



Fifth Report
of the
Standing Committee on
Public Accounts

Yukon Housing

June 2023

35th Yukon Legislative Assembly

Standing Committee on Public Accounts

35th Yukon Legislative Assembly

Fifth Report

Yukon Housing

June 2023

Currie Dixon, MLA

Copperbelt North

Chair

Kate White, MLA

Takhini-Kopper King

Vice-Chair

**Scott Kent,
MLA**

Copperbelt South

**Hon. Richard Mostyn,
MLA**

Whitehorse West

**Hon. Jeanie McLean,
MLA**

Mountainview

Allison Lloyd
Clerk to the Committee

Volume 34



Yukon Legislative Assembly

Standing Committee on Public Accounts

35th Yukon Legislative Assembly

June 22, 2023

Hon. Jeremy Harper, MLA
Speaker
Yukon Legislative Assembly

Dear Speaker:

On behalf of the members of the Standing Committee on Public Accounts, appointed by order of the 35th Yukon Legislative Assembly, I have the honour to present the committee's fifth report.

Sincerely,

Currie Dixon
Chair

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Preface

The Standing Committee on Public Accounts

The basic purpose of the Standing Committee on Public Accounts is to ensure economy, efficiency and effectiveness in public spending. The committee's authority is derived from Standing Order 45(3) of the *Standing Orders of the Yukon Legislative Assembly*, which says:

At the commencement of the first Session of each Legislature a Standing Committee on Public Accounts shall be appointed and the Public Accounts and all Reports of the Auditor General shall stand referred automatically and permanently to the said Committee as they become available.

On May 17, 2021, the Yukon Legislative Assembly adopted the following motion:

THAT Currie Dixon, Scott Kent, the Hon. Richard Mostyn, the Hon. Jeanie McLean, and Kate White be appointed to the Standing Committee on Public Accounts established pursuant to Standing Order 45(3);

THAT the committee have the power to call for persons, papers, and records and to sit during intersessional periods; and

THAT the Clerk of the Legislative Assembly be responsible for providing the necessary support services to the committee. (Motion No. 11)

The committee first met on June 1, 2021. At that meeting, the committee elected Currie Dixon as Chair and Kate White as Vice-Chair.

This report

On May 25, 2022, the Office of the Auditor General of Canada presented a report, entitled *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, to the Hon. Jeremy Harper, the Speaker of the Yukon Legislative Assembly. The Speaker then authorized the report's distribution to Members of the Legislative Assembly and once members had received their copies, the report became a public document. On the same day, Members of the Yukon Legislative Assembly had the opportunity to ask officials from the Office of the Auditor General of Canada questions during an in-camera briefing.

The Public Accounts Committee discussed the audit report at its meetings on May 25, June 22, September 21, November 4, and December 7, 2022, and January 10 and 31, April 14, May 23, and June 20, 2023. The Hon. Nils Clarke served as a substitute committee member for the Hon. Jeanie MacLean at the meetings on June 22 and December 7, 2022, and January 10, 2023. On January 31, 2023, Emily Tredger substituted for Kate White. The Hon. Nils Clarke substituted for the Hon. Richard Mostyn on January 31, April 14, and June 20, 2023. The Hon. John Streicker served as a substitute for the Hon. Jeanie MacLean on April 14, 2023.

To assist with its consideration of the Auditor General's report, the Public Accounts Committee solicited feedback from the following organizations:

- Options for Independence;
- Opportunities Yukon;

- Connective;
- the Safe at Home Society;
- the Grey Mountain Housing Society;
- the Yukon Women's Transition Home Society;
- Habitat for Humanity Yukon;
- Victoria Faulkner Women's Centre;
- Fetal Alcohol Syndrome Society Yukon;
- the Skookum Jim Friendship Centre;
- the Yukon Anti-Poverty Coalition;
- the Blood Ties Four Directions Centre;
- the Salvation Army Whitehorse Corps;
- the Help and Hope for Families Society;
- the Tr'ondëk Hwëch'in Jëje Zho Men's Shelter and Transitional Housing Program;
- the Dawson Women's Shelter;
- the Council of Yukon First Nations;
- all Yukon First Nations; and
- all Yukon city and town councils.

The written submissions that the committee received in response have been appended to this report.

At its meeting on September 21, 2022, the Public Accounts Committee adopted the following motion:

THAT the Standing Committee on Public Accounts hold a public hearing on the *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022* on Tuesday, January 31, 2023.

The committee collectively drafted questions for the public hearing and agreed to provide the questions to the Yukon Housing Corporation and the Department of Health and Social Services to facilitate the witnesses' preparations.

The public hearing took place in the Legislative Assembly Chamber on Tuesday, January 31, 2023. The following witnesses from the Office of the Auditor General of Canada appeared: Glenn Wheeler, Principal, and Tammy Meagher, Director. The following witnesses from the Yukon Housing Corporation appeared: Justin Ferbey, President, Philippe Mollet, Vice President of Corporate Services, Colin McDowell, Vice President of Operations, Laura Lang, Director of Policy and Communications, and Kristine Carruthers, Director of Tenancy Supports. The following witnesses from the Department of Health and Social Services appeared: Ed van Randen, Deputy Minister (Social Services Programming), Jennifer Gehmair, Assistant Deputy Minister of Social Services, Sharon Specht, Assistant Deputy Minister of Continuing Care, and Kaila deBoer, Director of Social Supports. The transcripts of the hearing are appended to this report.

The Yukon Housing Corporation and the Department of Health and Social Services provided several documents to the committee which have been appended to this report.

The Auditor General's report, transcripts of the public hearing, committee meeting minutes, documents submitted to the committee, and this report may be found on the committee's web page at: <https://yukonassembly.ca/committees/pac>



Yukon Legislative Assembly

Standing Committee on Public Accounts

35th Yukon Legislative Assembly

Fifth Report

Yukon Housing

June 2023

Introduction

1. The Office of the Auditor General of Canada released *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022* on May 25, 2022. In conducting the audit, the Office of the Auditor General “focused on whether the Yukon Housing Corporation provided Yukoners who have the greatest housing needs with adequate, affordable, and suitable housing.”¹
2. The audit found that:

...the Yukon Housing Corporation and the Department of Health and Social Services did not provide Yukoners with the greatest housing needs, including those who are homeless, with adequate and affordable housing. However, [...] when social housing was provided, it was suitable in that enough bedrooms were available in individual housing units.²
3. The Auditor General’s report made nine recommendations:

The Yukon Housing Corporation should conduct a review of rent assessment for those on social assistance, housing eligibility requirements, and its prioritization system to ensure that there is access for those in most need of housing and benefits.³

The Yukon Housing Corporation should update its needs analysis across its housing portfolio to identify gaps compared to existing supply and funding levels and take specific actions. This should include realigning the housing

¹ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 9

² Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 12.

³ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 31.

stock to meet identified needs, calculating a 5-year deficit for capital and maintenance, and aligning its capital asset and maintenance plans to address gaps and carry out these actions over a planned time frame.⁴

The Yukon Housing Corporation should ensure that it has appropriate systems and practices in place to identify, document, and complete major and emergency repairs in a timely manner and increase accessibility and energy efficiency of their housing stock.⁵

The Department of Health and Social Services should, in consultation with housing partners, undertake regular and comprehensive needs analysis, including a review of the use of hotels as temporary accommodation, and take appropriate action to meet client needs.⁶

The Department of Health and Social Services should ensure that agreements with third-party providers are comprehensive and are monitored for key deliverables.⁷

The Yukon Housing Corporation and the Department of Health and Social Services should ensure that there is governance and oversight in place by effectively working together and with other housing partners to demonstrate meaningful progress, resolve problems, and achieve results.⁸

The Yukon Housing Corporation and the Department of Health and Social Services should work together and with housing partners to identify gaps and improve information systems to provide relevant, accurate, and timely information to support decision making and to report on the planning, delivery, and results related to housing in Yukon.⁹

The Yukon Housing Corporation should establish appropriate performance indicators— including short-term and long-term targets and outcome measures at the program level—as well as develop and implement a program evaluation framework to assess achievement of desired results.¹⁰

⁴ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 40.

⁵ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 48.

⁶ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 62.

⁷ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 64.

⁸ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 79.

⁹ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 87.

¹⁰ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 90.

The Department of Health and Social Services should establish appropriate performance indicators—including short-term and long-term targets and outcome measures at the funding agreement and program level—as well as conduct regular program and housing provider evaluations to assess and report on achievement of desired results.¹¹

4. The Yukon Housing Corporation and the Department of Health and Social Services agreed with all the recommendations.

Waiting List Management

5. The committee observed that the Yukon Housing Corporation utilizes a number of tools to forecast the growth of its waiting lists. During the public hearing on January 31, 2023, the President of Yukon Housing Corporation, Justin Ferbey, made the following observation:

We do submit that our modelling forecasts do need to improve. That is one of our priority items this coming year.¹²

6. Furthermore, the Deputy Minister of Social Services Programing, Ed van Randen, told the committee:

Yes, that is one of the areas that I really hope will get better. I think one of the better things that has happened over the last four or five years has been the interaction with the by-name list, which I think is a better way to track folks who are in vulnerable or precarious situations and are looking for housing. That is certainly where we have been putting our attention to look to. We have thought a little bit about comparing the by-name list with the Yukon Housing Corporation wait-list. We are trying to do that; there are privacy concerns, obviously, but I think the by-name list is a better tool for us at Social Services around figuring out who actually is precariously housed and who we should be attending to.¹³

7. **Recommendation No. 1:** THAT the Yukon Housing Corporation track and assess changes to improve waiting list modelling forecasts and report back to the Standing Committee on Public Accounts with data that determines the effectiveness of such changes.
8. **Recommendation No. 2:** THAT that the Yukon Housing Corporation and the Department of Health and Social Services consult with stakeholders about the possibility of using the by-name list to assess the veracity of their own waiting lists.

¹¹ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 91.

¹² Yukon Legislative Assembly, Standing Committee on Public Accounts, Public Proceedings: Evidence, January 31, 2023 page 6-7

¹³ Yukon Legislative Assembly, Standing Committee on Public Accounts, Public Proceedings: Evidence, January 31, 2023 pages 6-7 - 6-8

Prioritization System

9. The committee observed that assigning housing to priority groups has been challenging.

10. The auditors reported:

We found that the overall average time on the waiting list as of October 2021 was 1.4 years, compared with 1.1 years in 2014. We also assessed how long households in both priority and non-priority groups waited to be housed. We analyzed applicant data from 1 April 2018 to 31 October 2021 that the corporation provided to determine how long it took from the date people applied for housing to the date they received it. The average time for priority groups to be housed was 276 days, while the average time for non-priority applicants to be housed was 141 days (Exhibit 4). These results indicate that the process did not assign housing to priority groups more quickly than non-priority groups. The corporation was not able to provide an explanation as to why this was the case.¹⁴

11. In response to this finding, the December 1, 2022 work plan submitted by the Yukon Housing Corporation and the Department of Health and Social Services made the following commitment:

31.2 Amend the prioritization system and eligibility requirements in the Community Housing Operational Policies – Spring 2024¹⁵

12. The committee observed that despite this commitment, the Yukon Housing Corporation has begun to make changes already, including the adoption of a new tenant allocation policy. The President said this:

Therefore, those in the priority group were not housed as quickly as those in the non-priority group during this period. Ultimately, the corporation's goal is to provide housing to as many households in need as possible. For this reason, we seized on the opportunity to work with our partner.

Under the community housing framework, we have adopted a tenant allocation policy that is moving away from a points-based system that provides housing in order of highest priority.

The goal of the new allocation model is to balance needs with outcome and provide housing in a way that leads to fewer evictions; safer, better quality housing; more socially mixed housing; mixed buildings and neighbourhoods; and closer integration of housing and supportive services.¹⁶

¹⁴ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 27.

¹⁵ Yukon Housing Corporation and Department of Health and Social Services, *Office of the Auditor General of Canada report on the state of housing for vulnerable Yukoners – Yukon Housing Corporation and Health and Social Services Work Plan* page 4

¹⁶ Yukon Legislative Assembly, Standing Committee on Public Accounts, Public Proceedings: Evidence, January 31, 2023 page 6-12

13. The committee noted that stakeholder groups offered different perspectives on the allocation of housing to high-priority clients.

14. In their submission to the committee, the Yukon Women's Transition Home Society said:

For example, one of the comments of the Auditor-General that we find astonishing is the inordinate amount of time it takes to find housing for the alleged priority group of women and children fleeing violence-much higher than non-priority groups, in fact. We cannot seem to find any identified reasons for this, which raises the question of whether the solutions will actually fix the problem.¹⁷

15. In their submission, the Safe at Home Society said:

We have come to understand that through YHC's new approach, the most vulnerable Yukoners (i.e. survivors of violence and individuals who are currently homeless) will receive less access to Yukon Housing units than in the previous model. Similarly, the Household Income Limit, or HILs, threshold has been increased which means that those with low and no income will also have decreased access to subsidized housing.¹⁸

16. **Recommendation No. 3:** THAT the Yukon Housing Corporation consult with stakeholder groups about the new tenant allocation policy, as well as any further changes that are planned to the prioritization system and eligibility requirements.

Eligibility Thresholds

17. The audit found that:

... the income threshold limits by household size differed between the 2 programs: in the case of the Canada-Yukon Housing Benefit, the location of the household was not considered. In October 2021, the corporation identified the need to conduct an annual review to include focusing on optimizing overall benefits, eligibility rationale, and affordability thresholds.¹⁹

18. In response to this finding, the corporation and the department made the following commitment in their December 1, 2022 action plan:

31.1 The Yukon Housing Corporation (YHC)/Health and Social Services (HSS) ADM Steering Committee on Housing to review YHC's rent assessment and eligibility, including those on social assistance – Fall 2023 ²⁰

¹⁷ Women's Transition Home written submission dated November 18, 2022, page 1

¹⁸ Safe at Home Society written submission dated November 25, 2022, page 2

¹⁹ Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 30.

²⁰ Yukon Housing Corporation and Department of Health and Social Services, *Office of the Auditor General of Canada report on the state of housing for vulnerable Yukoners – Yukon Housing Corporation and Health and Social Services Work Plan* page 4

19. The committee asked several questions about this commitment which were answered in this following exchange with Philippe Mollet, Vice President of Corporate Services, Yukon Housing Corporation:

Mr. Mollet: What we can say is that the work has not started yet, but it is a priority. The lead will be the ADM steering committee on housing between the Department of Health and Social Services and ourselves. The work is planned to start in the first quarter of 2023. What we can say about the eligibility piece — and we just discussed it — it is about the point system to calculate the eligibility for the rent-gear-to-income program. It has been revised and modernized under the new community housing framework. Another element around eligibility is the YHC asset cap policy which stipulates that tenants are not eligible under RGI units if they have assets over \$100,000, and it was updated in December 2022 to also include seniors. However, the new policy doesn't apply to seniors who are currently living in our housing units.

Chair: Just a quick follow-up to the question about the review. It has not started yet, but the Housing Corporation is committed to having it completed by the fall of 2023?

Mr. Mollet: The work will start with the ADM steering committee in the first quarter of 2023. It is a priority for this committee.

Chair: And you anticipate to have that work done by the fall of 2023?

Mr. Mollet: Under the work plan, we have committed to completing a review by the winter of 2024.²¹

20. The committee observed that, according to the audit, in October 2021 the Yukon Housing Corporation had identified the need to conduct an annual review that included the affordability thresholds.
21. **Recommendation No. 4:** THAT the Yukon Housing Corporation review the eligibility thresholds including the Yukon Housing Corporation asset cap policy annually.

Community Needs Assessments and Capital Management Plans

22. The audit found that:

Each year, the corporation prepared a capital asset management plan that provided a basis for prioritizing repairs and maintenance as well as for building new units over the next 5 years. Between 2019 and 2021, the corporation conducted a needs analysis in 5 out of 18 communities, but there was limited evidence of links between the results of these analyses and the capital asset management plan.²²

²¹ Yukon Legislative Assembly, Standing Committee on Public Accounts, Public Proceedings: Evidence, January 31, 2023 page 6-14

²² Auditor General of Canada, *Report of the Auditor General of Canada to the Yukon Legislative Assembly – Yukon Housing – Independent Auditor's Report 2022*, paragraph 38.

23. In discussing community needs assessments, the President of the Yukon Housing Corporation told the committee:

At the time of the audit, the corporation had completed five community needs assessments and has since done three more. The community needs assessments have been completed in: in 2019, Whitehorse; in 2020, Watson Lake; in 2021, Carcross, Mayo, and Dawson; and in 2022, Carmacks, Pelly Crossing, and Ross River. These assessments are a key tool to understanding demographic trends, housing needs, and supply gaps across the housing spectrum. Findings from recent needs assessments inform capital investments and housing solutions in several communities, including the Watson Lake Housing First project which is slated for construction in 2023 and the recent Yukon Housing Corporation triplexes in Mayo, Watson Lake, and Whitehorse. Hearing from the communities is critically important, and this is an area that we clearly need to improve upon to continue our housing investments in the rural areas and Whitehorse.²³

24. The committee asked for the schedule for upcoming community needs assessments, and the President provided the following:

At the time of the audit, the corporation had completed five community needs assessments and has since done three more. YHC plans to complete the remaining six communities in 2023-24. Needs assessments are a key tool to understand demographic trends, housing needs, and supply gaps across the continuum.²⁴

25. In response to a question about the need to better link these analyses and the capital asset management plan, Colin McDowell, Vice President of Operations, Yukon Housing Corporation, provided the following information:

I think we have begun to link those data with capital plans in a more significant way since the audit was completed. I think I will stop there.²⁵

26. The committee would like to reiterate the observation made by the Office of the Auditor General that there was no evidence of links between the results of these analyses and the capital asset management plan.

27. The Association of Yukon Communities emphasized the need for an increased supply of market and non-market housing in communities outside of Whitehorse, as well as a desire for greater involvement in community housing.²⁶

²³ Yukon Legislative Assembly, Standing Committee on Public Accounts, Public Proceedings: Evidence, January 31, 2023 page 6-15

²⁴ Yukon Legislative Assembly, Standing Committee on Public Accounts, Public Proceedings: Evidence, January 31, 2023 page 6-16

²⁵ Yukon Legislative Assembly, Standing Committee on Public Accounts, Public Proceedings: Evidence, January 31, 2023 page 6-16

²⁶ Association of Yukon Communities written submission dated December 14, 2022, page 1

28. **Recommendation No. 5:** THAT the Yukon Housing Corporation should consult with the Association of Yukon Communities on plans to complete community needs assessments in the remaining six communities in the 2023-24 fiscal year.
29. **Recommendation No. 6:** THAT the Yukon Housing Corporation consider ways to better ensure that capital management plans are demonstrably informed by the community needs assessment that it conducts.

Conclusion

30. The committee would like to thank the officials from the Office of the Auditor General of Canada for their work on the performance audit report and for the assistance offered to the committee.
31. The committee would also like to thank the officials from the Yukon Housing Corporation and the Department of Health and Social Services who appeared as witnesses before the committee at the public hearing and responded to the committee's requests for additional information.
32. In this report, the committee makes 6 recommendations:

Recommendation No. 1: THAT the Yukon Housing Corporation track and assess changes to improve waiting list modelling forecasts and report back to the Standing Committee on Public Accounts with data that determines the effectiveness of such changes.

Recommendation No. 2: THAT that the Yukon Housing Corporation and the Department of Health and Social Services consult with stakeholders about the possibility of using the by-name list to assess the veracity of their own waiting lists.

Recommendation No. 3: THAT the Yukon Housing Corporation consult with stakeholder groups about the new tenant allocation policy, as well as any further changes that are planned to the prioritization system and eligibility requirements.

Recommendation No. 4: THAT the Yukon Housing Corporation review the eligibility thresholds including the Yukon Housing Corporation asset cap policy annually.

Recommendation No. 5: THAT the Yukon Housing Corporation should consult with the Association of Yukon Communities on plans to complete community needs assessments in the remaining six communities in the 2023-24 fiscal year.

Recommendation No. 6: THAT the Yukon Housing Corporation consider ways to better ensure that capital management plans are demonstrably informed by the community needs assessment that it conducts.

33. The committee expects to see the further progress on addressing the issues highlighted in the Auditor General's report.
34. The Public Accounts Committee wishes to note that the committee's follow up on the implementation of the recommendations contained in the Auditor General's report may include holding further public hearings in the future. The committee

has the power to call for persons, papers and records and to sit during intersessional periods.

Summary of Public Accounts Committee Recommendations

Recommendation No. 1: THAT the Yukon Housing Corporation track and assess changes to improve waiting list modelling forecasts and report back to the Standing Committee on Public Accounts with data that determines the effectiveness of such changes.

Recommendation No. 2: THAT that the Yukon Housing Corporation and the Department of Health and Social Services consult with stakeholders about the possibility of using the by-name list to assess the veracity of their own waiting lists.

Recommendation No. 3: THAT the Yukon Housing Corporation consult with stakeholder groups about the new tenant allocation policy, as well as any further changes that are planned to the prioritization system and eligibility requirements.

Recommendation No. 4: THAT the Yukon Housing Corporation review the eligibility thresholds including the Yukon Housing Corporation asset cap policy annually.

Recommendation No. 5: THAT the Yukon Housing Corporation should consult with the Association of Yukon Communities on plans to complete community needs assessments in the remaining six communities in the 2023-24 fiscal year.

Recommendation No. 6: THAT the Yukon Housing Corporation consider ways to better ensure that capital management plans are demonstrably informed by the community needs assessment that it conducts.

Appendix

Transcript of public hearing January 31, 2023

Written submissions:

- Documents provided by the Yukon Housing Corporation January 31, 2023:
 - Community Housing Policy Framework
 - Capital Asset Management Plan 2017-2018
 - 2019-2020 Capital Plan
- Documents provided by the Department of Health and Social Services January 31, 2023
 - NGO Agreement Management
 - Quarterly Housing Report: Q2 July, August, September 2022
- Documents provided by the Yukon Housing Corporation and Department of Health and Social Services December 1, 2022:
 - Letter from Mary Cameron, President, Yukon Housing Corporation, and Ed van Randen, Deputy Minister, Department of Health and Social Services
 - Work plan
- Documents provided by the Yukon Housing Corporation and Department of Health and Social Services August 22, 2022:
 - Letter from Mary Cameron, President, Yukon Housing Corporation, and Ed van Randen, Deputy Minister, Department of Health and Social Services
 - Draft action plan and status update
 - Housing support for Yukoners
- Submissions received from other organizations:
 - Women's Transition Home (November 18, 2022)
 - Connective (November 23, 2022)
 - Safe at Home Society (November 25, 2022)
 - Whitehorse Chamber of Commerce (December 13, 2022)
 - Association of Yukon Communities (December 14, 2022)
 - Yukon Anti-Poverty Coalition (December 22, 2022)



Yukon Legislative Assembly

Issue 6

35th Legislature

STANDING COMMITTEE ON PUBLIC ACCOUNTS

Public Proceedings: Evidence

Tuesday, January 31, 2023 — 10:00 a.m.

Chair: Currie Dixon

STANDING COMMITTEE ON PUBLIC ACCOUNTS

Chair: Currie Dixon

Members: Hon. Jeanie McLean
Scott Kent
Hon. Nils Clarke (substituting for Hon. Richard Mostyn)
Emily Tredger (substituting for Kate White, Vice-Chair)

Clerk: Allison Lloyd, Clerk of Committees

Witnesses: **Office of the Auditor General of Canada**
Glenn Wheeler, Principal
Tammy Meagher, Director

Department of Health and Social Services

Ed van Randen, Deputy Minister (Social Services Programming)
Jennifer Gehmair, Assistant Deputy Minister of Social Services
Sharon Specht, Assistant Deputy Minister of Continuing Care
Kaila deBoer, Director of Social Supports

Yukon Housing Corporation

Justin Ferbey, President
Philippe Mollet, Vice President of Corporate Services
Colin McDowell, Vice President of Operations
Laura Lang, Director of Policy and Communications
Kristine Carruthers, Director of Tenancy Supports

EVIDENCE**Whitehorse, Yukon****Tuesday, January 31, 2023 — 10:00 a.m.**

Chair (Mr. Dixon): Thank you, everyone, for joining us — everyone in the gallery and those witnesses here on the floor of the Legislature as well. I will officially now call this meeting to order. This is a hearing of the Standing Committee on Public Accounts of the Yukon Legislative Assembly. The Public Accounts Committee is established by Standing Order 45(3) of the Standing Orders of the Yukon Legislative Assembly. This standing order says: “At the commencement of the first Session of each Legislature a Standing Committee on Public Accounts shall be appointed and the Public Accounts and all Reports of the Auditor General shall stand referred automatically and permanently to the said Committee as they become available.”

On May 17, 2021, the Yukon Legislative Assembly adopted Motion No. 11 which established the current Public Accounts Committee. In addition to appointing members to the Committee, the motion stipulated that the Committee shall “... have the power to call for persons, papers, and records and to sit during intersessional periods...”

Today, pursuant to Standing Order 45(3) and Motion No. 11, we will be discussing a performance audit entitled *Report of the Auditor General of Canada to the Yukon Legislative Assembly — Yukon Housing Corporation — Independent Auditor’s Report 2022*.

I would like to thank the witnesses from the Department of Health and Social Services and the Yukon Housing Corporation for appearing. I believe that Deputy Minister Ed van Randen and Yukon Housing Corporation President Justin Ferbey will introduce these witnesses during their opening remarks later, after I have completed this here. Also present are officials from the Auditor General’s office, the Office of the Auditor General of Canada. They are: Glenn Wheeler, principal, and Tammy Meagher, director.

