern housing trust grants and contracts	\$ 2,973	\$ 1,811
Personnel	836	896
Affordable housing contributions	814	3
Community partnering contributions	178	79
Bad debts - loans receivable	169	77
Program materials	54	71
Concessionary loan terms provision expense	-	133
	<u>\$ 5,024</u>	<u>\$ 3,070</u>
Corporate services costs (Note 15 (a))		
Personnel	\$ 2,658	\$ 2,911
Information technology systems and support	192	262
Professional fees	66	60
	<u>\$ 2,916</u>	<u>\$ 3,233</u>
Administration expenses		
Personnel, training and post employment benefits	\$ 759	\$ 817
Travel and transportation	226	243
Communications	216	214
Office space costs	195	176
Office and sundry	162	146
Rentals - office and equipment	93	93
Boards and committees	91	56
Program promotion	70	171
Professional fees	22	76
	<u>\$ 1,834</u>	<u>\$ 1,992</u>



Yukon Housing Corporation
 Schedule of Tangible Capital Assets
 for the year ended March 31, 2017

Schedule B

	Land	Social Housing	Staff Housing	Office Building	Other Facilities	Furnishings and Equipment	Computer Systems	2017 Total	2016 Total
	(thousands of dollars)								
Cost of tangible capital assets, opening ¹	\$ 4,894	\$ 103,362	\$ 18,872	\$ 1,923	\$ 796	\$ 2,466	\$ 388	\$ 132,701	\$ 121,241
Acquisitions ¹	34	1,199	360	31	-	340	27	1,991	11,591
Disposals	-	-	-	-	-	(23)	-	(23)	(131)
Cost of tangible capital assets, closing ¹	4,928	104,561	19,232	1,954	796	2,783	415	134,669	132,701
Accumulated amortization, opening	-	34,433	11,620	1,300	788	854	388	49,383	46,627
Amortization	-	2,450	452	36	1	172	-	3,111	2,861
Disposals	-	-	-	-	-	(8)	-	(8)	(105)
Accumulated amortization, closing	-	36,883	12,072	1,336	789	1,018	388	52,486	49,383
Net book value ¹	\$ 4,928	\$ 67,678	\$ 7,160	\$ 618	\$ 7	\$ 1,765	\$ 27	\$ 82,183	\$ 83,318
Construction in progress	\$ -	\$ 20	\$ 137	\$ -	\$ -	\$ -	\$ 27	\$ 184	\$ -

¹ Includes construction in progress

