

## **CMHC – Yukon Investment in Affordable Housing report on outcomes**

On April 1, 2014, the Government of Yukon and the Canada Mortgage and Housing Corporation (CMHC) signed a five-year CMHC-Yukon Agreement for Investment in Affordable Housing (IAH). The overall outcome of this joint initiative focuses on improving the living conditions of Yukon households in need by increasing access to affordable housing that is sound, suitable and sustainable. This report constitutes the commitment for Yukon Housing Corporation (YHC) to report publicly on the outcomes and related indicators on annual and cumulative results.

Through this agreement, YHC was provided with \$1.575 million in annual CMHC funding from 2014 to 2019, totalling almost \$8 million. Under the terms of the agreement, YHC will match CMHC's funding for a combined investment of almost \$16 million for the 2014-2019 period.

Through the Investment in Affordable Housing agreement, 114 units have been created, renovated or regenerated to improve and increase the supply of affordable housing in the territory, and to ensure Yukoners most in need have access to safe and appropriate housing options.

Effective April 2016, the Governments of Canada and Yukon entered into a two-year agreement further supporting affordable housing under the Social Infrastructure Fund agreement. Through this agreement, a new investment of \$13.6 million from the federal government and \$3.3 million from the territorial government will help Yukoners in need access affordable housing.

Through the Investment in Affordable Housing agreement and Social Infrastructure Fund, 114 and 81 units respectively have been created, renovated or regenerated to improve and increase the supply of affordable housing in the territory, and to ensure Yukoners most in need have access to safe and appropriate housing options.

In 2014, YHC completed an evaluation of social housing which empirically demonstrated a significant need for senior's social housing in Whitehorse. The seniors' facility constructed in Whitehorse added 10 barrier free and 38 fully accessible units to ensure 48 households were able to remain living independently.

During 2015-16 YHC expanded its rent supplement program, and now also supports households in need in 4 rural communities. YHC released an expression of interest which led to approval for two projects that support partnerships to build modest affordable housing, with outcomes anticipated in 2017-18 and 2018-19.

During 2015-16 YHC completed accessibility upgrades in Watson Lake and Teslin seniors' buildings to support 18 households were able to remain living independently. YHC completed the conversion of two single family dwellings into duplexes in Watson Lake. These conversions added two units into Watson Lake's social housing portfolio while extending the life of the assets.

During 2016-17, YHC developed a number of new programs and agreements:

- Emergency Repair Program
- Victims of Violence Funding Program
- First Nation Housing Partnership Program
- Rent Supplement Program
- Affordable Rental Construction Program
- Funding agreement to Habitat for Humanity for the development of 8 new homes
- Funding agreement to support 42 affordable housing units in partnership with the Da Daghay Development Corporation

While these programs and agreements were developed and launched in 2016-17, outputs and outcomes are anticipated in 2017-18 and 2018-19. (\*)

Specific projects that were either planned, in progress or completed in 2016-17 include:

- Exterior retrofits
- Single family to duplex conversions
- Oil to electric heat conversions
- Construction of two seniors' housing duplexes in Carmacks (\*\*)

The following table represents both the annual and cumulative total of households assisted through the IAH Agreement from April 1, 2014 to March 31, 2017 and the SIF Agreement for 2016-17:

	2014 IAH AGREEMENT			2016 Social Infrastructure Fund	Grand Total
	2014-15	2015-16	2016-17	2016-17	
Number of households no longer in housing need as a result of the Investment in Affordable Housing	<b>48</b>	<b>38</b>	<b>25</b>	<b>3</b>	<b>114</b>
Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need. Program B-1 <ul style="list-style-type: none"> <li>Number of households receiving rent supplements, shelter allowances or homeownership assistance.</li> </ul>	0	16	14	0	30
Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need. Program B-2 <ul style="list-style-type: none"> <li>Number of households no longer in need as a result of the Investment in Affordable Housing</li> </ul>	0	2	8	0 *	10
Improve access to Affordable Housing and increase resources available to address the Housing needs of households in need by encouraging Contributions by Others, including the private and not-for-profit sector. Program B-2 <ul style="list-style-type: none"> <li>Additional dollars generated toward addressing Housing need (excluding Government of Yukon's minimum Contributions by Others required per the Agreement) as a result of the Investment in Affordable Housing.</li> </ul>	\$0	\$0	\$1 m	\$0 *	\$1 m

	2014 IAH AGREEMENT			2016 Social Infrastructure Fund	Grand Total
	2014-15	2015-16	2016-17	2016-17	
<p>Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need. Program B-3</p> <ul style="list-style-type: none"> <li>Number of households in need undertaking urgent repairs to make their home safe for continued occupancy.</li> </ul>	0	0	0	3	3
<p>Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need.</p> <ul style="list-style-type: none"> <li>The number of victims of family violence who were able to leave violent situations as a result of the Investment in Affordable Housing.</li> </ul>	0	0	0 *	0	0
<p>Reduce the demand for services and institutional living by increasing and extending independent living for households in need, such as seniors and persons with disabilities. Program B-4</p> <ul style="list-style-type: none"> <li>The number of seniors or persons with disabilities who are able to remain living independently.</li> </ul>	48	20	0	0	68
<p>Improve access to affordable housing that is sustainable for households in need by improving quality and/or increasing energy efficiency. Program B-4</p> <ul style="list-style-type: none"> <li>The number of households no longer living in inadequate conditions as a result of the Investment in Affordable Housing.</li> </ul>	0	0	3	0	3

	2014 IAH AGREEMENT			2016 Social Infrastructure Fund	Grand Total
	2014-15	2015-16	2016-17	2016-17	
<p>Reduce the number of households in need by improving access to Affordable Housing that is sound, suitable and sustainable for households in need. Program B-5</p> <ul style="list-style-type: none"> <li><i>Number of households having benefited from a home adaptation under the Residential Adaptation Assistance program, a program which contributes to increasing and extending independent living for households in need being persons with disabilities, through its financial assistance aimed at correcting or reducing architectural barriers faced by persons with disabilities.</i></li> </ul>	n/a	n/a	n/a	n/a	n/a
Number of households no longer in housing need as a result of the 2016-2018 Special SIF Funding under the Investment in Affordable Housing (IAH).	n/a	n/a	n/a	81	81
Number of households no longer in housing need as a result of Program H-1: Seniors New Construction and Renovation.	n/a	n/a	n/a	0 **	0
Number of households no longer in housing need as a result of Program H-2: Victims of Family Violence New Construction and Renovation	n/a	n/a	n/a	24	24
Number of households no longer in housing need as a result of Program H-3: Renovation and Retrofit of Social Housing	n/a	n/a	n/a	41	41
Number of households no longer in housing need as a result of Program H-4: Northern Housing.	n/a	n/a	n/a	16	16

Foster training of skilled labour by supporting apprenticeships in the residential housing sector.

	2014 IAH AGREEMENT
Description of activities / initiatives to promote or support apprenticeships in IAH Projects	<ul style="list-style-type: none"><li>• A Yukon Asset Construction Agreement was signed for the 48-Unit Seniors' Housing Front Street construction. This required that First Nation citizen training be provided.</li><li>• During 2016-17, the Da Daghay Development Corporation project for construction of 42 units of affordable housing supported apprenticeships.</li></ul>