I will now introduce the members of the Public Accounts Committee. I am Currie Dixon, the Chair of the Committee and the Member of the Legislative Assembly for Copperbelt North; to my left is Emily Tredger, Member for Whitehorse Centre, substituting today for the Committee’s Vice-Chair, Kate White; to her left is the Hon. Jeanie McLean, Member for Mountainview; to her left is Scott Kent, the Member for Copperbelt South; and finally, in the back row is the Hon. Nils Clarke, the Member for Riverdale North, substituting for the Hon. Richard Mostyn.

The Public Accounts Committee is an all-party committee with a mandate to ensure economy, efficiency, and effectiveness in public spending — in other words, accountability for the use of public funds. The purpose of this public hearing is to address issues of the implementation of policies, whether programs are being effectively and efficiently delivered, and not to question the policies of the Government of Yukon specifically. In other words, our task is not to challenge government policy but to examine its implementation. The results of our deliberations will be reported back to the Legislative Assembly.

To begin today’s proceedings, Glenn Wheeler will give an opening statement summarizing the findings of the Auditor General’s report. Following that, the Yukon Housing Corporation president will make opening remarks, and then the Deputy Minister of Health and Social Services will make opening remarks on behalf of Health and Social Services. Committee members will then ask questions. As is the Committee’s practice, we have devised and compiled these questions collectively. The questions that each member will ask are not necessarily their personal questions on a particular subject, but those of the entire Committee.

After the hearing, the Committee will prepare a report of its proceedings, including any recommendations that the Committee wishes to make. This report will be tabled in the Legislative Assembly. Before we start the hearing, I would ask that questions and answers be kept brief and to the point so that we may deal with as many issues as possible in the relatively short time allotted today. I would also ask that Committee members and witnesses wait until they’re recognized by the Chair before speaking. This will keep the discussion more orderly and allow those listening on the radio or the Internet to know who is speaking. It will also help with our Hansard recording of today’s hearing.

We will now proceed with the opening statement. Again, just as a quick reminder for witnesses, if you could give me some sort of physical — a wave or something like that, so I know to introduce you prior to speaking. Given that there are so many of you today, it would be especially helpful to know who will be responding. That way, I can introduce you properly.

Without further ado, and recognizing the relatively short time we have, we’ll get into opening statements. Mr. Wheeler, please.

Mr. Wheeler: Mr. Chair, we are pleased to be in Whitehorse today to discuss our report on the Yukon Housing Corporation, which was presented to the Yukon Legislative Assembly on May 25, 2022. I am accompanied, as you mentioned, by Tammy Meagher, the director who was responsible for the audit. I would like to respectfully acknowledge all Yukon First Nations and acknowledge that this meeting is taking place on the traditional territories of the Kwanlin Dün and the Ta’an Kwäch’än Council.

In this audit, we wanted to know whether the Yukon Housing Corporation provided Yukoners who had the greatest housing needs with adequate, affordable, and suitable housing. We also wanted to know whether the Department of Health and Social Services supported Yukoners who were homeless or at risk of becoming homeless by facilitating their access to housing.

This is important because housing is a cornerstone of individual, family, and community wellness.

Stable housing enables the growth of healthy, resilient citizens who can contribute to a thriving economy, society, and environment. Overall, we found that little progress had been made by either the corporation or the department to fix long-standing issues affecting housing programs and services. The corporation and the department did not provide adequate and

affordable housing for Yukoners in greatest need, such as those who are homeless. The two organizations did not work together or with their housing partners to effectively manage housing for those who needed it most.

In our examination of the corporation's activities, we found that Yukoners in need faced barriers when they tried to access social housing. These barriers related to both the design and the delivery of social housing. For example, the corporation's process does not differentiate between the applicants who could live independently and those who need additional supports. Furthermore, the corporation has not updated its list of priority groups since 2007 to reflect Yukon society.

We also found that, between 2015 and 2021, the waiting list for eligible social housing applicants grew by 320 percent. We reported that, as the demand for housing for vulnerable Yukoners continued to exceed supply, an average of 75 households receiving social assistance were staying in hotels each month between August of 2019 and August of 2021. In 2014, the average wait time to access housing was a little over a year. By 2021, the number had increased to almost 17 months. In addition, it took almost twice as long to provide homes for individuals from priority groups such as victims of violence than for non-priority groups.

While the number of available social housing and rental units increased by 20 percent between 2014 and 2021, maintenance costs increased as housing units aged. The problem was compounded by deficient systems and practices that were used to identify and monitor the status of major repairs. This is a problem because the longer a repair is delayed, the higher the cost.

I would like to now turn to the Department of Health and Social Services. We found that the department worked to increase emergency shelter capacity and transitional and supportive housing; however, the effectiveness of these efforts suffered because the department did not first assess what was needed, and it did not collect data to monitor progress and inform its decision-making. The department last completed a needs analysis in 2017.

Transforming programs and services to deliver housing to vulnerable Yukoners requires the corporation and the department to work together and with their partners. This did not happen, and those with the greatest housing needs suffered consequences. It is imperative that the department and the corporation work together to overcome the gaps and barriers we noted in this audit to help vulnerable Yukoners find the adequate and affordable housing that they need.

Mr. Chair, this concludes my opening statement. We would be pleased to answer any questions that the Committee may have.

Chair: Thank you very much, Mr. Wheeler, and on behalf of the Committee, of course, welcome to the Yukon; we are happy to have you back in person. Next up, I believe, is Mr. Ferbey with the Yukon Housing Corporation.

Mr. Ferbey: Good morning, Mr. Chair. I would like to acknowledge that our discussions today are occurring on the

traditional territory of the Kwanlin Dün First Nation and the Ta'an Kwäch'än Council.

With me today I have Phil Mollet, our vice-president of Corporate Services, Mr. Colin McDowell, vice-president of Operations, Kristine Carruthers, behind me, director of Tenancy Supports, and also behind me is Laura Lang, director of Policy and Communications.

I appreciate the opportunity to be here today to speak to the report of the Auditor General of Canada and the Yukon Legislative Assembly for the Yukon Housing Corporation. The audit made nine recommendations addressed to the Yukon Housing Corporation and the Department of Health and Social Services on how we must respond to vulnerable Yukoners' needs for housing and related services. Broadly, the audit found that the corporation and the department did not provide Yukoners most in need, including those who are homeless, with adequate and affordable housing. There is incomplete identification of housing needs, there is a long list and growing wait-list for housing, there are problems with managing housing stock, and the corporation and the department did not work together or with housing partners to effectively manage housing for those in need.

The audit identified that their findings are long-standing issues and that the key to addressing the findings is through transformational change. The Yukon Housing Corporation agrees with the audit recommendations for addressing the issues listed and agrees that more must be done to respond to the needs of the most vulnerable Yukoners. The corporation has already started and will continue to incorporate the recommendations and the actions laid out in the December 2022 work plan and documents such as branch plans and our upcoming strategic plans to ensure that the changes that are needed are acted upon.

At the time of the audit, the corporation had many projects in the planning and construction phases which, while not part of the audit scope, will help to address the needs for adequate, suitable, and affordable housing for Yukoners. These initiatives include the overall reshaping of social housing into the community housing framework and the recently reopened community triplex in Mayo, Watson Lake, Whitehorse, and the building at 401.

Community housing will be integral to how the corporation will move forward with the audit's recommendations. Stemming from the 2017 objectives outlined in the national housing strategy, community housing will be based on a mixed-income and mixed-use approach. This means that people from different income bands and differing family situations will be allocated within the same building to create an environment that will result in higher quality housing and better access to services and amenities when compared to traditional social housing models. The community housing framework will reduce the prevalence of environments with concentrated poverty that is sometimes experienced in traditional social housing models.

Community housing can also result in safer neighbourhoods. The corporation acknowledges that this approach will take time to implement and require the patience

and collaboration of community partners for successful implementation. Whenever someone is in need of housing, it is a crisis for them and their families, and the corporation does recognize that. The corporation is seeking to facilitate the healthiest outcomes for existing and future clients. We believe that a more conscientious approach to tenant allocation that incorporates performance measures and evaluations will facilitate this outcome.

Building more stock is one part of responding to community needs throughout the territory. The larger tool at the corporation's disposal is to create better understanding of why our clients are coming to the corporation in the first place. From there, we can determine how the corporation can facilitate tenant movement along the housing continuum as described in the audit findings. There needs to be an ability to check the growth or decline of the waiting list against other factors in the environment so policies and programs can appropriately be tailored to the needs of Yukoners. Understanding these factors will also allow the corporation to forecast the housing needs for the most vulnerable with greater accuracy. We will be looking to understand in greater detail the reasons behind evictions, what supports our clients need, and what to do to create successful tenancies.

Housing is a key determinant of health, and the environment that the corporation and our partners create reflect in the outcomes of our tenants. Maintenance and accessibility are also critical to ensure that our housing supports the goals of community housing. Moving forward, the corporation is endeavouring to build a culture of evaluation into our programs and projects so it will be possible to determine what works and what does not work for tenants, our neighbourhoods, and the social system at large.

It will be important for the corporation to learn and adapt as community housing is implemented and as we discover more about the needs of our clients. Meaningful engagement will mean that some initiatives will take longer as we build time for our partners to provide feedback. Increased dialogue in the spirit of shared goals of providing housing to the most vulnerable is required both from the corporation and from our partners. These changes will take time.

Successful implementation depends on our ability to adapt, respond, and work with partners across the housing continuum and service agencies. The corporation will continue to work with the Department of Health and Social Services and our community partners, particularly for those on the front line who are serving the most vulnerable.

The audit focused on a subset of services the corporation provides; however, housing exists on a continuum. The impact of changes on part of the continuum will likely affect others, and this will be kept in mind as the corporation makes changes.

To conclude, the corporation will continue with the implementation of the community housing and we will look to the results of future evaluations to determine how to work with our partners to improve. We need to continue to improve our systems to better understand our housing wait-list, the needs of our clients, community needs, and the general housing

environment. It is through this improved understanding and renewed partnerships that transformational change will result.

Thank you.

Chair: Thank you, Mr. Ferbey — excellent pace.

Mr. van Randen: Good morning, Mr. Chair, community members, guests, members of the public, and colleagues. I would like to acknowledge that our participation the Public Accounts Committee public hearing on Yukon housing is taking place on the traditional territory of Kwanlin Dün First Nation and Ta'an Kwäch'än Council.

Mr. Chair and members, I am pleased to be here with departmental colleagues of the Yukon Housing Corporation to assist the Public Accounts Committee with its examination of the issues presented by the Auditor General of Canada with respect to housing and homelessness in the territory. I would also like to take a moment to thank the housing and services community which advocate for their needs and those of their clients to inform policy and program development and to hold governments to account.

Housing and housing support needs in the Yukon is a critical conversation throughout the territory, which is also the traditional territory of 14 Yukon First Nations and several transboundary Indigenous groups, along with eight municipalities. We are here today to talk about the department's and corporation's role in helping Yukoners access housing supports. The fact is that we can't do it alone and I appreciate that we are not. Community organizations, Yukon First Nations and Indigenous organizations, people with lived experience, and municipal and federal governments are all working toward this shared priority. Thank you; we can't do it without you.

Before we begin the question-and-answer process, let me share a little bit about the Department of Health and Social Services. The mandate of the department is to promote, protect, and enhance the well-being of Yukoners through a continuation of quality, accessible, and appropriate health and social services that eliminate inequalities and improve outcomes for all Yukoners.

The Social Services division fosters a person-centred, culturally appropriate environment to support Yukoners across their lifespan, including persons with disabilities, persons who are homeless or at risk of homelessness, persons in financial need, and seniors and adults with vulnerabilities.

Our mandate includes the provision of housing with services, which is why we were included in the scope of the Office of the Auditor General's housing performance audit. The department delivers and funds emergency shelter, transitional housing, and supportive housing services, collectively referred to as "housing with services". At the moment, these include emergency shelters and transition homes, such as 405 Alexander Street, which is also known as the Whitehorse Emergency Shelter. It is now run by Connective and the Council of Yukon First Nations. In Dawson, we have a women's shelter and we also have a men's shelter, which is run by the Tr'ondëk Hwëch'in. There is a Yukon women's transition home; the Skookum Jim Friendship Centre, which is specifically for youth between 17 and 23; the Watson Lake Health and Hope for Families, which is in Watson Lake and is

emergency and transitional housing for women and children; and Nts' äw Chua, four beds for youth, which is an innovative program to support young people transitioning out of care, an alternative to traditional group care in Whitehorse.

We also have supportive housing. There is the Housing First residence in Whitehorse, which is 16 units on Wood Street that provide low-barrier, permanent housing to moderate-to-high-need clients. It is also run by Connective and Council of Yukon First Nations. We have 20 Housing First residences at 405 Alexander Street. There is the Options for Independence, which is independent supportive living for those with fetal alcohol spectrum disorder. We have Granger Haven, Max's Place, Aspen Group Home, Aurora House, and St. Elias Adult Group Home, which offer supportive housing for individuals with disabilities. Cornerstone community, which opened recently at the end of Main Street, provides affordable rentals, supported independent living services for tenants who require supports. Normandy just opened up in Takhini with 84 units to serve the needs of seniors who need support with day-to-day things like meals and assistance with other living needs.

The department is pleased to work with the Yukon Housing Corporation on a number of joint housing initiatives to increase our stock of supportive housing, and we are committed to doing more together. On the horizon, we are working together on Vimy heritage housing, which will be another seniors complex. We are going to tender soon a Housing First residence in Watson Lake for 10 units. The Safe at Home Society is converting the former High Country Inn into permanent supportive housing for women, youth, and Indigenous Yukoners. Council of Yukon First Nations announced a new Indigenous women's shelter in Whistle Bend with culturally relevant supports to assist victims of family violence, and the 4th Avenue and Jeckell Street housing project was opened just a couple of weeks ago. It will be a mixed-income model including seniors, families, and single people.

Progress with housing and support services is a result of collaborative work between municipal, territorial, federal, and Yukon First Nation governments and community organizations. Over the last five years, new housing partners have joined our community. The Safe at Home Society and Connective are now both active and providing housing services. These two NGOs are working in close partnership with Yukon First Nations and are bringing a renewed commitment and energy to the question of how we as a community can work collectively to end homelessness and support Yukoners with their housing needs.

The auditor's report identified some hard truths, but we are committed to continuously improving access to housing services for Yukoners in need. Some examples of how we have improved over the last five years include a commitment to Housing First. We have now opened 60 Housing First units in Whitehorse, and we have 10 more planned in Watson Lake. Housing First is a philosophy and program approach. Its goal is to permanently house Yukon's most vulnerable people by shifting to a low-barrier, high-support model of service delivery.

We initiated the community outreach service in 2017. It provides intensive case management to vulnerable individuals with complex needs, and one of the core aims is to enhance housing stability. Mental Wellness and Substance Use Services runs a sixplex which is focused on supporting individuals seeking treatment for mental health diagnoses. Finally, seniors. As part of our commitment to aging in place, Continuing Care has increased its long-term-care capacity and adjusted its service delivery to support Yukoners to live at home for longer.

Normandy has recently opened and Vimy is on the horizon. Of course, Whistle Bend Place was opened in 2018 with 150 beds of intermediate, extended, and dementia care. Continuing Care also opened a reablement program in 2019 with six respite units and four reablement units, and Continuing Care continues to run the Yukon Home Care Program.

In closing, while the department has been trying to add new housing with services, we agree that more must be done to meet the needs of Yukoners. The by-name list continues to grow, which just means that we are not meeting everyone's needs. We need more housing inventory and we need to use the inventory we have more wisely.

Since I started this job a year ago, I have said many times that the department can do better, and I know our team is committed to continuing to work hard to get better and tackle the housing issues we face. Together with the corporation and all our partners, we need to better understand and meet the needs of our clients. What supports do they need to stay housed? What kinds of housing works best for them? We have to understand these complex questions and look for ways to resolve them.

Social housing in particular is an area of the continuum where we must get better if we wish to truly obtain our goal of keeping Yukoners housed. Without a home, it is pretty much impossible to attend to any other basic need like your job, family, health, or participation in the community.

In closing, I would like to thank the Committee for looking closely at the issue of how we can support low-income and vulnerable Yukoners most in need. I would also like to thank my government colleagues, community organizations, Yukon First Nations and Indigenous organizations, people with lived experience, the public, and the media for their part in addressing housing challenges in the territory. I know that we still have work to do and I know we need to get better in how we understand our clients and their needs, and we are committed to doing so.

We are pleased to be here today to answer your questions, but more importantly, I look forward to continuing our work in the months and years ahead toward housing solutions and programs that will continue to make a difference in the daily lives of vulnerable Yukoners.

Chair: Thank you very much, Mr. van Randen. Before we proceed with questions, for the purposes of Hansard, please introduce your team so that we know who is here.

Mr. van Randen: Yes, Mr. Chair. So, with me today is: Jennifer Gehmair, Assistant Deputy Minister of Social Services; Sharon Specht, Assistant Deputy Minister of

Continuing Care; and Kaila deBoer, Director of Social Supports.

Chair: Thank you very much.

We will proceed with questions, and the first series of questions will come from MLA Emily Tredger.

Ms. Tredger: The first questions I have are for the officials from the Office of the Auditor General of Canada.

Could you please explain how the Office of the Auditor General of Canada selected housing as a matter for evaluation?

Mr. Wheeler: We last audited housing in the Yukon in 2010, and that audit identified a lot of serious deficiencies, and we were happy at that point in time that there were positive responses to our recommendations. Over the subsequent years, audits that we did in areas such as Corrections, Education, Mental Health Services — while they didn't focus on housing per se, it was always the theme underneath those audits. So, for example, looking at Corrections, how are people who are released from the Corrections facility integrated into the community when they don't have secure housing? That was an issue that came to the fore in a number of subsequent audits.

We also followed a lot of media reports that talked about issues such as drug and alcohol use and how that impacted housing and homelessness. Finally, we followed some of the reports or action plans that came out following our audit: the ten-year action plan for housing, the social housing transformation implementation plan from 2019, and the *Putting People First* report from 2020.

All of those issues and considerations led us to determine that it was time to take a second look at housing 10 years later.

Ms. Tredger: Did the Office of the Auditor General consult with any NGOs or other level of government?

Mr. Wheeler: Yes, we did. It is standard practice in our performance audits to not only interview the entities that we are auditing, but to speak with stakeholders, partners, and other individuals who are on the receiving end of government programs and services. So, for this audit, we spoke with the Yukon Anti-Poverty Coalition, the Safe at Home Society, and the Council of Yukon First Nations, and that was to obtain their views on what is working in the area of housing and areas that may require improvement.

Ms. Tredger: Did the Office of the Auditor General look into the administration of federal or territorial funding programs for housing, such as Reaching Home?

Mr. Wheeler: The short answer is no. We did not look at detailed administration of those programs — for example, when applications are made for social housing, how that application was processed or on what basis it was accepted or rejected. However, we did look at some issues that relate to the administration of funding, such as the wait times for social housing, eligibility criteria for social housing, the income threshold for social housing versus the Canada-Yukon benefit, and we also, quite briefly, looked at progress made in implementing the HIFIS, the homeless individuals and family information system, which is part of the Reaching Home funding.

Ms. Tredger: Did the Office of the Auditor General speak with the Safe at Home Society to discuss their ongoing

work to inform the Yukon Housing Corporation's community housing transformation?

Mr. Wheeler: Yes, we did, on two occasions, in June and October of 2021. It's important to note that these were not audit interviews; they were interviews to gain the Safe at Home Society's perspective on housing and homelessness in the Yukon, what is working well, as I mentioned, and areas that needed improvement, and they were very helpful to us in the undertaking of our audit work, Mr. Chair.

Ms. Tredger: Thank you to Mr. Wheeler. The remaining questions are directed to the Yukon Housing Corporation and the Department of Health and Social Services.

The first question is: How have the departments responsible for housing addressed turnover in key leadership positions?

Mr. Ferbey: Since 2015, there have been a number of changes in the leadership, and I submit that I think this is week 2 for me. What I would say is that, with the challenge of it, in each instance, the corporate history resides within the senior team and the rest of the staff. Of course, lots of the progress of the department is captured through branch plans, through business plans, and also the corporation board has succession planning. So, although there has been a lot of change, in each instance, the corporation does have the qualified people in place. I would say, when there are changes, often what is lost, at times, is personal relationships. One of the things that I'm doing in the first few weeks and months here is reaching out to all the partners. Of course, my staff have existing relationships, but I do recognize, at times, when senior leaders go, so do some of the relationships; so that's an important piece that we're all very cognizant of.

Mr. van Randen: Yes, I think I can relate to that sense that, when senior management changes and when there is a lot of change it can be destabilizing, but as Justin said, I think, by design, the government is sort of set up to withstand those kinds of changes. While the leader does bring a sense of culture and some relationships that they foster, the rest is sort of contained in our legislation, regulations, and policies and really dictates how our services are provided on the front line. Many of our services are handled through transfer payment agreements or third parties. They also remain consistent through these changes.

I want to say that our department has dedicated and professional front-line staff. They are exceptional. They are guided by the ethics and the standards of their trade, whether they're social workers, or nurses, or home care attendants, and I have a really dedicated leadership team, and they work hard to ensure the continuity in times of transition.

We have just come through a pandemic, which, I think, tested every part of our business continuity model. I think we are adept at staying the course through times of change.

I just want to acknowledge that — I know the audit pointed out that, while we have had plans and strategies regarding housing that we didn't always follow through on — I mean, it's a new day for me and for Justin, and I think we are committed to transparency and wanting to see those plans be something that we are going to continue to follow in the years ahead.

Chair: Before we proceed, I have just one follow-up question from Mr. Kent for the OAG.

Mr. Kent: So, just with respect to that second question that MLA Tredger asked on the consultations with NGOs, there are a number of NGOs obviously involved on the housing side of things, and you mentioned two that you consulted with. I am just wondering how you made that determination on which two to consult with.

Mr. Wheeler: Mr. Chair, those were two of the NGOs that we determined had the heaviest involvement in housing and homelessness, but we also followed — in the media, in particular, and other documentation — the viewpoints expressed by other stakeholders in the area of housing and homelessness. The media in the Yukon is quite active in terms of reporting on the issue, so that's a secondary method that we used to determine NGOs' perspectives on housing and homelessness.

Hon. Ms. McLean: Mr. Chair, I would like to start, of course, by thanking the members of the Office of the Auditor General. Welcome back to the Yukon, and I want to thank all of the officials here today who will be answering questions on this important work. I will continue on from questions from MLA Tredger, and I have a few that I will be asking.

Can you explain the new expanded scope of the Yukon Housing Corporation that now includes land and housing development? Further to that, how will this new scope allow the corporation to better respond to the concerns and recommendations outlined by the Auditor General's report?

Mr. Ferbey: The reference to land development is in regard to the recent order-in-council pursuant to the *Economic Development Act* creating the *Housing Unit Land and Infrastructure Development Assistance Program Regulation*. First Nation and private sector land owners have become increasingly involved in large-scale residential land development projects in the territory. However, there is a barrier in finding funding for the high upfront costs of land development. To support land development by First Nations and the private sector aimed at increasing the supply of serviced land for residential housing, the Yukon Housing Corporation acquired legal authority through the OIC to finance residential land development infrastructure projects.

Previously, the Yukon Housing Corporation only had authority to make grants or loans for the purpose of acquiring construction or improving housing. The new program will be administered as a loan stream under the existing developer loan program. The ability to finance private sector developers and First Nations in the provision of residential serviced lots may help in alleviating the overall demand for housing in the territory and therefore make housing more affordable.

The corporation's scope from non-market and affordable housing to one that includes financing for residential lot development will help YHC understand the full scope of developments in the housing continuum and could help it be more strategic in how to make the biggest impact with resources the Yukon Housing Corporation has.

Hon. Ms. McLean: What land development projects does the corporation have underway?

Mr. Ferbey: The corporation is now pursuing land development on its own, but is also using the expanding developer build program in partnership with First Nations. The corporation, through the *Housing Unit Land and Infrastructure Development Assistance Program Regulation*, can now finance First Nations and the private sector in upfront costs on land development. Chu Níkwān Limited Partnership, or CNLP, accessed the program to create 25 residential lots for phase 1 of the project in Copper Ridge on the Kwanlin Dūn settlement land. All three phases should yield more than 150 lots for single detached homes and townhomes, and it marks the first project of its kind in the territory.

The corporation is administering the CNLP \$2.5-million loan through the developer loan program. This is a positive step toward increasing the housing supply for the territory, and in the case of CNLP in Whitehorse, the corporation looks forward to working with more First Nations and private sector interests in the future on these types of projects.

Hon. Ms. McLean: The Association of Yukon Communities has suggested the need for a rural land development strategy to help address the housing challenges in Yukon communities. How does the corporation respond to this suggestion?

Mr. Ferbey: The corporation met with the Association of Yukon Communities in late December to discuss their concerns regarding the challenges of developing housing in the communities. From the corporation's perspective, there's an opportunity for the AYC to bring forward their concerns to the Housing Action Plan Implementation Committee, or HAP IC, as pillar 2 of the housing action plan is to increase access to adequate and affordable housing and non-market rental housing and support for tenants and landlords.

Pillar 3 of the HAP is to increase and diversify home ownership options. Community Services and Energy, Mines and Resources — which play traditional land development roles in the territory — are represented on the HAP IC, as well as the corporation. It is felt that this may be a venue to share concerns and ideas to determine a path forward using all tools available to Yukon government, municipalities, First Nations, the private sector, and NGOs. This approach also appears to align with AYC's housing availability and affordability policy discussion paper which was submitted to the Public Accounts Committee.

Hon. Ms. McLean: The Association of Yukon Communities has suggested that its involvement with government funding for housing, including through the CMHC, should be increased. Can you respond to this suggestion?

Mr. Ferbey: The corporation welcomes the opportunity to work with the AYC to identify funding streams that can be most beneficial to communities. We recognize that municipalities are eligible for funding streams that perhaps the corporation may not be — such as the Federation of Canadian Municipalities — and vice versa, such as the corporation's involvement with the Canada Mortgage and Housing Corporation. It is important that the corporation and the AYC, as well as other government departments and First Nations, work collaboratively to leverage funding for housing

developments in a manner that is most conducive to municipalities or communities achieving their priorities. The corporation is happy to continue these discussions with the AYC and will work with the association individually through communities on behalf of the AYC to further this work. I do know that the vice-presidents met with the AYC in December to discuss this very issue and I have reached out to Mr. Laking and hope to connect with him again next week to further these discussions.

Mr. Kent: Mr. Chair, I have some questions with respect to the current wait-list for housing. I guess the first one is: What is the current wait-list for housing? I think that I am looking for a number that includes those four housing options that are on page 3 here, which are the emergency shelters, transitional housing, supportive housing, and social housing.

Mr. Ferbey: As of January 19, there were 276 applicants on the waiting list for the corporation's housing units. The corporation does not track whether applicants on our wait-list currently live in emergency, transitional, supportive, or social housing; however, we know that 97 applicants are prioritized because they are currently experiencing homelessness, which means that they are likely in emergency, transitional, supportive housing, or other transitional or precarious housing situations.

The corporation is currently working on a survey of its wait-listed applications to better understand the current housing situations. Due to a return to normal procedures, the total number of applications on our wait-list has declined significantly in recent months. Over the past two years in an effort to provide flexibility and support to our wait-listed clients during the COVID pandemic, the corporation waived the requirement to submit yearly notices of assessment for all the applicants. The corporation reinstated normal pre-pandemic procedures in preparation for the tenancy of 401 Jeckell Street, the largest new capital project in years, by reaching out to the wait-listed applicants to resubmit their NOAs to demonstrate their continued eligibility and interest; 208 applicants did not resubmit their NOAs, leading to a significant reduction in the wait-list. Applicants who did not meet the timeline are now under another list and are being granted an additional six months to submit their documents for review. If they do, the wait-list status will be reinstated. Applicants previously on the wait-list have now had almost two months to submit their notices of assessment. To date, only two of the 208 removed have submitted the required documentation. Based on the current numbers from January, our wait-list has declined 12 percent since August 2020 and 46 percent since August 2022.

Ms. Tredger: I just want to make sure that I understood this correctly. What I understood was that all of the people on the wait-list for Yukon housing have been required to reapply? Is that correct?

Mr. Ferbey: Yes, they are on the wait-list and we reached out for them to resubmit their NOAs, so they ultimately would have to reapply.

Ms. Tredger: Can the witness tell us about the process for contacting the people on the wait-list and helping them to

resubmit their applications? I imagine that many people facing homelessness have frequently changing contact information and they would be difficult to contact and difficult to track down, and also the burden of submitting an application is not insignificant when you are facing many, many other challenges with your living situation.

Could the witness tell us about the process for those reapplications and how applicants were supported?

Ms. Carruthers: Basically, the process is that every person who is applying for our program does put down their requested contact details — so it could be a friend; it could be themselves; it could be an e-mail — and we obviously attempt to contact them successfully, but we do send a letter to their last known address, and it is their responsibility to update their application. So, while we do recognize that there are some barriers to being able to do that, it is part of the process and it's very clearly documented that this is a requirement. We do work with our partners as well to ensure that they are aware that we are doing this so that if they are working with any of our clients, our hope is that they are also reaching out to their clients to let them know about this requirement.

Mr. Kent: Mr. Ferbey, if you could just repeat that number that are on the wait-list right from the start; I don't think I heard it correctly.

Mr. Ferbey: As of January 19, there are 276 applicants on the wait-list for the corporation's housing units.

Mr. Kent: Thank you to the witness for that.

So, that would be for social housing, I take it — 276 for the social housing side of things? You don't track wait-lists for emergency shelters, transitional housing, or supportive housing? Or would that be done through the Department of Health and Social Services?

Mr. Ferbey: That is correct.

Mr. Kent: I think the witness answered my next question about the changes in the growth list being down 12 percent from 2020 and 46 percent from 2022. Is that correct?

Mr. Ferbey: Yes, that is correct.

Mr. Kent: What is the forecasted growth of the waiting list, and what tools are used to forecast growth, and are there changes contemplated to the way the growth of this list is forecast or the tools that are used? Just to follow up, are there plans to try to assess the wait-lists for these other three major housing options that we talked about?

Mr. Ferbey: Currently, we use several needs analysis tools or housing needs assessment, national census data related to housing and core housing needs, as well as population growth forecasts and other reports from the Yukon Bureau of Statistics to form our capital development plans and broader policy-making. We do submit that our modelling forecasts do need to improve. That is one of our priority items this coming year.

Mr. Kent: Just to follow up on those other three housing options, are there plans for Health and Social Services to start tracking wait-lists or outstanding applications for those other three housing options that are identified here?

Mr. van Randen: Yes, that is one of the areas that I really hope will get better. I think one of the better things that

has happened over the last four or five years has been the interaction with the by-name list, which I think is a better way to track folks who are in vulnerable or precarious situations and are looking for housing. That is certainly where we have been putting our attention to look to. We have thought a little bit about comparing the by-name list with the Yukon Housing Corporation wait-list. We are trying to do that; there are privacy concerns, obviously, but I think the by-name list is a better tool for us at Social Services around figuring out who actually is precariously housed and who we should be attending to.

The only other thing I can say is we also now have a unit in our department called the “population public health evidence and evaluation group”, and we’re hoping we’ll be able to do a lot more rigorous forecasting through the knowledge of what we know about our population, but also just through the wisdom of the groups we work with, like the Yukon Anti-Poverty Coalition and Safe at Home. We’re hoping the forecasting can get a lot better, as well, to help us really understand what’s going on — not only today, but 10 years from now.

Mr. Kent: Back to the Yukon Housing Corporation, of those 276 individuals who are currently on the social housing wait-list, can you give the Committee an idea of the breakdown between those who are seniors and non-seniors and also a breakdown of those who are in Whitehorse versus rural Yukon?

Mr. Ferbey: Forty-eight percent of the applicants, individuals and families, on the wait-list are seniors; 51 percent are non-seniors; 73 percent on the wait-list for housing are in Whitehorse, and 27 percent are in rural communities.

Mr. Kent: I appreciate that. What is the overall inventory of social housing units that are available to the Yukon Housing Corporation, and how many of those units are currently occupied? Obviously, some would probably be under repair or transition, so I’m curious if you could provide those numbers.

Mr. Ferbey: As of January 19, the corporation owns 785 units, not including the 166 units for staff housing. Currently, 658 of these units are occupied, and 127 are vacant. Vacancy is due to: 51 units are under repair; 76 units are being allocated. The number of units currently being allocated is significantly higher than normal due to the recent addition of the 47 units at 401 Jeckell Street. Staff at the corporation are working hard to allocate the vacant available units to eligible applicants as soon as possible.

In addition, the corporation’s maintenance team is working to repair the 51 units currently unavailable for tenanting expeditiously.

Hon. Mr. Clarke: Paragraph 12 of the report states as follows: “The gaps...” the Office of the Auditor General “... observed in providing adequate and affordable housing included incomplete identification of housing needs, a long and growing waiting list for housing, and problems in managing the existing housing stock. The corporation and the department have not worked together or with housing partners to effectively manage housing for those in need.”

The Office of the Auditor General previously examined Yukon housing. The February 2010 performance audit report

of the Yukon Housing Corporation highlights the lack of — quote: “... adequate analysis of the need for and supply of social housing in the territory...” This was on page 2.

The first question that I have is: What is the breakdown of unit size — for instance, bachelor, one-bedroom, two-bedroom, or other size units — of the 744 social housing units owned by YG?

Mr. Ferbey: The bedroom count is as such: bachelor is 37 units; one-bedroom is 323 units; two-bedroom is 228 units; three-bedroom is 177 units; four-bedroom is 20 units, for a total of 785 units.

Hon. Mr. Clarke: Are you able to break down the housing wait-list by required unit size? If yes, can you please share those respective numbers?

Mr. Ferbey: The breakdown of the wait-list by required unit size, as of January 1, 2023, is: 48 people waiting for bachelor or one-bedroom units; 108 waiting for one-bedroom; 35 waiting for two-bedroom; 48 waiting for three-bedroom; 37 waiting for four-bedroom, for a total of 276.

Hon. Mr. Clarke: What specific actions are planned to address the incomplete identification of housing needs?

Mr. Ferbey: We do have a number of strategies. The Yukon Housing Corporation, in collaboration with partners, has several projects identified to provide a more complete picture of needs for both the Yukon Housing Corporation and for housing in general.

For example, we have a wait-list survey and analysis. First, the corporation, with the Yukon Bureau of Statistics, is in the process of designing a survey for its wait-listed clients. The goal of the survey is to better understand the key factors driving demand for subsidized housing and the current housing situation of those on the wait-list and the demographic characteristics of those wait-listed clients to ensure that we are working with partners to meet the needs of identified groups, including First Nations.

Another strategy is the Housing Assessment Resource Tool, or HART. The corporation has been working in collaboration with the Housing Assessment Resource Tool — HART — to better understand the core housing needs and affordability challenges for specific income groups. The HART project is in the process of developing data to demonstrate the maximum rents that different income groups can afford and the number of units at that particular price point that are required to eliminate core housing needs.

The corporation is working with the Department of Health and Social Services to develop a forecasting tool to identify current and future needs for housing integrated with support services.

We are also in conversation around how to expand this tool to include forecasting for rent-geared-to-income housing and potentially the housing continuum more broadly.

As part of the implementation of community housing, the corporation is in the process of designing better ways to identify the needs for supportive services among our clients. For example, we now require support plans. We have support plans. We now require applicants from the by-name list or from a priority stream to submit a support plan before their lease is

signed. This plan is meant to identify what supports clients are to receive and how the Yukon Housing Corporation can better support the tenants.

The corporation will be hiring a housing support worker to better support clients struggling to maintain their housing. The corporation has completed eight needs assessments since 2019 and aims to conduct assessments in the remaining six communities in 2023 to 2024.

Finally, with evaluations — our understanding of housing needs will be informed through evaluation of our programs. For instance, the corporation is currently developing an evaluation framework and a key performance matrix to assess the implementation of our new mixed-income, mixed-use tenant allocation policy.

A key to these evaluations will also involve surveys and community engagement to identify what is working, what is not working, and adjust the programs accordingly.

Thank you.

Hon. Mr. Clarke: Sort of as a follow-up question related to your most recent response, what steps are planned to address the growth of the current waiting list?

Mr. Ferbey: The Yukon Housing Corporation, in preparation for the tenanting of the 401 Jeckell Street building recently reached out to tenants on the wait-list to have them resubmit their notice of assessment to demonstrate their continued eligibility and interest. Given the recent reductions, the number should be interpreted with caution; however, even if the reduction is accurate, it remains the case that the wait-list has more than doubled since 2015, from 212 to 276 applicants.

The corporation has four broad levers for addressing the wait-list: (1) new capital projects; (2) new partnerships to lease units for rent-geared-to-income housing; (3) improve affordability in the private market to reduce demand for YHC units in the first place; and (4) improve our understanding of housing needs and promote movement along the housing continuum.

Chair: Over to me. The Auditor General's report found that while YHC and HSS have "...launched several initiatives and action plans to address housing in the last decade, they have not followed through on many of their commitments." In response to the Auditor General's report, the department and corporation have developed a work plan. What steps are you implementing to ensure accountability that action will be taken and followed through on?

Mr. Ferbey: The corporation and department are taking several steps to ensure accountability moving forward. The first one that has been implemented is a memorandum of understanding signed between the corporation and the department as per the work plan item 79.1. The memorandum of understanding was signed in May 2022 and identifies ways in which the most vulnerable Yukoners can be supported with adequate, affordable, and suitable housing within the parameters of Yukon's legislative and policy environment and access to supportive services and housing that meets the needs of vulnerable Yukoners who are homeless or at risk of homelessness.

The memorandum of understanding also covers roles and assignments of responsibility of the department or corporation, a mechanism for engagement with partners, short- and long-term priorities and actions, a coordinated approach to inform management, and reporting and communication of progress and results. We have an ADM steering committee. To further work plan item 79.1, the department and corporation have established an ADM steering committee as part of the 79.5 work plan to agree on short- and long-term housing priorities and associated timelines.

The corporation's board is also currently working on a five-year strategic plan, which will be building on the recommendations of the OAG into this guiding document. The corporation's board also monitors and provides recommendations for overall strategic direction to the corporation, and our engagements with the housing community on our five-year plan still continues.

Chair: I will quote from paragraph 17 of the report: The audit "... found that barriers prevented residents in need from accessing social housing. These barriers existed in both the design and the delivery of social housing."

What work is being done with NGOs and others to identify the barriers for folks applying for social housing?

Mr. Ferbey: YHC engages regularly with the following groups to share knowledge, discuss issues, and collaborate on addressing housing issues of all kinds relating to applicants, tenants, housing stocks, safety and security, and support. For example, the housing action plan. The implementation committee, or HAP IC, has monthly meetings. Partners include HSS, HPW, CS, First Nations, City of Whitehorse, CIBC, chambers of commerce, other NGOs, and CMHC.

There is a Reaching Home Community Advisory Board — CAB for short — monthly meetings. Partners include Health and Social Services, NGOs, the federal government, City of Whitehorse, and Council of Yukon First Nations. There is the housing and homeless task force — also monthly meetings. Partners include Health and Social Services, First Nation governments, and Indigenous Services Canada, the City of Whitehorse, and local NGOs. Yukon Housing Corporation staff regularly engage with specific organizations to help support tenants. This includes a Safe at Home stability worker — this is a position funded by the Yukon Housing Corporation — and Normandy Living community leasing coordinator, Yukon Anti-Poverty Coalition senior engagement specialist — a fund that we provide support for — and Neptune Security Services — that is a contract responsible for nightly security patrols at multi-unit buildings in Whitehorse. There is SCAN and there is also the RCMP, among others.

Ms. Tredger: I have to admit that I got a little lost in that long list of committees. There are a lot of committees, and I appreciate that there is a lot of collaboration taking place. Do those committees have terms of reference and expected outcomes? I am wondering how the information that comes out of those committees gets integrated into the decisions made in the department.

Mr. McDowell: Yes, the committees referenced do have terms of reference.

Sorry — the second part of the question was — ?

Ms. Tredger: It was about how the information and, I guess, maybe decisions that come out of those committees get integrated into the decision-making by the department.

Mr. McDowell: The committees have a set of minutes that get recorded after each meeting. The minutes are distributed. We definitely consider the conversations and the types of themes that come forward at those meetings not only on a monthly basis, but as we plan the long-term strategies for the corporation — annual planning processes and those sorts of processes.

Chair: What work is being done to support housing navigators working within NGOs?

Mr. Ferbey: Over the years, different NGOs — such as Victoria Faulkner Women's Centre, Blood Ties Four Directions, and the Yukon Anti-Poverty Coalition — have hired housing navigators to support clients finding housing with landlord/tenancy relations, education, connect with appropriate supports, and other interventions and assistance. These positions have no affiliation with the Yukon Housing Corporation, yet these are partners in helping people with successful tenancies wherever they live, including our units. The Yukon Housing Corporation provides funding to the Safe at Home Society for a housing stability worker. This person primarily works with Safe at Home clients who are Yukon Housing Corporation tenants to have successful tenancies.

YHC staff and housing support workers meet on a regular basis to discuss how to best support specific tenants if they are experiencing specific difficulties. YHC also provides the Yukon Anti-Poverty Coalition with funding for a senior engagement specialist who works primarily with YHC senior tenants to inform seniors of activities happening in their building and the community to support them in general to have successful tenancies. YHC staff engage with senior engagement specialists as needed throughout the year.

Chair: Thank you, I believe you answered the next question as well, so we will move on to Emily Tredger.

Ms. Tredger: Paragraph 20 references the rent supplement program and the Canada-Yukon housing benefit. How are applicants to these programs evaluated?

Mr. Ferbey: The corporation is no longer receiving applicants from individual households for the rent supplement program, as the program is being phased out and replaced by the Canada-Yukon housing benefit program. The rent supplement program was for applicants already approved for the rent-geared-to-income program. To be eligible for the program, applicants must have incomes below established thresholds, called "housing income limits". These income limits are based on (1) the size of the household and (2) whether the applicant resides in Whitehorse or the communities. Similarly, eligibility for the Canada-Yukon housing benefit is based on applicants having income below established thresholds. These thresholds are also based on household size. It might be useful for me to point a few more program differences.

There are a few differences in eligibility criteria for the RGI and the housing benefit programs, and these differences

are largely due to differences in program objectives. First, the income thresholds used for the Housing Canada benefit are slightly higher. As a result, the program is available to both low-income households and moderate-income households who require support, but are not eligible for social assistance or rent geared to income. As described in our agreement with CMHC, the goal of our program is to make rental housing costs in the private market more affordable for low- to moderate-income Yukon households that are not receiving shelter allowance or live in community housing, but nevertheless are in core housing need.

Another key difference is that, unlike RGI, the income limits set for the housing benefit program are the same for all Yukoners regardless of whether they live in Whitehorse or in the communities.

Ms. Tredger: How are those income limits or household needs calculated?

Mr. Mollet: The Canada-Yukon housing benefit is part of the national housing strategy, and then we are working on another parameter of the national housing strategy. As indicated, as the income ability is different from the rent-geared-to-income program because it is meant to provide subsidy for people who are experiencing affordability issues, then we are within the [inaudible], which is different, and these income limits are also used for other programs that have a similar objective. It means to have to provide some affordability component for households that are dealing with affordability issues.

Ms. Tredger: Has an audit of all available rental units recently been completed in the Yukon?

Mr. Ferbey: The corporation only provides a portion of the total rental units available in the Yukon's rental housing stock. According to the latest rental market survey by the Yukon Bureau of Statistics, completed in April 2022, there are an estimated 2,386 rental units in the Yukon. As noted, the corporation currently supports 137 households through the Canada-Yukon housing benefit and 81 households through the rental supplement program. These are subsidies designed to support affordability in private markets. The corporation does not regularly audit the units provided to confirm whether the units provided by private landlords are adequate. However, within the agreement signed through the program, the corporation reserves the right to view the rental units to ensure that they are adequate and comply with the agreement and program framework, and we provide sufficient notice given to the clients.

Ms. Tredger: What is the annual budget for these programs? Is there a pattern for these programs being oversubscribed before the end of the year, and is there a wait-list?

Mr. Ferbey: The annual budget for the Canada-Yukon housing benefit changes every year and is based on the Canada-Yukon bilateral agreement between CMHC and the corporation. The total amount of funding allocated over this period by the federal government is about \$9 million. The amount is a cost matched by the Government of Yukon. During the lifetime of the housing benefit program, there have been

periods when the program has been fully subscribed. Currently, there are spaces in the program, and there is no wait-list.

The corporation regularly promotes housing benefits to raise awareness through regular, online ad campaigns and by sharing information with the community groups. The corporation is currently running a marketing campaign to raise awareness throughout the Yukon.

The annual budget for the rent supplement program is approximately \$500,000, and this includes individuals and corporate rent supplements; however, as mentioned, we are phasing out the rent supplement program for individuals, and it is being replaced by the Canada-Yukon housing benefit.

Hon. Ms. McLean: In paragraph 23, it notes that the corporation used a point system to prioritize five groups: victims of violence, people needing medical accommodations in or outside their community, homeless individuals, mobility-challenged households, and all other non-priority applicant households.

My first question is: Is there an intention to maintain priority for these individuals named in paragraph 23? That was the first part of the question. To expand the list — is there a plan to expand the lists of priority applicants? If yes, how? If not, why not?

Mr. Ferbey: Under the new tenant allocation model, the corporation priority groups are as follows: victims of violence, people needing medical accommodations in or outside their community, mobility-challenged households, and homelessness. These priority groups are based on understanding the specific needs within the Yukon. Our list of priority groups is different from those identified under the National Housing Strategy, which offers a more expansive list reflective of the diverse needs across Canada, including those experienced in larger urban centres.

Hon. Ms. McLean: So, stakeholders have identified a multiple list of housing needs as an obstacle when trying to tenant buildings. Have the responsible departments explored the possibility of aligning the lists of housing needs and updating them simultaneously?

Mr. Ferbey: As the question points out, there are multiple lists that identify Yukoners in need of housing. The two primary lists are the corporation's wait-list and the Safe at Home's by-name list. The corporation keeps a wait-list of potential tenants for the corporation's community housing buildings, and the Safe at Home by-name list identifies people who are experiencing homelessness or are precariously housed.

As part of the community's housing mixed-income/mixed-use approach, both the corporation's wait-list and the by-name list will be used to tenant buildings, as 20 percent of the tenants will be from the by-name list. There is also a point-in-time count organized by Safe at Home, which aims to count or enumerate the number of people experiencing homelessness in a particular singular night. While this is important to understand homelessness, it is not used to draw tenants from. There have been discussions about aligning the corporation's wait-list and the by-name list more closely. Due to privacy considerations, there are differing objectives of the list, which has not yet become feasible. In the meantime, the corporation agrees that

for other organizations working with the most vulnerable to provide housing or housing-related services, the ownership of the two primary lists by two separate organizations may provide statistical challenges to tenancing, particularly while there isn't a close relationship with the organization. One way to remove the barriers is maybe through the coordinated access-to-housing team, CHAT. This group is made up of government and non-governmental officials. Although the corporation is not a member, we have access to the by-name list and can coordinate with the appropriate services for those experiencing homelessness.

Where possible, the corporation would be happy to facilitate the introduction of organizations not currently members of CHAT to further support coordinated access in the use of CHAT's expertise.

Hon. Ms. McLean: I think you started answering this, but how is the integrated housing strategy currently identifying needs and gaps in housing, and what kind of progress has been made in making these identifications?

Mr. Ferbey: The integrated housing strategy rolls up information related to our wait-list, needs assessments, statistical information from the Yukon Bureau of Statistics, community engagement, and the Housing Assessment Resource Tool — HART — to create an overall picture of housing needs in the territory. It is intended to identify housing needs, compared to other existing supply, and describe the actions to fill identified gaps over a planned period of time.

The tools were developed in 2017-18, but in recent years have not been used as priorities switched to addressing immediate needs during the pandemic. However, the ability to identify community needs in an evidence-based approach will be key to the corporation's success moving forward. The integrated housing strategy is currently being updated and revised and is anticipated to be completed in the winter of 2024, as per 40.1 of our work plan.

Mr. Kent: In paragraph 25 of the Auditor General's report, it found that — and I quote: "... the corporation did not have recent data to determine the extent to which various priority groups were able to remain in housing ..." I am hoping that the corporation can discuss this finding. If recent data is not currently available, how is the corporation's eligibility system being applied, and what changes are being contemplated to the way that data is collected?

Mr. Ferbey: I will talk first about the priority groups housed. The identification of priority groups is meant to inform the housing allocation process. The corporation does not, however, track whether its tenants are in a priority group after they are housed. As a result, the corporation does not have recent data to determine the extent to which various priority groups are able to remain in housing. However, under the community housing framework, the corporation will be asking each applicant in the priority group to submit a support plan before their lease is signed. This plan is meant to identify what supports clients already receive and how Yukon Housing Corporation staff can better support tenants to remain housed.

I will talk a little bit about eligibility. Staff are currently working to update information systems related to evictions to

include data on evictions for priority groups. The corporation also is working with our assistant provider to better understand what the capabilities are currently and what else may need to be built in so Yukon Housing Corporation is positioned to generate comprehensive data reports required for planning and evaluation. By adequately tracking and reporting on the support needs of our tenants and priority groups, we hope to improve outcomes. Those are to reduce evictions and promote movement along the housing continuum. Tracking eviction data from priority groups will also become a critical performance metric to evaluate the success of the community housing transformation.

Ms. Tredger: For clarification, is the plan only to track that data for tenants who come off the by-name list, or are they planning to track that data for people who are identified as priority groups regardless of which list they come from?

Mr. McDowell: The plan would be to track the data for all of those groups.

Mr. Kent: So, in paragraph 27 of the report, it states that — and I will quote again: The OAG had “... analyzed applicant data from 1 April 2018 to 31 October 2021 that the corporation provided to determine how long it took from the date people applied for housing to the date they received it. The average time for priority groups to be housed was 276 days, while the average time for non-priority applicants to be housed was 141 days ... The corporation was not able to provide an explanation as to why this was the case.” So, my question is: Could you please now provide an explanation as to why it took longer for priority groups to access housing, and what changes are being made going forward to ensure that this does not continue to happen?

Mr. Ferbey: During the time frame of April 2018 to October 2021, the corporation partnered with a First Nation development corporation and offered the opportunity to house 50 clients from the corporation’s wait-list; however, the preference from our partner was to house applicants with affordability challenges but without a specified priority. Therefore, those in the priority group were not housed as quickly as those in the non-priority group during this period. Ultimately, the corporation’s goal is to provide housing to as many households in need as possible. For this reason, we seized on the opportunity to work with our partner.

Under the community housing framework, we have adopted a tenant allocation policy that is moving away from a points-based system that provides housing in order of highest priority.

The goal of the new allocation model is to balance needs with outcome and provide housing in a way that leads to fewer evictions; safer, better quality housing; more socially mixed housing; mixed buildings and neighbourhoods; and closer integration of housing and supportive services.

Mr. Kent: I have just a quick follow-up on that. Since that October 31, 2021 date, have you seen the gap closing in the average wait time for priority groups versus non-priority applicants?

Mr. McDowell: I don’t have up-to-date data on the question you are asking, but we can certainly get back to you on that.

Mr. Kent: I appreciate that. My final question of this grouping is — we solicited input from a number of different groups, and some of those groups have told us that it takes an inordinate amount of time to find housing for women and children fleeing violence — much higher than non-priority groups. I am interested in what your response to that comment is.

Mr. Ferbey: The corporation is committed to supporting women and children fleeing violence. We include victims of violence as a priority group. We are currently working with CMHC to explore the possibility of creating a specific stream within the Canada-Yukon housing benefit that would provide support to women and children fleeing violence.

In addition, the corporation has also supported the Council of Yukon First Nations’ project to create a new shelter in Whitehorse specifically for Indigenous women and children fleeing violence.

Chair: Just a quick follow-up — does the Housing Corporation acknowledge that there is a disparity between women and children fleeing violence in terms of the wait times and other applicants?

Mr. Ferbey: Yes, we understand that the wait time across the spectrum is inadequate. Women and children fleeing violence is absolutely a priority group for us for housing. In the new strategy on community housing we are talking about, this group continues to be a priority. Ultimately, in this area, we absolutely submit that we can do better; that’s our intention.

Hon. Mr. Clarke: In 2010, the Auditor General recommended a review of how the corporation and the department set the rent for tenants who receive social assistance. That is found in paragraph 29 of the 2022 report.

My first question is: Why has a problem that was identified in 2010 not been addressed prior to this recent audit?

Mr. van Randen: I think there are probably a lot of reasons that I could offer you, but I think that ultimately this is one where the department and the corporation just have to take ownership — that this remains unresolved. We are taking steps — Justin and I — to work through the complexities of this issue. We have been working to identify where our respective policies don’t align and where our teams were applying different definitions when determining eligibility criteria. It is in the memorandum of understanding between the minister and the corporation, and we acknowledge that we have to provide access to affordable, adequate, suitable, and sustainable housing, and it must be available to all Yukoners in need.

I guess all I can say is that this principle is going to form the basis of our collective work together. We have charged the ADM steering committee with getting back on top of this, looking at our legislation and our policies, and we are going to do that work in the year ahead. So, I look forward to that, and I want to do a better job on this one and document how we progress on it.

Hon. Mr. Clarke: The department’s response to the Auditor General’s report includes a commitment to — and I

quote: "...implement the new Community Housing Tenant Selection Policy, including eligibility criteria, and the subsequent removal of the current prioritization system..." That is on page 4 of the work plan. The first question arising is: Has this happened? Is the new tenant selection policy in place? Finally, if yes, how was it developed?

Mr. Ferbey: The Yukon Housing Corporation's new tenant allocation policy has been developed and is being implemented with the tenancing of the new 47-unit building at 401 Jeckell Street. The policy will be adopted more broadly through the Yukon Housing Corporation buildings in Whitehorse as units become available over time. It will not initially apply in the Yukon communities.

It is based on a more deliberate selection of tenants from different parts of the income spectrum and includes buildings shared by single people, couples, families, and seniors. The model has three different streams of tenants: 20 percent of tenants are from the by-name list managed by the coordinated housing access table, CHAT; 20 percent of the tenants are from Yukon Housing Corporation's priority group and include individuals who have experienced violence, require medical accommodations, or have mobility issues, and 60 percent are from the affordability stream.

This model was informed by consultation with NGOs, the Department of Health and Social Services, and the Housing Action Plan Implementation Committee. Several meetings occurred with a few key NGOs and the Department of Health and Social Services in late summer and fall of 2022. These meetings helped inform the policy writing. The draft policy was then presented to the HAP IC meeting and was subsequently circulated to members, who were given the opportunity to provide feedback. Members of the coordinated housing access table, some of whom are at the HAP IC, shared concerns. These are instrumental in shaping the final wording of the policy, specifically, the details around the support plan required by individuals in the priority groups.

Hon. Mr. Clarke: In a follow-up to that response, the committee has heard from some groups that have expressed significant concern about the new tenant allocation policy and claim that the most vulnerable Yukoners — for instance, survivors of violence and individuals who are currently homeless — will receive less access to Yukon housing units than in the previous model. Can you please respond to this claim?

Mr. McDowell: A central objective of our community housing transformation is to balance needs with outcome to provide housing in a way that leads to fewer evictions, is safer, is better quality housing, is in more socially mixed buildings and neighbourhoods, and is a closer integration of housing and support services.

As noted in the answer to question 31, the new allocation model will mix tenants from different household types — seniors, families, couples, and singles — as well as tenants with different income levels all in the same building. The model is meant to promote a social mix and avoid the concentration of those with high needs all in the same place. This mixed-income, mixed-use approach has been adopted by housing providers

across the country and the world as a central tenet of a smarter, more socially and economically sustainable way of providing subsidized housing.

As we implement this new model, the corporation will no longer be providing housing based on the previous system, which provided housing in order of the highest priority. Nevertheless, the Yukon Housing Corporation will continue to provide a significant portion of its stock — 40 percent — to those with the greatest need, 20 percent of units to priority groups, and 20 percent to the by-name list. Furthermore, YHC will continue to work its partners, such as Opportunities Yukon, the Council of Yukon First Nations, the Safe at Home Society, Blood Ties Four Directions, and the Vimy Heritage Housing Society, to name a few, to provide housing with dedicated supportive services to those with high needs.

Finally, the corporation is developing an evaluation framework, including performance measurements, to assess the success of the community housing framework.

A key performance result will focus on whether the implementation of community housing is helping those with the greatest need to remain in their housing. Further evaluations will include surveys of tenants and engagement with partners on what is working and what is not to improve the model over time.

Ms. Tredger: I have a couple of points I want to discuss on that. The witness just said that one of the purposes of this was to reduce evictions, but earlier, the Housing Corporation said they don't actually track whether or not people have longer stays or more evictions or faster turnover based on whether they belong to a priority group. It seems to me that the implication of this policy is that people with high needs are being evicted more often, but the Housing Corporation said they don't have evidence to support that. Can they tell me a bit about why these conclusions were reached?

Mr. McDowell: We do have anecdotal and ongoing administrative evidence that those with particularly high vulnerabilities are subject to higher eviction rates. While we don't necessarily have data to support that, we do have years of experience with that theme.

What community housing proposes to do is look at our clients, our tenants, to dig into the types of needs that they have and then to support those needs with the intended outcome of better client outcomes — better tenant outcomes — and fewer evictions and those sorts of goals.

Chair: I have a follow-up as well. We have heard from groups that the most vulnerable Yukoners now have less access to the housing units that are available through the new policy. Does the YHC dispute that? Do they disagree with that or do they concede the point that vulnerable Yukoners now have less access to Yukon Housing Corporation units?

Mr. Ferbey: I think you've seen a movement, and it came from the National Housing Strategy across the country. They are looking at these buildings now that are having diversified groups in them, including the most vulnerable and including mixed income. It's moving away from the model where you have a building where everyone is vulnerable. I think we have found, not only with the wrap-around services,

that it is difficult to provide the kind of support needed. I think we have seen evidence that it isn't as successful of an outcome as you are seeing in other models, which is looking at this community housing model. It's proven in other areas, and it is a model that we are looking at.

Of course, our real concern is homelessness and putting the most vulnerable in houses, and we have other strategies to try to ensure that people do get a house. I would take one thing — I saw in a quote on the wall, as I was reading one of these things, that said that the only solution to homelessness is a house. We entirely get that, but this is a model that we are looking at, and we are doing it with our initial building. Of course, as we mentioned, we are going to be tracking the data and seeing if that is a more successful model. I think what we have talked about is looking at the evidence and then looking at the data, and, of course, we would always look to pivot if this, in fact, wasn't successful. But I think in other areas it has shown to be a very successful way to house people in communities and ensure that it is the best outcome for all.

Ms. Tredger: I think the major concern about this is that when people do choose to identify themselves as one of the priority groups or choose to access the by-name list, they are now going to be relegated to only 40 percent of the units. Are you worried that people will stop identifying themselves and that this is discriminatory against those groups of people?

Ms. Carruthers: I don't think that they will necessarily stop identifying themselves. I think there could be people who are seeing it that way. With the work with our partners — and I think our intention here is to really look at the outcomes, and I think that, when people are starting to see that we are having fewer evictions and we are having more successful tenancies, people are wanting the help and the support. We see a demand in our non-profit organizations that are supporting people, so I think they are going to see an opportunity here to really be supported in having a successful tenancy. So, I do think that they are going to recognize that this is a benefit to them and that they then will have access to our units and hopefully essentially a better outcome.

Ms. Tredger: I certainly have nothing against supporting tenants. I am really worried about making people choose between accessing a support plan and accessing the support of NGOs or having access to 60 percent of the units.

Mr. Ferbey mentioned before that they will pivot if this is not a successful plan. At what point would you look at that to make the decision of whether you are going to pivot or continue with this plan?

Mr. McDowell: We intend to evaluate it as we adopt it in the next months and certainly at the end of the first year. Those percentages that we talked about are things that we could pivot on as well if those percentages don't seem to be producing the types of outcomes that we had anticipated.

Chair: I have some questions with regard to the department's work plan that was submitted to the Committee and is available online. Action 31.1 of the work plan commits to a review of Yukon Housing Corporation's rent assessment and eligibility by fall of 2023. Is this work underway? What consultation has occurred with affected stakeholders?

Mr. Mollet: What we can say is that the work has not started yet, but it is a priority. The lead will be the ADM steering committee on housing between the Department of Health and Social Services and ourselves. The work is planned to start in the first quarter of 2023. What we can say about the eligibility piece — and we just discussed it — it is about the point system to calculate the eligibility for the rent-geared-to-income program. It has been revised and modernized under the new community housing framework. Another element around eligibility is the YHC asset cap policy which stipulates that tenants are not eligible under RGI units if they have assets over \$100,000, and it was updated in December 2022 to also include seniors. However, the new policy doesn't apply to seniors who are currently living in our housing units.

Chair: Just a quick follow-up to the question about the review. It has not started yet, but the Housing Corporation is committed to having it completed by the fall of 2023?

Mr. Mollet: The work will start with the ADM steering committee in the first quarter of 2023. It is a priority for this committee.

Chair: And you anticipate to have that work done by the fall of 2023?

Mr. Mollet: Under the work plan, we have committed to completing a review by the winter of 2024.

Chair: Next question. Some groups have expressed concern that the rent assessment will tighten eligibility and may negatively affect women and children in need of safe and suitable housing that the private sector may not have available. Can the corporation respond to this concern?

Mr. Mollet: What we can say is that there is no indication that a review of rent assessment by the corporation and the department would lead to a tightening of eligibility for any group, including women and children fleeing violence. We already include victims of violence as a priority group with our new allocation system. What we can also say — and it has been mentioned — is that we are working with the Canada Mortgage and Housing Corporation on a new stream under the Canada-Yukon benefit specifically targeted for women and children fleeing violence.

In addition, the corporation has provided support to the Council of Yukon First Nations to create a new shelter in Whitehorse for Indigenous women and children fleeing violence. The review of the rent assessment is meant to ensure that government assistance for housing is provided in a way that is equitable for all clients.

Under the RGI program, tenants of the corporation pay 25 percent of their gross income to rent; however, if tenants receive additional income support such as social assistance, the payment is based on a shelter allowance set by the income support program.

Chair: The corporation's response to recommendation 31 mentioned improvements that will continue to be made under the 2021 community housing framework alongside actions named in the work plan. Are there other aspects of the framework that the corporation feels would be helpful for us as the Committee to understand that they have underway right now?

Mr. Ferbey: Many of the programs offered by the corporation were not within the scope of the audit but nevertheless are important features of our community housing framework. Our community housing framework is aligned with the key objectives of the national housing strategy and include the goal of creating new opportunities for the federal government to innovate through partnerships with the housing sector cooperative movement, private sector, and research community.

Our government has taken the same approach. We are forming partnerships with many private sector organizations, non-profits, and First Nations. Indeed, a key part of the community housing framework — beyond improving outcomes within the stock of housing provided directly by the corporation — is to work with partners to develop and maintain the community housing stock more broadly and to better understand the key drivers of housing needs and implement best practice solutions.

From our perspective, the community housing stock does not simply include units in our rent-geared-to-income program; it includes all housing that offers subsidized rent or sale through partnership with government, whether it's operated by a government, the private sector, NGOs, or our First Nation partners. We support these partners directly by providing funding opportunities through the housing initiative fund, the builder development loan program, and the municipal matching rental construction program. We also support them by identifying other opportunities for funding within the national housing strategy and facilitating connections with our federal colleagues.

Beyond organizational partners, YHC also supports individuals living in the private market through the rent supplement program and housing benefit program, as well as through the home-repair program to help Yukoners to remain in their houses.

While many of these efforts were not included in the scope of the audit, they form an important part of the work that the corporation is doing to advance the vision of community housing.

Ms. Tredger: The Auditor General's report found that the number of social housing and rent-supplement units administered by the Yukon Housing Corporation grew by 20 percent between the 2014-15 and 2020-21 fiscal years but that the demand exceeded the supply. That is in paragraph 32.

What is the current trajectory of supply and demand of units? Does the YHC have a plan for the development of units that is commensurate with the current demand?

Mr. Ferbey: The corporation is collaborating with the Department of Health and Social Services to develop a tool to forecast the need for housing and services as well as rent-geared-to-income housing. To understand the current demand of our units, we rely on a variety of indicators, including our wait-lists, community needs assessments, census data and population forecasts, community engagement, and the Housing Assessment Resource Tool — HART — which helps to identify the extent of affordability by needs by income groups.

As identified in the work plan, action 40.1, the corporation is currently rolling up these indicators of needs to develop a new integrated housing strategy which will provide an overall picture of housing needs to inform planning.

The current trajectory of future supply involves efforts to increase YHC stock as well as new opportunities to grow the community housing and maintain community housing through partnerships and rent subsidies. Since the audit was completed, we have already helped to grow supply by completing three triplexes and completing the new 47-unit building at 401 Jeckell. We secured 50 units in the Da Daghay development and secured 10 units in Normandy Living.

Moreover, as noted in our answer to question 15, the YHC has several new capital builds currently underway or in the planning phase. This includes a tenplex in Old Crow — Highways and Public Works is managing that project — a Housing First in Watson Lake, and a 34-unit multi-family community housing building at the Korbo site in Dawson. We also have duplexes in Carmacks, Dawson, Faro, and Mayo.

We also have several new partnerships in the pipeline. Notable examples include: the Yukon Housing Corporation is seeking 16 units from the Normandy Living facility for seniors with support needs. We are exploring options on how to support the Vimy Heritage Housing Society and plan to build the Rowan House 75-unit supported housing facility, which Vimy is looking at.

The Yukon Housing Corporation has preliminary agreements with the Da Daghay Development Corporation to access 75 units in the DDC's second phase of the current development. Ultimately, the current trajectory of future supply of YHC units is largely based on our five-year capital plan. Our plans to increase supply are designed to prioritize investments, given budgetary constraints, to best meet our identified needs.

Ms. Tredger: The Auditor General's report found that, between 2019 and 2021, the corporation conducted a needs analysis in five out of 18 communities, but there was limited evidence of links between the results of these analyses and the capital asset management plan. That is in paragraph 38. In which five communities has the corporation conducted a needs analysis?

Mr. Ferbey: At the time of the audit, the corporation had completed five community needs assessments and has since done three more. The community needs assessments have been completed in: in 2019, Whitehorse; in 2020, Watson Lake; in 2021, Carcross, Mayo, and Dawson; and in 2022, Carmacks, Pelly Crossing, and Ross River. These assessments are a key tool to understanding demographic trends, housing needs, and supply gaps across the housing spectrum. Findings from recent needs assessments inform capital investments and housing solutions in several communities, including the Watson Lake Housing First project which is slated for construction in 2023 and the recent Yukon Housing Corporation triplexes in Mayo, Watson Lake, and Whitehorse. Hearing from the communities is critically important, and this is an area that we clearly need to improve upon to continue our housing investments in the rural areas and Whitehorse.

Ms. Tredger: What is the schedule to complete the needs analysis in the 10 remaining communities now? Or perhaps it is 13 — but in the remaining communities?

Mr. Ferbey: I think you are right in reading the question as you did.

At the time of the audit, the corporation had completed five community needs assessments and has since done three more. YHC plans to complete the remaining six communities in 2023-24. Needs assessments are a key tool to understand demographic trends, housing needs, and supply gaps across the continuum.

Chair: A quick follow-up before we move on. The Auditor General found that there was limited evidence of a link between these analyses and the capital asset management plan. Has the corporation addressed that in any way? Is there evidence of linking these analyses to their planning?

Mr. McDowell: I think we have begun to link those data with capital plans in a more significant way since the audit was completed. I think I will stop there.

Hon. Ms. McLean: The Auditor General's report noted that the corporation has prepared a five-year capital plan, as I have heard mentioned here today — an asset management plan that includes plans for building new units over the next five years. Is the plan public? If not, can the witness please talk about whether you can submit a copy of the plan?

Mr. Ferbey: The 2019-20 capital plan was submitted to the Public Accounts Committee. This document was the most recent version of the document provided to the OAG, as the corporation provided versions going back to 2016-17. The document is used to guide the capital projects. The corporation also submitted the 2017-18 capital asset management plan, as this was the most recent plan of this type submitted to the OAG. The capital asset management plan details repairs that are required by the corporation's unit.

Hon. Ms. McLean: Does this plan align with the government's five-year capital plan?

Mr. Ferbey: The corporation's capital plan aligns with the Highways and Public Works capital planning process and plan done by the capital planning office. The capital plan reflects what is approved to proceed for that fiscal year and what the corporation may have been planning.

The corporation submits proposed capital plans to the CPO — the capital planning office — for inclusion in the larger Yukon government five-year capital plan. These projects that are included in the resulting five-year capital plan are considered to have planning phase approval. Should the project be able to proceed, the plan goes back to Management Board for the implementation phase and approval. For this reason, there is a discrepancy between what is prepared by the corporation to the CPO for planning process approval and what receives approval and ultimately goes forward for construction.

One of the barriers that the corporation faces in moving proposed capital projects forward include lack of available land for zoning in communities. YHC has very limited inventory of land to build, and municipalities, First Nation, and other government departments secure land for projects. Availability

of funds is balanced between the Yukon government priorities through the CPO processes.

Hon. Ms. McLean: How many new units will be constructed over the next five years? In what communities will they be constructed, and what type of units are you planning to build?

Mr. Ferbey: The corporation is planning to build over 140 net new units over the next five years — some in 2022-23 to 2025-26. Projects are planned with information from housing needs assessments, building condition assessments of existing stock, wait-lists, Yukon Bureau of Statistics statistical data, and consultation with municipalities, NGOs, and community stakeholders. Each year, projects are reassessed as they go forward through a planning process related to capital development and feasibility based on community factors.

Projects are planned or are currently underway in the following communities: Carcross, Carmacks, Faro, Dawson, Teslin, Watson Lake, Ross River, Pelly Crossing, Mayo, Destruction Bay, Haines Junction, Whitehorse, and Old Crow. As these projects are largely in the planning phase, it is important to know that some may not proceed as planned or may be delayed, as land available to the corporation for building is scarce at times in certain communities. To proceed with projects in communities where the corporation does not own land involves negotiations with municipalities, First Nations, and Yukon government departments to secure appropriate parcels for these discussions. The type of units planned for construction include duplexes, triplexes, multi-unit buildings — Housing First residence in Watson Lake. Duplexes and triplexes will also be accessible if lot grading permits and multi buildings will have a minimum of 20-percent accessible units.

The new stock will be a mix of bachelor and one-, two- and three-bedroom units, depending on the needs analysis and stakeholder feedback.

Hon. Ms. McLean: You have probably covered a little bit of this, but just to go a bit further — does the number of units planned for construction over the next five years align with the needs analysis conducted — I know that you have done eight and you have six more to do. I am just wondering if there is alignment there.

Mr. Ferbey: The needs analysis is one part of the information when planning projects. The other information that is considered is derived from the building conditions assessment of the existing stock, the wait-list, the Yukon Bureau of Statistics data in consultation with municipalities, First Nations, and community stakeholders with the Yukon Housing Corporation. Feedback is also sought with engagements through the corporation's board of directors' quarterly alignment. All of this is to say that, yes, there is alignment.

Chair: Before I move on to Mr. Kent, I just wanted to note for Committee members and for witnesses that the time is 11:47 p.m., so at some point in the next 10 minutes or so, I will interject and call a recess for lunch. This is just a warning that I may interject while someone is speaking.

Mr. Kent: I have some specific questions about projects that are in the capital planning documents that were tabled with last year's budget. Before I get into those, I have a couple of questions with respect to projects that have emerged since we developed these questions. The first one is with the old High Country Inn property, which is now owned by the Safe at Home Society. Yesterday, there was a news release on 20 units being made available, and in that, there was a reference to a capital contribution from the government as well as work on an operation and maintenance portion, but there were no numbers associated.

Do the witnesses have the capital contribution amount that was given to upgrade those 20 units and what the estimate is for the operation and maintenance for the 24/7 supervision portion?

Mr. McDowell: I don't have exact numbers. It is in the range of \$140,000 for the upgrades that are required for that temporary shelter.

As for the operation and maintenance, I don't have that information at this point.

Mr. Kent: The capital, I would guess, would be managed by the Housing Corporation, but would the operation and maintenance be managed through Health and Social Services?

Mr. van Randen: I can confirm that we are working on what the operation and maintenance supports will be for the proposed 20 units that Safe at Home is opening. We are not in conclusion at this point, but we are talking about 24/7 supports and some of the overhead costs that they face. So, that is the current context of the conversation.

Mr. Kent: There is one other housing issue that has emerged since we developed these questions, and that is with respect to the Macaulay Lodge property and the rezoning application from the Yukon government that is before the City of Whitehorse right now to rezone that to mixed commercial and then a plan, I believe, in local media reports, to sell that land after it has been rezoned.

I know there have been a couple of groups — the Yukon Anti-Poverty Coalition and the Yukon Council on Aging — that have expressed concerns with potential use. From as much as you know, I am curious if the plan is still to sell that land if the rezoning application goes through.

Mr. McDowell: Yes, that's the plan — to make it available through a tender to the private sector for development, subject to the zoning that applies on the lot. You mentioned mixed commercial. As I understand it, the current zoning allows for some commercial and residential as well — so I think commercial on the bottom and residential on the top.

Mr. Kent: I will turn my attention back to the questions that we submitted to you for consideration.

On pages 8 and 9 of the five-year capital documents that were tabled last March as part of the overall budget, there are a number of housing projects identified for the next five years. I just wanted to ask some specific questions about some of those projects.

For Carcross, there is planning money in the current budget for a sixplex. Is that project underway, and can we expect it to be under construction in the 2023-24 fiscal year?

Mr. Ferbey: The project has been deferred until a suitable lot can be selected. Last week, we had the opportunity to sit down and talk with the deputy, Haa Shaa du Hen, Ms. Darla Lindstrom, and one of the clan leaders around land. This is a consultation that is ongoing. We are working with the Carcross community to identify, either settlement land or otherwise, where they would like to put the building. It's one of our priorities in the communities and we are working closely with the First Nation to determine where the best location is from their perspective.

Mr. Kent: Is there an estimate as to when that project may begin? As I said, in the planning documents, it said 2022-23 for an expenditure that looks like it's for planning and design and then construction and completion in 2023-24. Do you have any information?

Mr. Ferbey: We are looking at a deferral of one year as we are working with the community for land and planning.

Mr. Kent: Thank you very much. Also, in that project list for social development projects in that five-year planning budget, there is \$13 million to \$18 million identified over the next five years for what is called "community housing development". Can you explain for us what that is for and how many units you anticipate that it would create?

Mr. Ferbey: The funds associated with the community housing development refer to the funding for partnership projects. At the present time, there are no funds committed to projects and therefore no estimates on anticipated units. The work currently underway through data and research, the community needs assessment, as well as our ongoing conversations with stakeholders within the housing sector will help determine future priorities in the funding allocation.

Mr. Kent: So, the breakdown of that for this fiscal year, for instance, is \$1 million to \$2 million being expended, but will that not be expended in this fiscal year?

Mr. Ferbey: No. In this current year, we are in the planning stage and working with our partners. In terms of expenditure for this year, the vice-president tells me that we are not expending money this year.

Mr. Kent: Thank you. The Old Crow 10-unit housing project, according to these documents, is expected to be completed in this current fiscal year, so before the end of March. Can you tell us if it is on budget and if it will be completed and what the total estimate is for that project?

Mr. Ferbey: The Old Crow tenplex and budget are being managed by Highways and Public Works. It is scheduled to be completed in the spring of 2023. The corporation will have a role in operating the building, and the current approach to tenant allocation will be determined with the Vuntut Gwitchin First Nation and other Yukon government stakeholder departments. One of the units that the tenplex would provide is to Vuntut Gwitchin for their use. I believe that Highways and Public Works is going up for further discussion on allocation of units with First Nation leadership, I believe, in a week or so or two weeks.

Mr. Kent: In this current fiscal year, 2022-23, there is \$3 million to \$4 million budgeted for renovation and rehabilitation of existing housing units. That amount is

\$19 million to \$24 million over the five-year cycle. For this current fiscal year, will that level of expenditure be met, and how many units are affected?

Mr. Ferbey: The corporation is on track to fully expend the budget amount of \$3.8 million on renovation and rehabilitation. As of January 16, 2023, 368 units were affected and expected to receive some type of renovation or rehabilitation. Renovation and rehabilitation activities include: interior retrofits, furnace upgrades, water and sewer upgrades, appliance replacements, re-shingling, deck upgrades, fuel tank replacements, drainage, and mechanical and electrical upgrades. Renovation and rehabilitation activities are identified through the annual inspections, tenant and household manager requests, and who received inspections and prevention maintenance. The corporation takes the issue of renovation and rehabilitation seriously as it relates to the needs of core housing being adequate, suitable, and affordable housing.

Mr. Kent: Again, with respect to the replacement of existing units, there is \$3 million to \$4 million in the current fiscal year's budget. Again, over the five-year horizon, \$19 million to \$24 million is expected to be spent on replacing existing units. I'm curious if the witnesses can tell us if that expenditure will be met and how many units will be replaced as a result.

Mr. Ferbey: For the 2022-23 year, \$2.4 million has been allocated for two duplexes in Mayo and Carmacks, for a total of four units, and these projects are currently under construction.

The Mayo and Carmacks duplexes are expected to be completed in the spring of 2023. In addition, the corporation anticipates that a tender will be issued in January 2023 for a duplex to be constructed in Faro with the current budget of \$1.2 million. The Faro duplex is estimated to be completed by the end of the 2023-24 fiscal year. These three projects will add an additional six units of stock to Yukon communities. These projects are funded through the corporation's aged-out assets fund. The corporation has identified aged-out units that were out of service, beyond feasibility for repairs or upgrades, or have been damaged beyond repair by fire, flood, or other means.

Chair: I think we will take this opportunity to break now. The Committee will break now until 1:00 p.m., and I will call us back to order at 1:00 p.m.

Thank you very much.

Recess

Chair: We will call this hearing back to order and jump right back in where we left off. I will turn it over to Hon. Mr. Clarke.

Hon. Mr. Clarke: There is between \$200,000 and \$500,000 budgeted in this fiscal year for temporary emergency housing. How much has been spent on that line item and in which communities?

Mr. Mollet: The budget is currently \$450,000 for this year for temporary emergency housing and it is unlikely that it will be spent in total for the projects identified. There is the Safe

at Home project in the amount of \$142,630 committed to the Safe at Home renovation project to provide temporary and partial accommodation for up to 20 individuals in response to winter housing and homelessness in Yukon. The other project that is currently underway is in the planning and feasibility stage for providing shelter accommodation in communities in the event of an emergency situation like a Yukon Housing Corporation unit experiencing a fire, for example. We are currently working on this project and the same issue may be to find a lot but it is part of the project.

Hon. Mr. Clarke: Mr. Chair, there is a Mayo community housing project slated to start next fiscal year. The estimated budget is between \$5.2 million and \$6.5 million. Is this project on target to begin in 2023-24, and how many units are contemplated to be built?

Mr. McDowell: The Mayo community housing project is in the preliminary stages of development. The project is on target for design in 2023-24 and has a budget of \$300,000 allocated for this portion of the project.

The corporation is currently in the process of negotiating for the necessary land, and we anticipate that this will be done along with the design in 2023-24. We are currently working with the Department of Energy, Mines and Resources to assess Commissioner's land options. Construction is planned for 2024-25, and the current budget is a preliminary one and will likely have to be revised as estimates for construction come in. The current planning is for 10 units to be built.

Hon. Mr. Clarke: Can the witnesses give us a status update on the construction of the Watson Lake Housing First project?

Mr. McDowell: The design of the Watson Lake Housing First project was awarded to Kobayashi and Zedda Architects in the fall of 2021. A construction tender is scheduled to be issued next month, in February 2023. Development and building permit applications are underway. The corporation is working with Highways and Public Works procurement on a community development agreement with Liard First Nation at their request under the Yukon First Nation procurement policy.

Programming will be delivered using Housing First principles, with Health and Social Services overseeing the provision of on-site support services on a 24/7 basis, similar to the way in which the Whitehorse Housing First residence is currently operated.

The building site for the Housing First complex is the former Lakeview Apartments, which was previously owned by the Liard First Nation Development Corporation.

Hon. Mr. Clarke: Mr. Chair, the 4th Avenue and Jeckell Street development had an original construction budget of \$18 million and was designed for a diverse group of tenants with a range of income levels.

There are three questions arising: What is the current cost estimate for this building? The second question is: Is the building finished and ready for occupancy? If so, are there currently any units occupied? Finally, with respect to the flooring issue that delayed the opening from this summer, what

is the cost of those repairs? Who is responsible for paying for those — the contractor or the Yukon Housing Corporation?

Mr. McDowell: I will answer the first one. What is the current cost estimate for this building? The current budget for the 4th Avenue and Jeckell Street project is \$21,710,000. The difference between the approximate \$18 million original budget and the current budget is reflective of the challenges of building during the COVID-19 pandemic, as well as supply chain and related labour challenges that were unforeseen at the time of tendering.

As for the building completion, an occupancy permit was issued by the City of Whitehorse on December 29, 2022 and substantial performance was granted on December 31, 2022. As of January 18, 2023, we do not have any units occupied; however, the corporation is working to identify individuals and families from the current wait-list, based on the units that are available for moving in. We are working through some final deficiencies, and once we get through that — we do have a number that are available now. We expect the balance to come in the next week or two, but we can start tenantry right away, subject to the timelines of individual tenants.

With respect to the flooring issue, the cost of this and the responsibility for it is still being resolved and determined through some ongoing evaluation of that problem. The corporation has identified the issue as a deficiency with the flooring. The cost and the responsibility for the repairs will be handled by the contractor and subcontractors as a result of the contract terms. The corporation will endeavor to move tenants into the units where the flooring will not impede tenants' use and enjoyment of their homes. The corporation will work with the contractor and subcontractors to develop a schedule for remediation of the floor. Once we have a resolution between the supplier and installer, the corporation will ensure that there is as little inconvenience to tenants as possible during this process.

Chair: How is the Housing Assessment Resource Tool project helping to integrate Yukon's housing needs data into the corporation's broader understanding of needs in the territory?

Ms. Lang: The Housing Assessment Resource Tool is a tool that is being developed through the University of British Columbia and is funded through the Canadian Mortgage and Housing Corporation. The group of people who are doing this are working with 13 governments across the country, including our government, to develop standardized ways to measure and address housing needs. Over coming years, the HART tool will deepen our understanding of needs by providing detailed data on how core housing needs break down by segmented income groups and the number of units required at different price points to address the affordability gap for each group. We are currently waiting for updated numbers from HART, which is processing data from the 2020-21 census. The results will be used to inform our updated integrated housing strategy. In addition to increasing our understanding of housing and affordability needs, we are working with HART to develop a land-based assessment tool to identify well-located land and buildings in the City of Whitehorse that could be utilized to help meet identified needs. This tool will also be replicated for

community discussions on what is available for well-located land.

Chair: What is the corporation currently doing to increase accessibility and energy efficiency in the territory's housing stock?

Mr. McDowell: The corporation is working on increasing accessibility through barrier-free design in our new units. We strive for a minimum of 20-percent barrier-free in multi-unit buildings. For example, in recent buildings, eight of nine units in the recently completed rapid-housing initiative triplexes in Mayo, Watson Lake, and Whitehorse were barrier-free. Nine units in the 47-unit building at 401 Jeckell Street are barrier-free. Six of eight units in our new duplexes in Mayo, Carmacks, Faro, and Dawson are barrier-free.

To the energy efficiency portion of the question, as part of our commitment to the *Our Clean Future* plan, we are also continuing to update the energy efficiency of our buildings. The corporation's design criteria include energy modelling to a minimum of 25 percent above current National Energy Board of Canada standards, and that applies through our HIF funding as well — our housing initiative fund — so there is a requirement to meet those standards. The corporation retrofits between seven and 10 units per year under the local carbon economy fund.

Chair: The Auditor General found that the Yukon Housing Corporation was unable to demonstrate that social housing was adequate, although the number of bedrooms per household was suitable. Can the corporation tell us what constitutes a major repair or a minor repair? Are units requiring major repairs inhabited or vacant as they wait for repairs? How many units are currently vacant awaiting repairs? I do note that the corporation has provided some of this, but I will ask them to respond anyway.

Mr. Ferbey: Minor repairs are typically emergency repairs and work orders that are handled by the corporation's internal building maintenance workers or service contractors, and they fall within the allocated budgets or maintenance. Examples of minor repairs would include a plugged toilet, broken handrails, appliance repair or replacement, bed bug treatments, broken windows, furnace repair, or water leaks. Major repairs are identified and assessed by the Yukon Housing Corporation technical officers through annual inspections. These projects require tendering and project management. Examples of a major repair would include a new roof, interior renovation, deck upgrades, water and sewer upgrades, tub replacement, and furnace replacements. We mentioned earlier the number of units under repair. As of December 31, 2022, there were 44 vacant units requiring major repairs.

Chair: How many units are owned by the Yukon Housing Corporation versus ones that are owned by the private sector, NGOs, et cetera — for example, Normandy Living or Opportunities Yukon?

Mr. Ferbey: The inventory for the Yukon Housing Corporation, including rent supplements and leases, is as follows: 783 units, including 47 units at the new 401 Jeckell Street building owned by the corporation; 10 units leased for 20 years from a third-party provider in the private sector — this is

Normandy Living; 81 rent-supplement units; 50 to Da Daghay Development Corporation; five to the Whitehorse Housing Co-Operative society; 26 to individuals; and 166 Yukon government staff housing. The corporation does not lease any units from Opportunities Yukon, but we did provide funding support to the project from design through construction. The corporation is open to building partnerships with those organizations that can assist in providing housing. Where it is expedient and cost-effective, the corporation will lease other units from other organizations.

Ms. Tredger: In paragraphs 50 to 51 of the report, it says that the audit — and I quote: “... found limited needs analyses, unaddressed housing demand, and gaps in oversight by the Department of Health and Social Services with respect to its portfolio of housing with services ... The analysis supporting this finding discusses the following topics: Limited needs analysis and unaddressed housing demand; Lack of oversight for funding agreements with third-party providers”.

NGOs have highlighted that, although they agree with the additional oversight, they are facing the burden of completing additional work without additional resources. How do you respond?

Ms. Gehmair: We do fully recognize that there is an additional burden that is put upon NGOs when it comes to responding to funding agreements, which is why we have worked closely with funding recipients to support this work and the necessary requirements to enable us to monitor and evaluate the deliverables. In the event that reporting or administrative functions continue to be onerous or creating unnecessary burden, we have reached out and worked with NGOs and would encourage them to request additional resources, if and when necessary.

Ms. Tredger: Paragraph 57 references the use of hotel rooms and issues with that practice. Are there any protections for tenants in hotels under current legislation, including the *Residential Landlord and Tenant Act* or the *Hotels and Tourist Establishments Act*? In your opinion, is the current legislation sufficient to protect your clients?

Ms. deBoer: To better understand and support the needs of Yukoners residing in hotels, the department is currently participating in discussions with the housing and homelessness task force, which was previously called the “hotel-motel task force”. The hotel-motel task force was first struck this summer to explore and respond to the needs of Yukoners staying in hotels as accommodation and explore ways of better supporting those Yukoners. These discussions are ongoing, and Health and Social Services is a regular participant.

The department is also committed to addressing the needs of clients as they arise. Our social workers and other staff are equipped to support clients in the event of a myriad of situations that arise, including in the event that someone is informed that they can no longer stay at a certain hotel. For example, a client who has resided in the location for over six months has rights under the Yukon’s *Residential Landlord and Tenant Act*. Social workers offer support to evicted clients with accessing the residential tenancies office if necessary.

Overall, the department is committed to social determinates of health, of which access to appropriate stable housing is an important factor for well-being. As stated in the response to the OAG’s recommendations, we are committed to assessing and addressing housing with service needs for Yukoners, including those staying in hotels.

Ms. Tredger: As a quick follow-up, the task force you mentioned — I believe it was a task force — does it have terms of reference, and how will the decisions or recommendations that come from that task force be incorporated into policy?

Ms. deBoer: The hotel-motel task force, which has just been renamed to be the “housing and homelessness task force”, has become a subcommittee under the Reaching Home Community Advisory Board. It is finalizing their terms of reference right now and will be bringing their recommendations back to the community advisory board of the Reaching Home funding.

From our end as a participant — if there are actions we can follow up on, we would certainly incorporate that into our plans and processes moving forward, and standardly would report up on what we are hearing in trends and how that might influence worker needs going forward.

Ms. Tredger: Does Health and Social Services track the number of evictions given to social assistance clients in hotels? I will name a number of things and ask if they are tracked: evictions given to social assistance clients in hotels, the number of security deposits held, and the number of agreements made for individual rooms in single months.

Ms. deBoer: The department delivers social assistance to eligible Yukoners, some of whom use their shelter allowance to stay at hotels. The department’s Social Supports branch, which is responsible for the Yukon’s social assistance program, has an information management system to support the delivery of the social assistance program.

With that, we can run reports on a range of data and content fields. This includes information on data deposits and payments made to hotels on behalf of clients. Security deposits are paid for rental housing where there is a rental agreement. I can say that, in December 2022, we paid out 22 security deposits.

Tracking for the deposits that are held would be held within client notes. So, we could do it, but it is manual to go back through all of the notes; it is not like a field that we could report out on.

There were 36 households consisting of 41 individuals who received payment to stay in hotels in December, 24 of which were in Whitehorse. The average amount paid to hotels in December 2022 on behalf of clients was \$1,067.71. Tracking evictions can be done by reviewing client service notes in the system. In the month of December, one client was asked to leave a hotel. This individual secured a place to stay in a different location.

Beyond the date available from the system, the branch monitors trends in client experience so that staff can respond in a timely manner. The Social Supports branch is currently improving the use of its information system to ensure that staff and management can make informed decisions. An evaluation of income support services will soon be initiated to ensure that

the department is meeting the financial assistance needs of Yukoners.

Ms. Tredger: What is the average length of hotel stay per client?

Ms. deBoer: We have tabled a copy of our quarterly housing report, and as you can see in that, from July to September 2022, an average of two percent of social assistance clients stayed in a hotel for a month or part of a month. Seasonal fluctuations in Yukon's hotel availability and affordability commonly occur due to increased tourism in the summer. This means that analysis is best to consider not just the length of stays but repetition of stays. As part of *Putting People First* and closing the gap for low-income Yukoners, we are preparing for an evaluation of income support services to assess the extent to which the program is meeting intended objectives. To support this, we are currently exploring trends in social assistance provision over the past five years.

As I noted previously, our information management system reports on the amount paid in a particular month to a hotel on behalf of a given client. We don't report on nights in a given hotel.

In December 2022, as the most recent month of complete data, there were 36 households consisting of 41 individual people who received payments to stay in hotels, 24 of whom were in Whitehorse. The average amount paid to hotels was \$1,067.71, which falls below the shelter allowance and fuel and utilities allowance amounts that an individual would be entitled to.

We have further analysis for the hotel-stay trajectory of those 36 households that were in a hotel in December 2022. Looking back through the period of January through November 2022, 12 of those 36 households — one-third — did not stay in a hotel any other month from January through November 2022; seven of the 36 households stayed in a hotel every month from January through December 2022; four of the 36 households stayed in a hotel only one month, other than the December reference point; and the remaining households in hotels in December 2022 had between two and 10 additional months in hotels in the 11-month period of January through November.

Hon. Ms. McLean: I just wanted to say that I am having a bit of difficulty hearing over on this side. If you're going to be answering the questions, it would be great if you could be a little bit louder. Thank you for all of your answers so far.

When can we expect the Department of Health and Social Services to produce the first supports branch quarterly housing report? What information can we expect to see covered within it, and how will it help inform future actions to meet the needs of the territory?

Ms. deBoer: The department's first quarterly housing report reflects data from October to December 2021. We have issued a quarterly report for every quarter since that time, with the report for October to December 2022 expected soon. We have tabled a copy of our Q2, July through September, report for you. If it is with the Committee today, you will see that the quarterly housing report provides information about the department's housing with services programs delivered

through its Social Supports branch. These include emergency shelters, transitional and supportive housing, upcoming initiatives, and the housing data for social assistance clients. The quarterly housing report communicates the results of the Social Supports branch's ongoing monitoring of trends and housing needs for vulnerable Yukoners and informs decision-making. For example, the July through September 2022 report shows the decline in social assistance clients staying in hotels and an increase in emergency shelter use.

Ms. Tredger: Are those quarterly housing reports on the yukon.ca website, or where can they be found?

Ms. deBoer: We currently have been sharing those internally and then we have walked through them with community partners, but they haven't been something that we have made a practice of publishing.

Hon. Mr. Clarke: I would echo Hon. Ms. McLean's comments; I am having difficulty hearing the witness.

Hon. Ms. McLean: Paragraph 63 notes that the department did not provide sufficient oversight of third parties — and I quote: "This means that the department did not know if vulnerable residents were receiving the services and supports they needed." What organizations are captured under these third-party agreements? Which six organizations are referenced in paragraph 63?

Ms. Gehmair: At the time of the audit, the organizations that were funded by the Department of Health and Social Services to deliver these services were: Skookum Jim Friendship Centre and the emergency youth shelter; Connective; the Housing First on Wood Street; Tr'ondëk Hwëch'in's men's shelter in Dawson; Help and Hope in Watson Lake; Dawson Women's Shelter; and the Yukon women's transition home.

Hon. Ms. McLean: Thank you for that answer. What housing is supplied — and also the number of units?

Ms. Gehmair: The department's provision of housing with services, excluding long-term care, currently includes — under shelter beds, we have 100 beds in the territory funded in full or in part by the department. These include: 54 beds at 405 Alexander Street; 15 beds by the Yukon Women's Transition Home Society; 11 beds at Skookum Jim Friendship Centre's youth emergency shelter in Whitehorse; 11 beds at Help and Hope for Families in Watson Lake; five beds at Tr'ondëk Hwëch'in; and nine beds at the Dawson Women's Shelter in Dawson City. Under transitional housing, there are 19 units for second-stage transitional housing for women and their children fleeing violence in the territory. These are 15 units by Yukon Women's Transition Home Society; four units by Help and Hope for Families in Watson Lake; and Nts'äw Chua, with four beds for youth and four semi-independent suites.

Under supportive housing, there are 57 supportive housing units in Whitehorse, operated under Housing First principles. These include: 20 units at 405 Alexander Street; 16 units at the Wood Street Housing First location; and 21 beds that recently opened at Cornerstone. Additionally, there are 31 approved caregiver homes for adults with disabilities and 41 supportive housing beds available in Whitehorse for those with disabilities. These include: three beds at Max's Place; four beds

at Granger Haven; 14 beds through Options for Independence; three beds at Aurora House; five beds at Aspen group home; 10 beds at St. Elias group home; and two residences for Yukon Review Board clients.

Hon. Ms. McLean: Thank you for the answer.

Since Normandy Living has come online, what is the agreement between that organization and the Yukon Housing Corporation and the Department of Health and Social Services for the 10 units secured by Yukon government?

Mr. Ferbey: Normandy Living is owned by KBC developments, a partnership between Borud Enterprises, Ketza Construction, and Northern Vision Development. Ten units in Normandy were secured in 2020 by the Yukon Housing Corporation capital investment of \$3.5 million. This funding secured the rent costs for 10 units for a 20-year period. The service costs are separated and paid monthly to Normandy by the Yukon Housing Corporation. The Yukon Housing Corporation signed a lease and supportive service agreement with KBC on December 6, 2022 that outlines the details regarding payment and services, tenant selection, insurance, maintenance, and repairs, all pertaining to the 10 units secured by Normandy in 2020.

Hon. Ms. McLean: Thank you for that answer. How are Yukon Housing Corporation and Health and Social Services working together to support the folks within those 10 units? Further, how many of the 10 are currently occupied? How is the tenancy for these units determined?

Ms. Carruthers: Health and Social Services and the Yukon Housing Corporation worked together to determine tenant eligibility for a unit at Normandy. There are two eligibility criteria. One is that the applicant must be eligible for Yukon Housing Corporation's rent-g geared-to-income program, and the second is that they must score between a 4 and a 6 on the clinical frailty index. From there, Yukon Housing Corporation determines the eligibility for the RGI program, receives the applicant's frailty assessment score, and, if both criteria are met, then we go for a viewing and have a unit offer. I should go back a little bit — if they are interested, they may be put on a wait-list and then an offer is made. If an offer is made, we sign a lease with the successful applicant. We liaise with Normandy on the move and details and collect payment from the clients for both rent and services. Health and Social Services provides home care services to all Yukon citizens, including those living at Normandy. As of today, 10 successful tenants have been identified for the Yukon Housing Corporation units at Normandy, three leases have been signed, and we are on track to have all of them signed in the coming weeks, and there are five people additionally on the wait-list.

Mr. Kent: I just want to follow up on some additional questions with respect to the Normandy Living facility. In December 2022, there was a news release on the opening of the privately owned Normandy Living facility, and it mentioned that there were 26 below-market homes available, with 10 available immediately, so this is a change, obviously, from that initial announcement in 2020.

The news release suggested that clients would pay 65 percent of their income for rent and the services provided by

the owner. I am curious; what is the estimated funding gap between that and what is paid to the owner, and who will be responsible for making up that difference? Will it be Health and Social Services, or is it the Housing Corporation?

Mr. McDowell: Yukon Housing Corporation tenants at Normandy will pay 65 percent of their gross annual income toward fees; 25 percent of it goes toward the rent, and 40 percent goes toward the services, which include things like meals, housekeeping, laundry, utilities, cable, Internet, TV, shuttle service, and 24/7 staff in the building. It's fairly comprehensive.

The Yukon Housing Corporation has already paid for the rental portion for 20 years on the 10 units, with a \$3.5 million capital investment, as has been mentioned. The Yukon Housing Corporation will pay Normandy for the full cost of the services, which is \$2,990 a month per tenant. The Yukon Housing Corporation will then recover 65 percent of the tenant's gross annual income, which is estimated to be — and this is, of course, arranged — approximately \$1,420 a month. The average funding gap per tenant per month is \$2,879.

The Yukon Housing Corporation has secured 10 units at Normandy. There are an additional 16 units that Normandy must offer at affordable rental rates, based on their funding agreement with CMHC. The affordability clause does not apply to the services portion of the fees at Normandy. Those additional 16 units have been earmarked for Yukon Housing Corporation clients. Management Board has requested that the Yukon Housing Corporation and Health and Social Services continue to work together to show that there is a need for these additional 16 units before funds will be confirmed in the budget.

The need for these units exists in practice in our community, based on the current senior population, the number of seniors accessing home care services, and the number of seniors entering long-term care prematurely. I will stop there.

Mr. Kent: I think Mr. McDowell answered my next question with respect to what the arrangement is for the additional 16 units in the facility, so I will just move on to that final question on Normandy Living and seniors assisted living.

As mentioned by the president of the Yukon Housing Corporation off the top, Vimy Heritage Housing is on the horizon. It's a non-profit and is a seniors assisted-living facility similar to Normandy Living. Will there be a similar funding model and rental option for that project as well, with some of the units being assigned for affordable housing? I guess that would be the question.

Mr. McDowell: The short answer is yes. Should Vimy get through the funding hoops that it is currently working through with Canada and a number of other funders, yes, the model would be for a similar funding approach, although the services are slightly different — fewer meals per day — I think two meals per day. So, all of those things, on a pro-rated basis — I think we want to make sure that any future proponent of a facility like this is treated equitably based on services that they are providing.

Mr. Kent: Just a quick follow-up on that. Assuming that Vimy gets through the funding hoops, as you mentioned, there

would be some sort of a capital contribution based on the 20 years of rent, similar to what happened to Normandy Living?

Mr. McDowell: That is correct.

Mr. Kent: I am just going to move on to item 64.1 in the work plan. It commits to the development — or an independent review, I guess — of the department's agreement to management process. In the report that I have in front of me, it says that the timeline was for completion in the winter of 2022. Can the witnesses give us a status report on that commitment?

Ms. Gehmair: Yes, we have been working to fully implement all of the recommendations out of that report, which we have since tabled here today. Throughout the renegotiation of funding agreements initiated between January and March, the department's Social Services branch implemented the recommendations and received an external contractor to enhance the accountability in renewing all funding agreements. The work was then led by an informal task group, which included the contractor who did the work as well as the director of Social Supports and the director of Finance. It continued to execute and enhance agreement management oversight practices, and they are currently working to finalize the guidelines for agreement management, which will support staff in managing agreements — and based on the recommendations of the OAG and the third-party review completed. The department is also finalizing the role of the manager of transfer payment agreements as a direct response to improving standardizations and proper management of TPAs. As part of this role, internal financial monthly reporting on individual TPAs will be introduced, and performance reporting is being built into the TPA agreements so that both financial accountability and performance accountability can be managed together. TPAs will also include a tool that will allow us to assess performance on outcomes.

Mr. Kent: My final question of this batch is: How does the Department of Health and Social Services currently monitor their agreements and deliverables with third-party providers, and in what way has the department begun to address recommendation 64 in the OAG report?

Ms. Gehmair: Some of the changes reflected the recommendations from the NGO agreement — current state and review suggested next step report — which, like I said, has been tabled — and completed independent consultant in December 2021.

So, program areas work closely with the department's corporate finance branch to ensure appropriate oversight on both the program deliverables and outcomes and financial accountability and oversight. This includes maintenance and tracking documents to ensure that reports are delivered as expected and regular follow-up with funding organizations. In addition to these steps, the department is finalizing the role of the manager of TPAs as a direct response to improving our practices. As a concurrent step to the financial and management TPAs, performance reporting is being built into the TPA agreements so that both financial accountability and performance accountability can be managed together.

Hon. Mr. Clarke: Paragraph 67 of the report notes that no significant progress was made to fix long-standing issues to

transform housing programs and services, despite the various plans and initiatives identified in previous years.

The first question is: As of the writing of their submission on December 22, 2022, the Yukon Anti-Poverty Coalition raised several concerns around how the work that they and other NGOs do is not reflected in YG's answers. How do you respond?

Mr. van Randen: I just want to say that, as part of my opening remarks, I emphasized how much we value the excellent work of the NGO community, and so I did take those comments quite seriously from the society and from YAPC when they put them into their letters. We agree with them on many fronts. It is true that we have not kept up with housing in the territory and that we need to get better coordinated access, but I think that what I would like to say about the work plan is that it is not intended to be the full scope of work that we are doing; it is not intended to be everything that is going on. It is intended to be very much a response to the OAG and a way to track our commitments to what was identified in the OAG report. It is necessarily focused around the work of the corporation and the department because that is, of course, what is in scope for the audit.

I appreciate those comments, but I just want to assure both the YAPC and Safe at Home that it is not the full scope of everything that we are doing; it is simply an accountability tool, and that is why it is reflected the way it is in the work plan.

Hon. Mr. Clarke: The Yukon Anti-Poverty Coalition and the Safe at Home Society have highlighted concerns that the work done in 2019 on housing transformation that has been — quote — “dusted off” does not reflect today's realities. How do you respond to these concerns?

Mr. Mollet: The corporation doesn't feel that the work regarding the housing transformation has been simply dusted off, but that we are now implementing community housing. A community of housing represents a large change — the development and implementation — and it takes time. We recognize that it can be frustrating, particularly for those who are working to see individuals and families housed as quickly as possible. While some realities have changed since 2019 and the initial development of the housing transformation, the corporation believes that the fundamental concepts expressed as necessary for improvements remain the same.

This has been best described as “better client outcomes and fiscal responsibility”. I will provide here a little bit of history. We recognize that the types of tenants today aren't the same as the ones when the corporation set out to initially provide social housing. The previous approach was to allocate vacant units based on those individuals from the wait-list who were the most vulnerable and had the lowest incomes — or at least this was the intention. However, as the model was originally set up as an independent living model, the individuals who were receiving the highest priority often didn't have the supports they needed to lead to a successful tenancy once housed.

When the 2017 national housing strategy was released, the corporation saw this as an opportunity to reconsider how community housing is best provided today. This includes broadening our approach to house the most vulnerable tenants

with support plans, as an example, and support the larger community housing with the mixed-income and mixed-use approach by not creating poverty environments. Where realities have changed and where our partners have raised concerns, the corporation has tried to adapt and accommodate. I will give two examples here. The first one is about the mixed-income model that was to be implemented with a new housing income limit called the “affordable housing income limits” — AHILs. I will refer to it soon as the “Canada-Yukon housing benefit”. This income limit is higher than what is currently used under our rent-geared-to-income program — the HILs.

The decision was reversed in October 2022 based on feedback received from local NGOs regarding the acute housing shortage, the increased inflation and interest rates, as well as the general economic climate.

The specific example that I will give is the feedback on the support plan required for tenants in priority groups. We received this feedback from stakeholders, including those that participated in the coordinated housing access table. The issue was discussed in detail with partners at three different meetings in December 2022 and January 2023. In addition to former communications, the feedback was used to amend both support plans and timely requirements. Then we are looking forward to learning from our partners how to implement community housing and how it can be improved. We anticipate this work will continue as community housing is implemented and evaluated over the coming years.

Hon. Mr. Clarke: Both the Yukon Anti-Poverty Coalition and the Safe at Home Society highlight concerns that individuals with lived experience are not being engaged in a valued way. Will the Yukon government recognize people with lived experience as experts and as equal stakeholders in the housing continuum?

Mr. Ferbey: In short, yes. The corporation and the department recognize people with lived experience and their families as experts. The participation of people with lived experience is important to the design of successful programs and projects, both for the corporation and the department. To date, the corporation and the department have relied on the participation of people with lived experience, their involvement on committees and through the work of other organizations, such as the Yukon Anti-Poverty Coalition and Safe at Home.

The corporation and the department are open to looking at ways in which voices of people with lived experience can be elevated so their input and time in helping solve homelessness are known and valued. The corporation and the department look forward to discussing the most effective approaches to incorporating the expertise of people with lived experience in a more direct fashion than we have in the past.

Ms. Tredger: Is there a plan or a timeline for doing that work to incorporate the direct input from people with lived experience?

Mr. Ferbey: I don’t believe there is a deadline. This is a practice that we want to do going forward. I know that we have through partnerships with other organizations. We are really looking, over the next little while, to see if we can do this better.

Can we engage in a more direct fashion? These are some things that we are exploring.

One of the things that has been discussed is payment, and that, for us, of course, gets a little more difficult as we start needing to collect banking information and things like that. There are privacy issues. These are some of the things that we are working through internally

Hon. Mr. Clarke: That is precisely what this next question is, but will a compensation strategy be developed so that persons with lived experience are fairly compensated for the work that they do on these committees? That may have been substantially answered.

Mr. Ferbey: Yes, this is something that we are looking into. I know it has been a common practice on other files, maybe this one included, where you do use non-profits and other third-party entities to assist in the payments. Again, we are looking into this option. What I am being told is that there are privacy issues around collecting banking information and things like that, so it’s an issue that we are live to and we are looking at what is possible. Of course, our non-profits are highly valuable in this area.

Hon. Mr. Clarke: Safe at Home Society highlights that the action plan developed by the Yukon Housing Corporation and Health and Social Services does not list their — and I quote — “community partners”, nor do they identify how relationships will be different this time around. How do you respond?

Mr. Ferbey: It is correct that the work plan does not identify community partners specifically. We recognize that housing is a complex system that takes the work of many groups to facilitate housing, particularly for those who are homeless or precariously housed. However, the audit focused on the corporation and the department’s role in providing housing to the most vulnerable. It did not closely examine the role of partnerships or other organizations that also provide services along the continuum, although some organizations were interviewed as part of the audit. The term “partners” is not a formal one, but is one that is used to identify these groups that we do not have formal agreements with — for example, Safe at Home, Connective, or Yukon Anti-Poverty Coalition — as they are funded by the corporation and departments to provide services along the housing continuum. Organizations such as Normandy Living and Da Dagay Development Corporation have lease or rent supplement agreements. The term also applied where we were actively working on projects or initiatives such as current work with interested First Nations on the multi-unit residential build, or MURB, project. This is an example of the corporation trying to facilitate the acquisition of funding through CMHC projects targeted at housing with services. “Partners” is also a term that identified those who are actively working through committees such as the Housing Action Plan Implementation Committee, the Reaching Home Community Advisory Board, and the Open Forum on Homelessness.

The corporation and department are committed to working with partners on moving forward with many of the actions in the work plan. Examples of how the corporation is trying to

enhance collaborative efforts include invigorating the HAP IC to become more than an information-sharing body through the development of subcommittees and more strategic targeted actions, the current development of the five-year strategic plan being produced by the corporation's board, and its engagement with partners on the corporation's mandate going forward, inclusive of working with partners. The corporation also identifies a need to build time into future projects to allow for discussions and feedback on initiatives important to the partners. Overall, the corporation is looking to have more dialogue in the spirit of shared goals and cooperation with our housing partners across the housing continuum.

Hon. Mr. Clarke: This is my final question and I'm not sure if it was answered, but I will ask it: Will a public list of community partners be made available?

Mr. Mollet: Yes, the corporation and the department are supportive of working toward developing a list where community partners are captured so as to reflect the breadth of organizations, governments, and communities involved. We would first want to do so with the consent of community partners so as not to make any assumptions and respect that the decision to be a partner with the Yukon government rests with each entity.

The memorandum of understanding that has been developed commits to enhance our community working relationship with community partners while respecting responsibilities and financial and budgetary parameters. If a public list helps us reach this state, we will work with partners to find the right approach.

Chair: Thank you. A finding of the Auditor General was ineffective coordination and cooperation between key partners. Paragraph 25 highlights ineffective coordination and cooperation between key partners, and I will quote the OAG, which first identified this issue in its 2010 audit report. In that report, the corporation agreed to complete within nine months "...a review of processes regarding clients on the social housing waiting list." What progress has since been made on this 2010 recommendation?

Mr. Ferbey: The 2015 housing action plan triggered a territory-wide effort to implement a more coordinated, action-oriented approach to how housing needs are addressed. Shortly after that, additional plans, like the federal national housing strategy and the multi-party territorial plan *Safe at Home: A Community-based Action Plan to End and Prevent Homelessness* came online.

Also, recent plans and services like *Putting People First* and the Canada-Yukon housing benefit continued to position housing as a key wellness cornerstone for the Yukon, with great opportunities to transform the delivery. However, we recognize that addressing the rental rates for individuals receiving social assistance has not been finalized. More work needs to be done, which the corporation sees as including a reporting-out structure with performance measures and evaluations to hold ourselves accountable to the stated outcome — in this case, the audit.

Chair: What coordination exists between Health and Social Services and the Yukon Housing Corporation to ensure rent payments?

Ms. Carruthers: Some of the tenants in Yukon Housing Corporation units receive social assistance. These tenants do not pay 25 percent of their income, but rather pay a set amount based on shelter allowance rates as set out by regulation for social assistance recipients. It is the tenant's responsibility to submit the appropriate paperwork to the income support office, which then pays the rent on behalf of the tenant through direct deposit with the corporation. If the rent is not provided, the corporation will follow up with the tenant by sending a notice. It is ultimately the responsibility of the tenant to ensure that the rent is covered. If, however, tenants provide a release of information, then staff at the corporation are permitted to coordinate with staff at the income support office to try to resolve late rent payment issues. We respect the right of the tenant to consent to the sharing of information between offices. Staff at the corporation work hard to avoid the last resort option of pursuing evictions. We provide two late rent notices and strive to support tenants to resolve the issue.

Chair: Paragraph 76 of the audit states the following: "Committees were formed to offer advice and oversight on providing housing, but we found they were ineffective." Can you explain why the Yukon housing implementation committee evolved into an information-sharing body rather than one that provided advice, solutions, and recommendations for implementing the housing action plan for Yukon as per paragraph 76 of the audit?

Ms. Lang: The Housing Action Plan Implementation Committee, or HAP IC, was developed to oversee the implementation of the 2015 to 2025 housing action plan for Yukon. We agree that the HAP IC has evolved over time into more of an information-sharing body as opposed to one that provides advice, solutions, and recommendations for implementing the HAP, but we believe that a number of factors may have influenced this evolution. Capacity participation to provide meaningful input — the corporation is aware that many organizations are faced with capacity limitations. This could be influencing both availability and degree of participation in a way that helps to create actions as opposed to information-sharing.

There is a lack of clear roles and responsibilities for committee members. The reason we say that is that there may be a perception at the corporation as the chair is the leader of the HAP IC. The corporation does not have this leadership role as the HAP does not belong to any one organization as identified in this strategy. However, we do recognize that, without a clear leader to direct the HAP IC, it is hard to identify actions and to assign responsibility for those actions which could ultimately lead to meaningful change.

We also see that there is a turnover of individuals within member organizations. Over the last eight years, the members of the HAP IC have experienced significant turnover. This influences the committee work plan priorities and perhaps the desire for greater information-sharing.

Finally, there is the matter of the pandemic. The pandemic created additional barriers to meeting in person. A reliance on technology solutions may have changed the dynamic of the HAP IC. So, going forward, there are just under two years left in the current HAP time frame, and within the findings of the auditor's report, there is a desire to see the HAP become a much more action-oriented plan. This is being addressed by the formation of HAP IC subcommittees, which are conducting a review of the work plan to determine what items to focus on for the remainder of the HAP term and a data working group to understand information gaps and identify the information itself so that the organizations within the HAP IC have the same housing-related information.

Finally, the housing action plan concludes in a year and a half, meaning that there is an opportunity for tangible leadership function by any HAP IC member to lead a much more action-oriented committee.

Chair: In paragraph 77, the audit references a commitment to — and I quote: “... conduct a jurisdictional scan to learn about practices across Canada.” Was this cross-jurisdictional scan completed? If yes, when, and what were the results? If no, why not?

Mr. Ferbey: The paragraph in question relates to the Canada housing benefit, a federal partnership program with provinces and territories that came online for the Yukon in November 2020. As mentioned in question 21, the corporation approached this bilateral agreement by providing a housing subsidy to Yukoners in rental housing who can't afford rent. The Canada-Yukon housing benefit has been successfully implemented in the Yukon through its provision for low- to moderate-income Yukoners. These are Yukoners not eligible for community housing, nor can they afford to rent or buy in the private market without assistance. Moving forward, the corporation will conduct a jurisdictional scan on the current application of the Canada-Yukon housing benefit to see if there are any approaches that may align with the corporation and the department.

This issue will be considered in Yukon Housing Corporation and Health and Social Services' broader effort to evaluate options that would address the OAG recommendation on social assistance and the rent-geared-to-income program.

Chair: I have just a quick follow-up. You said that it will be conducted moving forward. When will that happen?

Mr. Ferbey: We will be conducting this within the next six months — so Q1 and Q2 of this following fiscal year.

Ms. Tredger: This is in regard to the recommendation 79 response. Can the department and corporation provide an update to action items 79.1 and 79.2 in the work plan?

Mr. Mollet: Item 79.1 talks about the establishment of a multi-year memorandum of understanding for funding between the Minister of Health and Social Services and the Yukon Housing Corporation, which was signed in May 2022.

The overall proposal of the memorandum of understanding is for Health and Social Services and the Yukon Housing Corporation to collaborate to support the most vulnerable Yukoners — including those who are homeless or at risk of homelessness — with adequate, affordable, and suitable

housing within the parameters of the Yukon legislative and policy environment and access to appropriate supportive services and housing.

The memorandum of understanding covers the roles and assignments of responsibilities of the department and the corporation, a mechanism for engagement with partners, short- and long-term priorities and actions, a coordinated approach to information management, and reporting and communication of progress and results. The implementation of the memorandum of understanding will be supported by the joint corporation and department ADM steering committee on housing.

Item 79.2 talks about conducting a review of the partnership framework to ensure alignment with the memorandum of understanding and to support recommendations for future partnership agreements. It is forecasted to be done in the spring of 2023. The partnership framework is intended to be a guide to the process of forming and maintaining strategy partnerships in the Yukon housing continuum.

There is currently a partnership framework in place; however, it now needs to be reviewed and revised due to the completion of the memorandum of understanding between the department and the corporation and the implementation of community housing. Implementation of the community housing model will involve additional service providers working with the corporation's tenants to foster successful tenancies, and these relationships need to be taken into account in the framework.

Ms. Tredger: Have the department and corporation considered including housing partners in their assessment of capital and maintenance needs, as suggested by the women's transition home in their submission?

Mr. McDowell: The corporation does currently consider the input of our housing partners in the assessment of capital needs. This takes place through: bilateral discussions with partners and committees such as the HAP IC, where the corporation's plans and projects are shared and discussed; specific community engagements on proposed projects; quarterly board meetings in the communities, including Whitehorse, where there is the opportunity to hear community feedback and concerns; and through community needs assessments.

The current Watson Lake Housing First project is an example of a project that was brought forward as part of the needs assessments and discussions with community partners. The corporation is open to looking at additional ways in which we can work with community housing partners to identify housing needs, and that includes working with NGOs or First Nation development corporations to manage some of YHC's stock, potentially.

Maintenance needs — the corporation does not currently share maintenance needs of the corporation with housing partners in a meaningful way. The priority is ensuring that the maintenance needs of tenants are met. Where the corporation owns the building and a housing partner operates a service — such as is the case with Connective and Housing First in Whitehorse — the corporation would work with Connective to

ensure that maintenance requirements are met for the successful operation of the Housing First program.

Ms. Tredger: Can the department and corporation provide some insight into which community partners and housing partners they have begun engagement with and perhaps list some of those with which future engagement is planned?

Mr. Ferbey: The corporation has continued with the existing engagement with community partners and is looking to expand and enhance the current approach as described earlier. Examples of current and continuing engagement activities include: working with the department, Safe at Home, and the Yukon Anti-Poverty Coalition on implementing the community housing; working with the department and the Town of Watson Lake on the Liard First Nation's development of the Watson Lake Housing First project; engaging with the Kluane First Nation, Ta'an Kwäch'än Council, Teslin Tlingit Council, the Tr'ondëk Hwëch'in, and Champagne and Aishihik First Nations on a multi-residential build project to facilitate the funding from the CMHC for a building with services in these communities. Moving forward, the corporation will continue with these organizations and governments to further these projects.

Other examples include individual engagements with municipalities and other government departments and First Nations on the building of community housing projects. That probably answered the question.

Hon. Ms. McLean: It has been suggested that, before new data or data systems are developed, an audit or review of the existing data collection effort should be done. Can you respond to this suggestion?

Mr. Ferbey: Many of the corporation and department's work plan activities related to having a better understanding of information that is already available or would be made useful to make required changes moving forward. The corporation and the department have not termed this to be an audit or review. The audit had self-identified many areas in which the corporation needs to better understand the needs and outcomes of tenants. However, these efforts will involve greater collaboration internally between the department and corporation on certain aspects such as projections as referred to in previous answers.

It will also involve the corporation and department reaching out to our community partners to see that they are already collecting the relevant information. The corporation and department will also have to share greater information with our housing partners to avoid the duplication that our partners are concerned about. The corporation and department feel that this relates to work plan activity 87.2, and the Housing Action Plan Implementation Committee can be a venue for these activities as well. As mentioned previously in one of the responses, in 69, the efforts that the corporation and the department do value the work carried out by our partners, and we are not trying to minimize it through the work plan but to frame the work plan in terms of actionable items by the corporation and department based on the scope of the audit. This includes information- and data-gathering.

Hon. Ms. McLean: Thank you for the answer. Can the department and corporation provide an update to action items 87.1 and 87.2 in their work plan?

Mr. Ferbey: Item 87.1 of the work plan is for the corporation and the department to establish an interdepartmental housing working group to work with other Yukon government departments to better understand and respond to the housing system from land development to community housing. Historically, both have been members of the internal Yukon government housing action plan. The corporation and the department will be making efforts to re-establish this committee based on the work plan and the recognized need for greater internal collaboration. The corporation and the department will also continue with bilateral housing-related discussions with relevant departments.

Mr. Kent: Thank you, Mr. Chair, and this is the last question of the day, and I want to thank the officials from the Yukon Housing Corporation and Health and Social Services and from the Office of the Auditor General for joining us here today. I should also just quickly mention that, just prior to us reconvening, I did ask the president of the Yukon Housing Corporation if they would provide us with the breakdown of those vacant social housing units by community, and I believe he agreed to get that information to the Committee, so I thanked him.

The final question is with respect to lack of performance measurement frameworks and limited reporting on results, which is recommendation 91. So, the question is: What is the quadruple aim, as referenced to in *Putting People First*, and how are the department and corporation already using this? What will it do to improve the territory's response to housing?

Mr. van Randen: So, the quadruple aim is a framework that seeks to simultaneously improve outcomes on four things. Those are: patient and client experience; health outcomes; managing costs and system effectiveness; and providing better experiences for care and service providers. We are using the quadruple aim at the department as a framework to guide our program development and the delivery and the monitoring of them.

We have started to frame our public engagement initiatives using the quadruple aim by focusing participant input on how to achieve the elements that are in the quadruple aim. Our work plan commits us to doing a needs analysis for housing with services, to require key deliverables when we provide funding to housing providers, and to better track the use of our housing, as we have been doing with the quarterly housing report. Those are all examples of how we are trying to put the quadruple aim into practice.

If we use the quadruple aim well, we will continuously improve our housing with services so that our clients are suitably housed and experiencing stability. Housing is a foundational determinant of health. If you have a home, you are going to have a chance to pursue your full participation in society.

Enhancing performance measurement is an ongoing commitment of our department, as demonstrated through the role of our Population Public Health Evidence and Evaluation

branch. In relation to housing with services, the Social Services programming area supports efforts in establishing and using performance management.

Chair: That concludes the predetermined questions that we had, but, of course, as always, we have an opportunity to ask questions. I will look to my colleagues — if there are any further follow-up questions. Seeing none, I have a couple, so I will sneak them in here.

The first one is in follow up to the president of the Yukon Housing Corporation's comments about the loan to the CNLP in Copper Ridge, the development there. Can the corporation simply provide what program that loan is provided under, what the loan conditions are, what the loan amounts are, and what the status of that project overall is?

Mr. Mollet: The loan that was provided to CNLP was delivered under the developer build loan program, which was a program extended to not only include housing development but lot and infrastructure development.

Then the CNLP and the Yukon Housing Corporation entered into a loan agreement in September 2022 for the first phase of the project. We provided funding to CNLP for that stage, and this phase is meant to take place in the summer of 2023. The first phase was more for CNLP to purchase all the materials that were needed for the second phase of the project.

Chair: Thank you, Mr. Mollet. Is that project the only one under that program for land development, or are there other land development initiatives under that same program?

Mr. Mollet: This is the only project related to land development.

Chair: The final question I had was in follow up to the initial question regarding the announcement that was made earlier this week or last week about the additional funding to the Safe at Home project for the 24/7 services. I believe that Mr. McDowell had said that funding negotiations were underway and that we hadn't determined a final amount of O&M funding that the YHC will provide to Safe at Home. Is that correct, Mr. McDowell?

Mr. McDowell: Yes, there are actually two parts to this. One is the emergency winter housing project that is foreseen to be lasting until — we have provided funding to last through the winter. The second part is the longer term use of the facility. What I was referring to as the capital expenditure was for those capital upgrades for the temporary use of the facility. I think that Health and Social Services had provided some context around the operation and maintenance portion of that question.

Chair: Okay, so the amounts that have been provided have not yet been determined?

Mr. van Randen: Yes, that is correct. We are working with the Safe at Home Society to sort out what exactly the final details of that will be, but we are talking about 24/7 guest services, so we imagine that to be in the range of \$400,000 or \$500,000. Then the other parts of it are some overhead costs that they have faced around sewer, water, and those sorts of things for which we have to figure out the exact offset because, of course, they will be getting rent from clients as part of that. We are working through the details and are going to sort that out very quickly here.

Chair: I had noticed that in the City of Whitehorse tax lien summary, Safe at Home was owing approximately \$70,000 in back taxes to the city. Is the department working with Safe at Home to address that as well?

Mr. van Randen: Yes, the specifics of back taxes or forward taxes — the point is that there is overhead of keeping the building and that includes its participation in paying city taxes. That is the part we are looking at — what is the offset with rents they will get and what are they paying on that front?

Chair: Before we conclude, I have a few closing remarks on behalf of the Committee. First of all, I would like to thank the witnesses from the Department of Health and Social Services, the Yukon Housing Corporation, and, of course, the Office of the Auditor General of Canada.

I would like to thank the organizations that provided written submissions to the Committee and to all of those who participated in and helped organize this hearing.

Today's hearing does not necessarily signal the end of the Committee's consideration of these issues raised in the Auditor General's report on housing. The Committee may follow up further with the department and corporation, and this could include subsequent public hearings at some point in the future, but we will leave that for the future.

So, at this point, I will now declare this hearing adjourned. Thank you.

The Committee adjourned at 2:13 p.m.



Yukon Housing Corporation's Community Housing Policy Framework

Background and Rationale

In November 2017 the federal government announced Canada's first-ever National Housing Strategy (NHS), a 10-year plan focused on reducing homelessness and improving the affordability, availability and quality of housing for Canadians in need. As part of the transformational change envisioned in this pan-Canadian strategy, the federal government introduced the term **Community Housing**. This new term was adopted as part of the sector transformation envisioned in the National Housing Strategy, helping to shift the country away from the idea of social housing, which was stigmatized and carried an expectation of heavy government involvement, towards a more economically viable and socially inclusive sector.

The NHS defines Community Housing as: *community-based housing that is owned or operated by non-profit housing providers and housing co-operatives or housing owned directly or indirectly by provincial, territorial or municipal governments or district social services administrative boards and includes Social Housing*¹. This new term is intended to address confusion over the range of existing terms² by having all forms of subsidized housing, regardless of the type of organization that owns and operates it, fall under a single banner.

Provincial and territorial governments are Canada's primary partners in the implementation of the NHS. This relationship is formalized through the Federal Provincial/Territorial (FPT) Housing Partnership Framework, a multilateral agreement that sets the foundation for federal, provincial and territorial governments to work towards achieving the strategy's long-term vision. Under the NHS and the multilateral framework, Canada and Yukon have a bilateral funding agreement that formalizes how federal funds received by YHC will contribute to the vision of the NHS.

The two main federal funding agreements between YHC and CMHC are scheduled to expire in 2029/30³. As YHC plans for this uncertain financial future, the corporation is embracing the concept of the Community Housing and the NHS' vision of a more economically viable and socially inclusive sector.

YHC's definition of Community Housing expands on what has been put forward by the federal government to include considerations that are unique to our northern Yukon context.

Government Direction on Housing

Federal and Territorial Priorities

YHC's Community Housing transformation is supported by the federal and territorial policy direction as identified in the table below:

Federal Policy Direction	Government of Yukon Policy Direction
Canada's National Housing Strategy: A Place to Call Home	Housing Action Plan for Yukon
Reaching Home: Canada's Homelessness Strategy	Safe at Home Plan to End and Prevent Homelessness

¹ [A Place to Call Home: Canada's National Housing Strategy \(2017\)](#) and the CMHC-Yukon Bilateral Agreement

² This includes terms such as social housing, public housing, assisted housing, affordable housing, non-profit housing.

³ The Social Housing Agreement (SHA) and the CMHC-Yukon Bilateral Agreement

2018/19 – 2022/23 Strategic Plan

YHC's shift to Community Housing is also supported by "Bringing the Future into Focus", the corporation's current 5-year strategic plan.

YHC's Role in Yukon's Community Housing Sector

YHC's Definition of "Community Housing":

We use the term "Community Housing" as an umbrella term that refers to subsidized housing. This includes housing that is owned and/or operated by the Government of Yukon, non-profit housing providers, housing co-operatives, First Nations Development Corporations (with the exception of for-profit, market housing developments) and for-profit, market housing providers that offer subsidised rents/sale prices through a partnership with government, and includes supportive housing and employee housing. It excludes for-profit, market housing that is not subsidised. Adjustments to this definition are anticipated as Community Housing evolves.

For YHC, this means we (a) will participate in the direct provision of Community Housing through the RGI Housing Program, employee housing, and our rent subsidy programs (ie. Canada-Yukon Housing Benefit; Individual/Corporate Rent Supplement Programs); and (b) where appropriate, use other existing programs (and other future programs that are developed), activities and resources to strengthen Yukon's Community Housing sector, create new Community Housing supply, modernize existing Community Housing stock, and provide resources for Community Housing providers in Yukon.



Tools used by YHC to strengthen Yukon's Community Housing sector:

Grant/Loan Programs

- Housing Initiatives Fund (HIF)
- Municipal Matching Rental Construction Grant
- First Nations Energy Efficiency Program
- Developer Build Program
- Rural Home Ownership Loan:
 - First Mortgage Program
 - Owner Build Mortgage Program
- Home Repair Grant/Loan:
 - Accessibility Grant
 - Emergency Repair Grant
 - Home Repair Loan

Government Strategies (ex. HAP, Safe at Home)

YHC's Strategic Plan

Budget

- Capital
- O&M

Staff

Partnership Agreements (ex. MOUs)

The tools identified are reflective of operational programs as of 2021-2022. These may change over the duration of the Community Housing Program to help with the delivery of Community Housing.

Mission⁴

YHC's core purpose is to work collaboratively to provide responsible and innovative solutions to diverse housing needs and vulnerabilities.

Vision⁵

To deliver housing solutions that contribute to healthy, sustainable, inclusive communities.

Objective

The objective of this framework is to commit YHC to structuring and focusing current and future programs around delivering housing solutions that contribute to a healthy, sustainable, inclusive Community Housing sector in Yukon. The purpose of YHC's Community Housing Framework is to provide overarching guidance on how to achieve this.

The Community Housing Framework provides the umbrella for YHC to administer the following programs (current as of 2021/22):

- Rent-Geared-to-Income (RGI) Housing Program
- Employee Housing Program
- Canada-Yukon Housing Benefit rent subsidy
- Rent Supplement Program: Individual and Corporate
- Loan and Grant Programs, i.e.:
 - Housing Initiatives Fund (HIF)
 - Municipal Matching Rental Construction Grant
 - First Nations Energy Efficiency Program
 - Developer Build Program
 - Rural Homeownership Loan: First Mortgage and Owner Build Mortgage
 - Home Repair Grant/Loan: Accessibility Grant, Emergency Repair Grant and Home Repair Loan

*This program list may be edited or expanded as YHC's Community Housing Framework programs and tools evolve.

It is important to recognize that Community Housing is one part of the entire housing continuum and pressure in other areas of the continuum (ie. deteriorating market-rate affordability, barriers to home ownership, poverty reduction) can cascade up and down the continuum to impact the provision of Community Housing.

While most of YHC's programs provide direct support to Community Housing providers, YHC recognizes that additional programs that support the housing needs of individual home owners (ie. Rural Homeownership Loan; Home Repair Grant/Loan) can be designed and delivered with the intention of strengthening the Community Housing sector, especially when looking at individual movement along the housing continuum.

Principles

The corporation will look to the following principles for guidance as it works to coordinate program delivery:

- **Client focus:** place client needs at the heart of social housing transformation and shift away from a "do more" philosophy to a "do better" approach.

⁴ YHC's 2018/19 – 2022/23 Strategic Plan: Bringing the Future Into Focus

⁵ YHC's 2018/19 – 2022/23 Strategic Plan: Bringing the Future Into Focus

- **Fiscal responsibility:** maximizing the use of finite resources available (i.e. financial and human resources, housing units, etc.) is integral to the effectiveness of YHC's programs.
- **Efficiency:** seek opportunities to streamline processes to enable staff to focus less on administrative needs and more on client service.
- **Target evidence based needs:** move away from building more social housing as the generally held solution to all housing problems to an approach that optimizes successful housing outcomes for specific client groups and invests in housing projects that will directly contribute to a healthy, vibrant, sustainable Yukon.
- **Communities matter:** promote healthy, vibrant, sustainable communities by ensuring that the housing needs of clients living in Yukon's rural communities are able to be met without leaving their community.

Goals

YHC's Community Housing Framework is meant to coordinate delivery of the corporation's programs in pursuit of the following goals:

1. Deliver housing programs that meet needs and which produce successful housing outcomes for all clients.
2. Strengthen corporate stewardship by balancing client focus with fiscal resilience and stability.
3. Renew and rebalance housing roles and responsibilities within Yukon's Community Housing sector.
4. Where practical, focus YHC's programs on building healthy housing markets so that Yukon communities remain healthy, vibrant and sustainable.

Risk Management

YHC uses a corporate-wide risk management framework that allows the Corporation to capitalize on opportunities and identify and mitigate potential risks. To this effect, all current and future YHC programs will include a risk assessment component that will demonstrate both the risk level as well as the risk mitigation strategy.

Monitoring and Evaluation

All current and future YHC programs will be subject to evaluation to allow the corporation to monitor the extent to which each program is contributing to the stated goals in this framework, as well as provide any necessary recommendations for improvement.

Communications Strategy

YHC will develop an overarching Community Housing communications strategy that will be updated on an annual basis. This will ensure that changes in housing needs and new priorities by the Government of Yukon are reflected.

Staff Capital Budget \$800,000											
Community	Address	Unit No	Scope of Project	Staff Budget	Staff Commitment	FMIS Commitments (Mar 2, 2018)	Project Manager	Project Status	Time frame	Contract Number	Completion Date
Carmacks	106 Victoria Cr.	853200	Replace fuel oil tanks x 2	\$0.00	\$12,000.00	\$12,000.00	Rob Janits	Completed	Summer	HC693	Aug. 31, 2017
Dawson	1276 3rd Ave	858100	Interior and exterior upgrades incl electrical convection	\$0.00	\$43,500.00	\$43,500.00	Rob Janits	Completed	Winter	HC 778	Jan. 31, 2017
Dawson	372 Turner Str Nurses Res	840300	Deck, Stair and Railing Renovations	\$0.00	\$27,850.00	\$27,850.00	Rob Janits	Completed	Summer	HC723	Sep. 15, 2017
Dawson	372 Turner Str Nurses Res	840300	Deck Upgrade Design	\$0.00	\$7,810.00	\$6,730.00	Lester Balsillie	Completed	Spring	HC676	14-Jul-17
Dawson	372 Turner Str Nurses Res	840300	Water and sewer upgrades with Community Services (Defferred)	\$0.00	\$0.00	\$0.00		Defered to 18/19			TBD
Dawson	431 Craig Street	857501	Renovate Kitch & Bathrm, P&P Walls and Ceilings	\$0.00	\$0.00	\$0.00		Defered to 18/19			TBD
Faro	210 Dawson Dr	861600	Replace fuel oil tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Faro	228 Dawson Dr	861200	Replace fuel oil tank & removed buried tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Faro	1-356 Campbell St	870601	Replace fuel oil tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Faro	2-358 Campbell St	870602	Replace fuel oil tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Faro	3-360 Campbell St	870603	Replace fuel oil tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Faro	4-362 Campbell St	870604	Replace fuel oil tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Faro	#N/A	870605	Replace fuel oil tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Faro	527 Douglas Dr	870700	Replace fuel oil tank	\$0.00	\$6,236.25	\$6,236.25	Chris Gladish	Completed	Summer	HC692	28-Jul-17
Haines_Junction	149 Alek	844200	Remove oil fired furnace and interior tank	\$0.00	\$0.00	\$0.00	Rob Janits	Not Tendered	Winter		TBD
Haines_Junction	141 Alek	844300	Remove oil fired furnace and interior tank	\$0.00	\$0.00	\$0.00	Rob Janits	Not Tendered	Winter		TBD
Ross_River	Lot 243	874500	Replace fuel oil tank	\$0.00	\$6,400.00	\$6,400.00	Bob Kostelnik	Completed	Summer	HC684	TBD
Ross_River	Territorial Road	8732-8737	Interior/exterior Upgrades	\$100,000.00	\$0.00	\$0.00	Lester Balsillie	Not Tendered			
Teslin	3 Sawmill Road	877500	Replace furnace and chimney	\$0.00	\$6,600.00	\$6,600.00	Bill Greer	Completed	Summer	HC717	Aug. 31, 2017
Teslin	Nurse plex	878100	Install water filter	\$0.00	\$16,036.26	\$0.00	Rob Janits	Completed	Winter	HC817	TBD
Watson_Lake	B-205 8th	885602	Kitchen and bath	\$0.00	\$0.00	\$0.00		Defered to 18/19			TBD
Watson_Lake	708 Liard Ave	891400	Renovate Kitchen & Bathrm, Replace all Flooring	\$0.00	\$0.00	\$0.00		Defered to 18/19			TBD
Watson_Lake	125 Campbell	851100	Replace oil Tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			TBD
Watson_Lake	101 Campbell	891500	Re-shingle, Eaves trough and downsopouts	\$0.00	\$11,679.36	\$11,679.36	Bob Kostelnik	Completed	Fall	HC716	Aug. 31, 2017
Watson_Lake	120 Campbell	885200	Re-shingle, Eaves trough and downsopouts	\$0.00	\$11,679.36	\$11,679.36	Bob Kostelnik	Completed	Fall	HC716	Aug. 31, 2017
Watson_Lake	106 Nisutlin	851300	Re-shingle, Eaves trough and downsopouts	\$0.00	\$23,358.71	\$23,358.71	Bob Kostelnik	Completed	Fall	HC716	Aug. 31, 2017
Watson_Lake	119 Campbell	884800	Duplex conversion	\$0.00	\$345,000.00	\$345,000.00	Bob Kostelnik	Awarded	Winter	HC762	Feb. 28, 2018
Watson_Lake	204 Rbrt Cmpbl Hwy	880700	Demolition to allow for renovations and HBM removal	\$0.00	\$96,706.75	\$96,706.75	Bob Kostelnik	Completed	Summer	HC690	Aug. 15, 2017
Watson_Lake	204 Rbrt Cmpbl Hwy	880700	engineer assestment on structural integrity	\$0.00	\$3,761.69	\$3,761.69	Lester Balsillie	Completed	Winter	HC781	TBD

Watson_Lake	611 Liard	8862	Boiler replacement	\$0.00	\$9,485.00	\$3,761.69	Lester Balsillie	Awarded	Winter	HC781	TBD
Communities	#N/A	VAROIOUS	Bulk appliance purchase	\$0.00	\$23,460.00	\$24,633.00	Lester Balsillie	Completed	Winter	HC750	Dec. 31, 2017
Communities	#N/A	VAROIOUS	Bulk appliance purchase	\$0.00	\$4,745.00	\$4,745.00	Lester Balsillie	Completed	Fall	HC784	Dec. 31,2017
	#N/A		Project contingency	\$0.00	\$1,375.49	\$1,375.49					
					\$701,337.62	\$679,671.05	TOTAL COMMITTED PROJECTS				
				TOTAL BUDGETED PROJECTS	\$100,000.00						
				GRAND TOTAL STAFF	\$801,337.62						

Social Capital Budget											
\$800,000											
Community	Address	Unit No	Scope of Project	Social Budget	Social Commitment	FMIS Commitments (Mar 2, 2018)	Project Manager	Project Status	Time frame	Contract Number	Completion Date
Carmacks	104 Victoria	010500	Convert to electric furnaces on both sides of duplex	\$0.00	\$39,555.00	\$39,555.00	Bill Greer	Completed	Fall	HC727	Oct. 31, 2017
Carcross	205 Tagish	1004	Install HRV (no bids received moving forward with direct award)	\$0.00	\$6,680.00	\$6,680.00	Rob Janits	Completed	Winter	HC807	08-Mar-18
Carcross	209 Tagish	1006	Install HRV (no bids received moving forward with direct award)	\$0.00	\$6,680.00	\$6,680.00	Rob Janits	Completed	Winter	HC807	08-Mar-18
Carmacks	104 Tantalus	851500	Topo survey maps for Carmacks accessible duplexes	\$0.00	\$2,863.00	\$2,863.00	Bob Kostelnik	Completed		HC0000766	
Dawson	718 3rd Ave Kinsey Manor	100000	relevel unit	\$0.00	\$8,700.00	\$8,700.00	Lester Balsillie	Completed	Fall	HC673	Sep. 15, 2017
Dawson	718 3rd Ave Kinsey Manor	100000	Exterior painting and deck repairs	\$0.00	\$58,700.00	\$58,700.00	Rob Janits	Completed	Summer	HC699	Sept. 29, 2017
Dawson	718 3rd Ave Kinsey Manor	100000	HBM Assessment-Paint	\$0.00	\$4,885.15	\$3,381.33	Lester Balsillie	Completed	Summer	HC670	23-Jun-17
Dawson	206 Kinsey Manor	100012	Interior retrofit	\$0.00	\$31,850.00	\$31,850.00	Rob Janits	Completed	Summer	HC677	TBD
Dawson	324A Turner St.	113301	Replace fuel oil tank	\$0.00	\$5,200.00	\$5,200.00	Rob Janits	Completed	Summer	HC683	Aug. 31, 2017
Dawson	316 Turner St.	113102	Replace fuel oil tank	\$0.00	\$5,200.00	\$5,200.00	Rob Janits	Completed	Summer	HC683	Aug. 31, 2017
Dawson	313 Dugas Street	113902	Replace fuel oil tank	\$0.00	\$5,200.00	\$5,200.00	Rob Janits	Completed	Summer	HC683	Aug. 31, 2017
Faro	101 Rose Cr	490004	Supply of three accessible showers and the install of one	\$0.00	\$24,453.80	\$24,453.80	Rob Janits	Awarded	Winter	HC820	
Haines_Junction	102 Auriol	230700	Replace fuel oil tank	\$0.00	\$5,000.00	\$5,000.00	Bill Greer	Completed	Summer	HC689	21-Jul-17
Haines_Junction	104 Auriol	230800	Replace fuel oil tank	\$0.00	\$5,000.00	\$5,000.00	Bill Greer	Completed	Summer	HC689	21-Jul-17
Haines_Junction	106 Auriol	230900	Replace fuel oil tank	\$0.00	\$5,000.00	\$5,000.00	Bill Greer	Completed	Summer	HC689	21-Jul-17
Haines_Junction	141 Martin	231000	Excavation work at Retaining wall	\$0.00	\$595.00	\$595.00	Lester Balsillie	Completed	Summer	CV68348	17-Jul-17
Haines_Junction	141 Martin	231000	Re-Align Concrete Block walls	\$0.00	\$9,500.00	\$9,500.00	Lester Balsillie	Completed	Summer	HC705	Aug. 31, 2017
Haines_Junction	141 Martin	231000	retaining wall sign off Engineering company	\$0.00	\$5,240.00	\$5,240.00	Lester Balsillie	Completed	Summer	HC661	17-Jul-17
Haines_Junction	151 Alsek	030100	Renovate kitchen & bathroom - Defferred	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Mayo	10 center street (6 plex)	411000	landscaping - Design	\$0.00	\$4,889.13	\$4,409.13	Bob Kostelnik	Completed	Summer	HC679	July 28, 2017
Mayo	10 center street (6 plex)	411000	landscaping boxes	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Mayo	307 4th Ave	709100	Replace rear deck to fit in with accessibility ramp -Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			

Mayo	402A 5th Ave	120901	Basement renovations	\$0.00	\$8,250.00	\$8,250.00	Rob Janits	Completed	Summer	HC701	26-Jul-17
Mayo	112 2nd Ave	241100	Replace fuel oil tank	\$0.00	\$5,500.00	\$5,533.34	Chris Gladish	Completed	Fall	HC748	Oct. 31, 2017
Mayo	103 2nd Ave	241400	Replace fuel oil tank	\$0.00	\$5,500.00	\$4,000.00	Chris Gladish	Completed	Fall	HC748	Oct. 31, 2017
Mayo	111 2nd Ave	241500	Replace fuel oil tank	\$0.00	\$5,600.00	\$5,533.33	Chris Gladish	Completed	Fall	HC748	Oct. 31, 2017
Mayo	115 2nd Ave	241700	Replace fuel oil tank	\$0.00	\$4,000.00	\$5,533.33	Chris Gladish	Completed	Fall	HC748	Oct. 31, 2017
Mayo	18B Laurier	120502	Replace kitchen cabinets	\$0.00	\$9,150.00	\$9,150.00	Rob Janits	Completed	Winter	HC795	Jan. 31, 2018
Teslin	38 Nisutlin Drive	060600	Reshingle and eavetrough	\$0.00	\$26,783.00	\$26,783.30	Chris Gladish	Completed	Summer	HC718	Aug. 31, 2017
Ross_River	3rd St W Lot 58	260800	Interior retrofit	\$0.00	\$61,850.00	\$65,200.00	Lester Balsillie	Completed	Winter	HC756	Jan. 31, 2018
Watson_Lake	806 Finayson	480000	Duct Cleaning	\$0.00	\$10,725.00	\$10,725.00	Chris Gladish	Completed	Fall	HC733	Sep. 29, 2017
Watson_Lake	A-605 Liard	130701	Interior Renovation	\$0.00	\$64,490.00	\$64,490.00	Bob Kostelnik	Awarded	Winter	HC761	Jan.31, 2018
Watson_Lake	B-716 Liard	130101	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	A-704 Liard	130302	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	B-700 Liard	130501	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	618 Liard	070500	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	A-700 Liard	130502	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	B-605 Liard	130702	Replace fuel oil tank	\$0.00	\$5,000.00	\$0.00	Bob Kostelnik	Completed	Fall		Oct. 31, 2017
Watson_Lake	113 Nisutlin	281800	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	120 Nisutlin	282100	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	1010 Ravenhill Dr	715500	Replace fuel oil tank - Cancelled	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Watson_Lake	113 Nisutlin	281800	Interior retrofit Final Invoice Payment	\$0.00	\$6,300.00	\$6,300.00	Darren	Completed	Spring	HC614	Completed
Whitehorse	23-9th Avenue	633700	HBM Assessment	\$0.00	\$3,330.00	\$0.00	Lester Balsillie	Completed	Summer		Oct. 13, 2017
Whitehorse	6 Thompson Road	083600	Replace broken sealed windows	\$0.00	\$5,075.00	\$0.00	Bill Greer	Completed	Fall		Oct. 31, 2017
Whitehorse	6 Thompson Road	083600	hallway air conditioning design and tender specs	\$0.00	\$0.00	\$0.00		Defered to 18/19			
Whitehorse	3090 - 3rd Avenue	430300	Fuel tank replacement Design	\$0.00	\$27,647.00	\$27,647.00	Lester Balsillie	Awarded	Spring	HC813	31-Mar-18
Whitehorse	5 Liard Road	081400	oil tank and removal of buried tank	\$0.00	\$7,950.00	\$7,950.00	Bill Greer	Completed	Spring	HC710	31-Mar-18
Whitehorse	506B Jeckell	140602	Replace furnace	\$0.00	\$6,590.00	\$6,590.00	Rob Janits	Completed	Summer	HC703	TBD
Whitehorse	504C Taylor	141303	Replace furnace	\$0.00	\$10,894.50	\$10,181.30	Rob Janits	Completed	Summer	HC725	31-Aug-17
Whitehorse	Hanson Street	430101	oil tank and removal of buried tank	\$0.00	\$7,789.00	\$7,789.00	Bill Greer	Completed	Summer	HC682	21-Jul-17
Whitehorse	Hanson Street	430102	oil tank and removal of buried tank	\$0.00	\$7,789.00	\$7,789.00	Bill Greer	Completed	Summer	HC682	21-Jul-17
Whitehorse	Hanson Street	430103	oil tank and removal of buried tank	\$0.00	\$7,789.00	\$7,789.00	Bill Greer	Completed	Summer	HC682	21-Jul-17
Whitehorse	Hanson Street	430105	oil tank and removal of buried tank	\$0.00	\$7,789.00	\$7,789.00	Bill Greer	Completed	Summer	HC682	21-Jul-17
Whitehorse	Hanson Street	430106	oil tank and removal of buried tank	\$0.00	\$7,789.00	\$7,789.00	Bill Greer	Completed	Summer	HC682	21-Jul-17
Whitehorse	Hanson Street	430108	oil tank and removal of buried tank	\$0.00	\$7,789.00	\$7,789.00	Bill Greer	Completed	Summer	HC682	21-Jul-17
Whitehorse	600 College Drive	450000	Supply and Install new smoke/CO detectors	\$0.00	\$14,349.35	\$14,349.35	Lester Balsillie	Completed	Fall	HC729	
Whitehorse	2004 Centenial	084000	Mechanical Upgrades	\$0.00	\$8,190.96	\$0.00	Lester Balsillie	Completed	Summer		TBD

Whitehorse	100 Lambert Street	080000	Closleigh Manor indoor air quality testing	\$0.00	\$12,375.00	\$12,375.00	Lester Balsillie	Completed	Summer	HC702	28-Jul-17
Whitehorse	100 Lambert Street	080000	Follow up mold investigations and testing	\$0.00	\$11,500.00	\$11,500.00	Lester Balsillie	Completed	Winter	HC774	Feb. 28, 2018
Whitehorse	32 Pelly Road	081600	Replace Furnace, Install Chimney Liner, Upgrade Ducting	\$0.00	\$8,950.00	\$8,950.00	Rob Janits	Completed	Fall	HC745	Oct. 20,2017
Whitehorse	32 Pelly Road	081600	HRV Cleaning and Repairs	\$0.00	\$2,370.00	\$2,370.00	Chris Gladish	Completed	Fall	HC751	Aug. 31, 2017
Whitehorse	2 Thompson Road	084100	Boiler decommissioning	\$0.00	\$2,000.00	\$2,000.00	Bill Greer	Completed	Summer	HC771	Dec. 15, 2017
Whitehorse	20 Firth	080400	remove underground oil tank. Install new fiberglass tank - Cancelled	\$0.00	\$0.00	\$0.00	Bill Greer	Defered to 18/19	Summer		TBD
Whitehorse	20 Firth	080400	Replace furnace	\$0.00	\$7,447.50	\$7,447.50	Rob Janits	Completed	Winter	HC792	Feb. 8, 2018
Whitehorse	2101 Centennial Street	083700	Deck Upgrades	\$0.00	\$21,245.00	\$21,960.00	Bill Greer	Completed	Summer	HC711	Aug. 31, 2017
Whitehorse	6095 - 6th Avenue Ryder Apts	300200	Common area preheater	\$0.00	\$4,990.00	\$5,400.00	Bill Greer	Completed	Winter	HC772	Dec. 22, 2017
Whitehorse	Steele Street	082000	Supply and install new kitchen and bathroom cabinets	\$0.00	\$6,475.00	\$6,475.00	Lester Balsillie	Completed		HC671	
Whitehorse	23-9th Avenue	6337	HBM remediation and unit demolition	\$0.00	\$21,850.00	\$21,850.00	Bob Kostelnik	Awarded	Winter	HC806	
Whitehorse	504 A Taylor	1413A	Replace furnace	\$0.00	\$7,447.50	\$7,447.50	Rob Janits	Completed	Winter	HC792	Feb. 8, 2018
Whitehorse	408 Alexander Street	300100	Supply and install new kitchen and bathroom cabinets	\$0.00	\$5,801.24	\$5,801.24		Completed	Summer	HC675	
Watson_Lake	605 Liard	1307	Blower door test for energy exterior retrofit	\$0.00	\$400.00	\$400.00			Summer	CV68348	
Whitehorse	13 Ketza	080200	Structural engineer for retaining wall	\$0.00	\$1,500.00	\$1,500.00	Lester Balsillie	Completed	Summer	CV68348	
Whitehorse	32 Pelly Road	081600	Development permit for construction project	\$0.00	\$1,920.00	\$1,920.00	Lester Balsillie	Completed	Summer	CV68348	
Whitehorse	6 Thompson Road	083600	Supply of window materials	\$0.00	\$5,268.00	\$5,267.95	Bill Greer	Completed	Summer	HC0000736	
Whitehorse	23-9th Ave.	633700	Hazardous building material assessment	\$0.00	\$2,635.31	\$2,635.31	Lester Balsillie	Completed	Summer	HC0000741	
Whitehorse	Whitehorse		One off appliance purchase	\$0.00	\$1,580.99	\$1,580.99	J DUSTIN MIKKELS	Completed	Summer		
Whitehorse	Whitehorse		One off appliance purchase	\$0.00	\$1,297.00	\$1,297.00	JEFF HOTTE	Completed	Summer		
Whitehorse	Whitehorse		One off appliance purchase	\$0.00	\$1,104.00	\$1,104.00	MARK LUTKEHAUS	Completed	Summer		
Whitehorse	410 Lowe	080100	Furnace replacement	\$0.00	\$6,895.00	\$6,895.00	Chris Gladish	Completed	Summer	HC0000769	
Whitehorse	Fairness monitor		Fairness monitor for Housing First RFP	\$0.00	\$1,920.00	\$1,920.00	Lester Balsillie	Completed	Summer	HC0000773	
Whitehorse	Whitehorse		5th and Wood St geotechnical study	\$0.00	\$5,659.02	\$5,659.02	Lester Balsillie	Completed	Summer	HC0000775	
Communities	Communities		Supply of 500 smoke CO detectors	\$0.00	\$25,668.00	\$25,668.00	Lester Balsillie	Completed	Summer	HC0000783	
Communities	Communities		One off appliance purchase	\$0.00	\$3,032.14	\$3,032.14	DIRK LAPONDER	Completed	Summer		
Communities	various		Bulk appliance purchase	\$0.00	\$23,460.00	\$24,633.00	Lester Balsillie	Completed	Winter	HC750	Dec. 31, 2017
Communities	various		Bulk appliance purchase	\$0.00	\$4,745.00	\$4,745.00	Lester Balsillie	Completed	Winter	HC784	Dec. 31, 2017
	various		Project contingency	\$0.00	\$9,997.13	\$0.00					
						\$788,632.72	\$759,990.86	TOTAL COMMITTED PROJECTS			
			TOTAL BUDGETED PROJECTS	\$0.00							
GRAND TOTAL SOCIAL					\$788,632.72						

Count Comments	Communities List	Economic Life Expectancy	Accessibility Rating	Energy Rating	Foundation Structure	Repair Component	Work Scope	Quarter	Year	Priority	Tender	Officer	Community Cost Multiplier	
14 - 17	Beaver_Creek	1 - >10 years	1	1	1	Doors_and_Windows	Doors and Windows	Spring	15/16	Urgent	Not Tendered	Chris Gladish	Beaver Crk	1.5
20 - 23	Carcross	2 - additional 10 years	2	2	2	Roofing	New exterior doors	Summer	16/17	High	Tendered	Bob Kostelnik	Carcross	1.1
24 - 27	Carmacks	3 - additional 5 years	3	3	3	Exterior_wall	New windows	Fall	17/18	Moderate	Awarded	Bill Greer	Carmacks	1.1
28 - 31	Dawson	4 - not economic to upgrade	4	4	4	Foundation	New doors and windows	Winter	18/19	Low	Awarded C.O.	Rob Janits	Dawson	1.3
32 - 35	Destruction_Bay					Flooring		Blank	19/20	Blank	Deferred to 18/19	Darren Stahl	D Bay	1.4
36 - 39	Faro					Cabinets	Roofing		17/19		Completed	Lester Balsille	Faro	1.2
40 - 43	Haines_Junction					Heating	New asphalt roofing		15/18		No Bids received		Haines Jct	1.1
44 - 47	Mayo					Other	New metal roofing		16/19				Mayo	1.3
48 - 51	Old_Crow					Blank			17/20				Old Crow	1.9
52 - 55	Pelly_Crossing					Bathroom_Complete	Exterior Wall		15/19				Pelly	1.3
56 - 59	Ross_River					Kitchen_Complete	New siding		16/20				Ross River	1.5
60 - 63	Teslin						Insulation upgrade		Blank				Teslin	1.1
64 - 67	Watson_Lake												Watson Lk	1.3
68 - 71	Whitehorse						Foundation						Whse	1
72 - 75	Blank						Relevel building							
76 - 79	Communities						New foundation							
80 - 83														
84 - 87							Flooring							
88 - 91							New finish flooring complete							
92 - 95							New finish flooring partial							
96 - 99														
100 - 103							Cabinets							
104 - 107							All new cabinets							
108 - 111							New bathroom cabinets							
112 - 115							New kitchen cabinets							
116 - 119														
120 - 123							Heating							
124 - 127							New oil tank							
128 - 131							New boilers							
132 - 135							New furnace							
136 - 139							New furnace and oil tank							
140 - 143							New chimney							
144 - 147														
148 - 151							Bathroom Complete							
152 - 155							Floor Walls Cabs and Tub							
156 - 159														
160 - 163							Kitchen Complete							
164 - 167							Floor Walls and Cabinets							
168 - 171														
172 - 175							Other							
176 - 179							Interior Renovations							
180 - 183							Site Re-Grading							
184 - 187														
188 - 191														
192 - 195														
196 - 199														
200 - 203														
204 - 207														
208 - 211														
212 - 215														
216 - 219														
220 - 223														
224 - 227														
228 - 231														
232 - 235														
236 - 239														
240 - 243														
244 - 247														
248 - 251														
252 - 255														
256 - 259														
260 - 263														

YHC MASTER UNITS LISTING

Version 2.0

Data Update: July 26, 2017		By: DS	
Building Type Nomenclature		Rating Descriptions	
Single Detached Units: Bungalow - One level house on grade or crawlspace, no basement One Story - One level house with basement Split Entry - One story with front entry between floors Story and Half - One story with rooms in the roof space Two Story - Basement and two floors above grade Split Level - Three floor levels are staggered, main level is partway between the upper and lower floors. Trailer - Single wide mobile unit supported on foundation pads Double Wide - Double wide modular (mobile) assembled at site on foundation pads Multiple Units: Duplex - Two separate living suites in one structure Triplex - Three separate living units in one structure Row Housing - Vertically adjacent attached multiple units Multiplex - Single level residence with four or more living suites Apartment - multiple unit residence with multiple floors Basement - Bottom floor of dwelling set more than two feet below finished grade	Energy 1 - Certified R-2000 or GreenHome EGR 80 or above 2 - 2 x 6 wall + insulated strapping or equivalent. Typical 1990 -2000 construction. No heat recovered ventilation. EGH 75 - 79 3 - 2 x 6 walls or equivalent. Typical 80's construction (or 2 x 4 walls with later envelope retrofits) EGR 70 -74 4 - 2 x 4 walls 70's construction or older (includes log walls) EGR under 70 Accessibility Rating 1 - Unit is fully accessible 2 - Feasible renovations are possible to make unit accessible 3 - Unfeasible to renovation to accessibility standards 4 - Unit cannot be made accessible	Life Expectancy 1 - Estimated remaining life greater than 10 years 2 - Additional 5 years 3 - Little or no feasible remaining life 5- Building is out of service Foundation 1 - Sound, no known issues 2 - Sound, minor deficiencies 3 - Questionable, indications of possible significant problems 4 - Unstable, structurally failing	Building Classification Rating: 1 - Building meets all corporate objectives and condition, no plan to replace. 2 - Building meets most corporate objectives and condition, no immediate plan to replace. 3 -Building's suitability and/or condition is marginal, plan for major upgrades or replace. 4 - Building's suitability and/or life expectancy is unacceptable. Plan to replace at earliest opportunity. 5 - Out of Service Classification Rating Calculation: Rating is selectively weighted between the scores of Accessibility Rating + Energy Rating + Economic Life Exp. + Foundation Condition. The weighting factors used are: Access Rating - 0.75 Energy Rating - 0.75 Foundation Cond - 1.75 Economic life - 2.0 <div>Classification weighting factors <div>0.75</div><div>0.75</div><div>2</div><div>1.8</div></div>

Highlighted Green	Indicates buildings	Data displayed in White	Indicates units	Data displayed in Red	Indicates out of service units or vacant lots
Highlighted Orange	Indicates Staff units	Highlighted Yellow	Indicates Social Units		
4	Line number highlighted yellow indicates unit data has been updated for 2015/16				

TOTAL YHC UNIT COUNT							
TOTAL BLDGS	BLDGS IN SERVICE	TOTAL UNITS	UNITS IN SERVICE	SOCIAL UNITS	STAFF UNITS	SENIORS UNITS	VACANT LOTS
306	300	876	865	415	171	290	25

Beaver Cr	BACK																																			
	Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition	Radon Count	EG Rating	Unit Classification	UNIT COUNTS							COMMUNITY TOTALS									
																				Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots	
	1	8101	None		Lot 2, Bk 8	20	01	3	2011	Trailer	2	Staff	3	3	1	1			2	2	1	0	1	0	0	1	0	0								
	2	8112	None		Lot 1, Bk 8	20	01	3	2013	Trailer	2	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0									
	3	8121	None		Lot 21, Bk 9	20	01	3	1975	Double Wide	3	Staff	3	2	1	1			2	1	0	1	0	0	1	0	0									
																				0		0														

BACK																																		
Carcross	Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition			Unit Classification	UNIT COUNTS							COMMUNITY TOTALS							
																			Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots
																											10	10	10	10	6	4	0	1
		1	100400	Tagish Ave., Lot 3 Bk 19	Lot 3 Bk 19	11	02	1	1971	single dwelling	2	Social	3	1	1	1			2	1	0	1	0	1	0	0								
		2	100500	Tagish Ave., Lot 4 Bk 19	Lot 4 Bk 19	11	02	2	1971	single dwelling	3	Social	3	1	1	1			2	1	0	1	0	1	0	0								
		3	100600	Tagish Ave Lot 5 Block 19	Lot 5 Bk 19	11	02	1	1971	single dwelling	2	Social	3	3	1	1			2	1	0	1	0	1	0	0								
		4	100700	Tagish Ave Lot 6 Block 19	Lot 6 Bk 19	11	02	2	1971	single dwelling	3	Social	3	3	1	1			2	1	0	1	0	1	0	0								
		5	200100	Simmons Ave Lot 41	Lot 41	02	02	1	1969	single dwelling	3	Social	2	3	1	1			2	1	0	1	0	1	0	0								
		6	200300	Simmons Ave Lot 30	Lot 30	02	02	1	1969	single dwelling	3	Social	1	3	1	1			2	1	0	1	0	1	0	0								
		7	814000	Tutsh Ave Lot 8, Block 19	Lot 8 Bk 19	20	02	2	1977	Bi-level single	3	Staff	3	2	1	1			2	1	0	1	0	0	1	0								
		8	814100	Tutsh Ave Lot 9, Block 19	Lot 9 Bk 19	20	02	2	1977	Bi-level single	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0								
		9	814200	Simmons Ave Lot 43	Lot 43	20	02	1	1982	Bi-level single	3	Staff	2	2	1	1			2	1	0	1	0	0	1	0								
		10	814300	Tagish Ave Lot 10, Block 3	Lot 10, Bk 3	20	02	1	1987	single dwelling	4	Staff	2	2	1	1			2	1	0	1	0	0	1	0								
		11	981900	Simmons Ave Lot 31	Lot 31					vacant lot									na	0	0	0	0	0	0	1								

BACK																																		
Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition				Unit Classification	UNIT COUNTS							COMMUNITY TOTALS							
																				Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots
Carmacks	Carmacks																																	
	1	010000	107 Mcdade St.	Lot 55 & 56-1	08	03	1	1978	4-plex		Social	2	3	2	2				3	1	0	0	0	0	0	0								
	2	010001	107A Mcdade St	Lot 55 & 56-1	08	03	1	1978	4-plex	2	Social	3	1	1	1				na		0	1	0	1	0	0	0							
	3	010002	107D Mcdade St	Lot 55 & 56-1	08	03	1	1978	4-plex	2	Social	3	1	1	1				na		0	1	0	1	0	0	0							
	4	010003	107B Mcdade St	Lot 55 & 56-1	08	03	1	1978	4-plex	1	Social	1	1	1	1				na		0	1	0	1	0	0	0							
	5	010004	107C Mcdade St	Lot 55 & 56-1	08	03	1	1978	4-plex	1	Social	3	1	1	1	1				na		0	1	0	1	0	0	0						
	6	010100	102 Rowlinson Dr	Lot 184 (Prev lot 17)	08	03		2012	Trailer	2	Social	3	3	1	1				2	1	0	1	0	1	0	0	0							
	7	010200	104 Rowlinson Dr	Lot 183 (Prev Lot 18)	08	03		2012	Trailer	2	Social	3	2	1	1				2	1	0	1	0	1	0	0	0							
	8	010300	103 Rowlinson Dr	Lot 187 (Prev Lot 29)	08	03		2012	Trailer	2	Social	3	3	1	1				2	1	0	1	0	1	0	0	0							
	9	010500	104 Victoria Cr	Lot 74	08	03	1	1994	Duplex		Social	3	2	1	1				2	1	0	0	0	0	0	0	0							
Carmacks	10	010501	104B Victoria Cr	Lot 74	08	03	1	1994	Duplex	2	Social	2	2	1	1				na		0	1	0	1	0	0	0							
	11	010502	104A Victoria Cr	Lot 74	08	03	1	1994	Duplex	2	Social	2	2	2	1	3			na		0	1	0	1	0	0	0							
	12	210100	108 Victoria Cr	Lot 66	02	03	4	1973	Single	3	Social	3	4	1	1				2	1	0	1	0	1	0	0	0							
	13	210200	112 Prospector	Lot 63	02	03		2012	Single	3	Social	3	2	1	1				2	1	0	1	0	1	0	0	0							
	14	210300	110 Prospector	Lot 62	02	03		2012	Single	3	Social	1	1	1	1	1			1	1	0	1	0	1	0	0	0							
	15	210400	108 Prospector	Lot 61	02	03	4	1973	Single	3	Social	3	3	2	2	2			3	1	0	1	0	1	0	0	0							
	16	210500	104 Prospector	Lot 60	02	03	4	1973	Single	3	Social	3	3	2	2				3	1	0	1	0	1	0	0	0							
	17	210700	111 McDade	Lot 54	02	03	4	1973	Single	3	Social	3	2	2	2				3	1	0	1	0	1	0	0	0							
	18	210800	112 McDade	Lot 51	02	03		2012	Single	3	Social	1	1	1	1	1			1	1	0	1	0	1	0	0	0							
	19	210900	108 McDade	Lot 49	02	03		2012	Single	3	Social	1	1	1	1	1			1	1	0	1	0	1	0	0	0							
Carmacks	20	211000	104 McDade	Lot 47	02	03	4	1973	Single	3	Social	3	3	2	2				3	1	0	1	0	1	0	0	0							
	21	212100	110 McDade	Lot 50	02	03	2	1976	Duplex		Social	3	2	1	1				2	1	0	0	0	0	0	0	0							
	22	212101	110A McDade	Lot 50	02	03	2	1976	Duplex	3	Social	3	2	1	1				na		0	1	0	1	0	0	0							
	23	212102	110B McDade	Lot 50	02	03	2	1976	Duplex	3	Social	3	2	1	1				na		0	1	0	1	0	0	0							
	24	212200	111 Klazza	Lot 39	02	03	2	1976	Single	3	Social	2	2	2	2				3	1	0	1	0	1	0	0	0							
	25	212400	108 Klazza	Lot 34	02	03	2	1976	Duplex	3	Social	3	2	1	1	1				2	1	0	0	0	0	0	0							
	26	212401	108A Klazza	Lot 34	02	03	2	1976	Duplex	3	Social	3	2	1	1				na		0	0	1	0	0	0	0							
	27	212402	108B Klazza	Lot 34	02	03	2	1976	Duplex	3	Social	3	2	1	1				na		0	1	0	1	0	0	0							
	28	830200	125 River Rd.	Lot 124	20	03	1	1985	Duplex		Staff	2	2	2	2				3	1	0	0	0	0	0	0	0							
	29	830201	125B River Rd	Lot 124	20	03	1	1985	Duplex	1	Staff	2	2	2	2				na		0	1	0	0	0	1	0	0						
30	830202	125A River Rd	Lot 124	20	03	1	1985	Duplex	2	Staff	2	2	2	2				na		0	1	0	0	1	0	0	0							
31	831200	149 River Rd	Lot 12	20	03	2	1972	Single	3	Staff	3	3	2	2				3	1	0	1	0	0	0	0	0								
32	891400	102 Tantalus Dr	Lot 84	20	03	3	1965	Single	3	Staff	3	4	3	3	3				4	1	0	1	0	0	0	0	0							
Carmacks	33	891500	104 Tantalus Dr	Lot 85	20	03	3	1965	Single	3	Staff	3	4	3	3	3			3	1	0	1	0	0	0	0	0							
	34	891500	106 Tantalus Dr	Lot 86	20	03	3	1965	Single	3	Staff	3	3	3	3	3			3	1	0	1	0	0	0	0	0							
	35	852400	106 Rowlinson Dr	Lot 19	20	03	2	1975	Single	3	Staff	3	3	2	2				3	1	0	1	0	0	0	0	0							
	36	852500	110 Rowlinson Dr	Lot 21	20	03	2	1976	Single	3	Staff	3	3	2	2				3	1	0	1	0	0	0	0	0							
	37	852600	112 Rowlinson Dr	Lot 22	20	03	2	1976	Single	3	Staff	3	3	2	2				3	1	0	1	0	0	0	0	0							
	38	852700	107 Rowlinson Dr	Lot 27	20	03	2	1976	Single	4	Staff	3	3	2	2				3	1	0	1	0	0	0	0	0							
	39	853000	181 River Rd	Lot 186	20	03	1	1994	Single	4	Staff	3	2	1	1				2	1	0	1	0	0	0	0	0							
	40	853100	167 River Rd	Lot 59	20	03	1	1993	Single	3	Staff	3	2	1	2				2	1	0	1	0	0	0	0	0							
	41	853200	106 Victoria Cr.	Lot 75	20	03	1	1993	Duplex	2	Staff	3	2	1	1				na		0	1	0	0	0	0	0							
	42	853201	106A-Victoria Cr.	Lot 75	20	03	1	1993	Duplex	3	Staff	3	2	1	1				na		0	1	0	0	0	0	0							
43	853202	106B-Victoria Cr.	Lot 75	20	03	1	1993	Duplex	3	Staff	3	2	1	1				na		0	1	0	0	0	0	0								
44	853400	109 Rowlinson Dr	Lot 26	20	03	1	1993	Duplex		Staff	2	2	1	1				2	1	0	0	0	0	0	0	0								
45	853401	109A Rowlinson Dr	Lot 26	20	03	1	1993	Duplex	2	Staff	2	2	1	1				na		0	1	0	0	0	0	0	0							
46	853402	109B Rowlinson Dr	Lot 26	20	03	1	1993	Duplex	2	Staff	2	2	1	1				na		0	1	0	0	0	0	0	0							

Dawson	17	112102	516 Firth St.	Lot 9&10 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	0	0	0
	18	112300	526 & 534 Firth St.	Lot 7&8 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		3	1	0	0	0	0	0	0	0
	19	112301	526 Firth St.	Lot 7&8 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	0	1	0	0	0
	20	112302	534 Firth St.	Lot 7&8 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	0	0	0
	21	112500	542A & 542B Firth St.	Lot 6 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	2	2		3	1	0	0	0	0	0	0	0
	22	112501	542A Firth St.	Lot 6 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	0	1	0	0	0
	23	112502	542B Firth St.	Lot 6 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	0	0	0
	24	112700	537 & 547 Grant St.	Lot 4&5 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		3	1	0	0	0	0	0	0	0
	25	112701	537 Grant St.	Lot 4&5 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	2	2		na	0	1	0	1	0	0	0	0
	26	112702	547 Grant St.	Lot 4&5 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	1	0	0
	27	112900	513 & 501 Grant St.	Lot 1,2&3 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		3	1	0	0	0	0	0	0	0
	28	112901	513 Grant St.	Lot 1,2&3 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	1	0	0
	29	112902	501 Grant St.	Lot 1,2&3 Bk 9	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	1	0	0
	30	113100	306 & 316 Turner St.	Lot 14&15 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	2	2		3	1	0	0	0	0	0	0	0
	31	113101	306 Turner St.	Lot 14&15 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	1	1		na	0	1	0	1	0	1	0	0
	32	113102	316 Turner St.	Lot 14&15 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	1	0	0
	33	113300	324A & 324B Turner St.	Lot 13 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	2	2		3	1	0	0	0	0	0	0	0
	34	113301	324A Turner St.	Lot 13 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	1	1		na	0	1	0	1	0	1	0	0
	35	113302	324B Turner St.	Lot 13 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	1	0	0
	36	113500	346A & 346B Turner St.	Lot 11 Bk 14	20	04	2	1972	Duplex	3	Staff	3	3	2	2		3	1	0	0	0	0	0	0	0
	37	113501	346B Turner St.	Lot 11 Bk 14	20	04	2	1972	Duplex	3	Staff	3	3	1	1		na	0	1	0	0	0	1	0	0
	38	113502	346A Turner St.	Lot 11 Bk 14	20	04	2	1972	Duplex	3	Staff	3	3	2	2		na	0	1	0	0	1	0	1	0
	39	113900	311 & 313 Dugas Street	Lot 2 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	1	2		3	1	0	0	0	0	0	0	0
	40	113901	311 Dugas Street	Lot 2 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	1	0	0
	41	113902	313 Dugas Street	Lot 2 Bk 14	01	04	2	1972	Duplex	3	Social	3	3	1	2		na	0	1	0	1	0	1	0	0
	42	220100	975 7th Ave	Lot 13 Bk LD	02	04	4	1972	Bungalow	3	Social	3	3	1	2		3	1	0	1	0	1	0	0	0
	43	220200	967 7th Ave	Lot 14 Bk LD	02	04	4	1972	Bungalow	3	Social	3	3	1	2		3	1	0	1	0	1	0	0	0
	44	220300	957 7th Ave	Lot 15 Bk LD	02	04	6	1972	Bungalow	3	Social	3	3	1	2		3	1	0	1	0	1	0	0	0
	45	220400	941 7th Ave	Lot 16 Bk LD	02	04	4	1972	Bungalow	3	Social	3	3	1	2		3	1	0	1	0	1	0	0	0
	46	220500	933 7th Ave	Lot 17 Bk LD	02	04	5	1972	Bungalow	3	Social	3	3	2	3		3	1	0	1	0	1	0	0	0
	47	220700	991 6th Ave	Lot 11 Bk U	20	04	4	1972	Bungalow	3	Staff	3	2	1	1		2	1	0	1	0	0	1	0	0
	48	220800	983 6th Ave	Lot 12 Bk U	20	04	4	1972	Bungalow	3	Staff	3	3	1	2		3	1	0	1	0	0	1	0	0
	49	220900	975 6th Ave	Lot 13 Bk U	20	04	5	1972	Bungalow	3	Staff	3	3	1	2		3	1	0	1	0	0	1	0	0
	50	221000	967 6th Ave	Lot 14 Bk U	20	04	4	1972	Bungalow	3	Staff	3	3	1	2		3	1	0	1	0	0	1	0	0
	51	221100	957 6th Ave	Lot 15 Bk U	20	04	4	1972	Bungalow	3	Staff	3	4	2	2		3	1	0	1	0	0	1	0	0
	52	221200	941 6th Ave	Lot 16 Bk U	20	04	2	1972	Bungalow	3	Staff	3	4	2	2		3	1	0	1	0	0	1	0	0
	53	221300	867 6th Ave	Lot 14 Bk HI	20	04	4	1972	Bungalow	3	Staff	3	3	1	2		3	1	0	1	0	0	1	0	0
	54	221500	897 4th Ave	Lot 11 Bk HE	20	04	5	1972	Bungalow	3	Staff	3	3	1	2		3	1	0	1	0	0	1	0	0
	55	221600	887 4th Ave	Lot 12 Bk HE	20	04	4	1972	Bungalow	3	Staff	3	3	1	1		2	1	0	1	0	0	1	0	0
	56	221800	863 4th Ave	Lot 14 Bk HE	20	04	4	1972	Bungalow	3	Staff	3	3	1	1		2	1	0	1	0	0	1	0	0
	57	222000	847 4th Ave	Lot 16 Bk HE	20	04	4	1972	Bungalow	3	Staff	3	2	1	1		2	1	0	1	0	0	1	0	0
	58	400000	846 7th Ave Fairview	Lot 13 Bk H	08	04	2	1983	4 Plex	1	Senior	1	2	1	2		2	1	0	0	0	0	0	0	0
	59	400001	1-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 Plex	1	Senior	3	2	1	2		na	0	1	0	0	0	0	1	0
	60	400002	2-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 Plex	1	Senior	3	2	1	2		na	0	1	0	0	0	0	1	0
	61	400003	3-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 Plex	1	Senior	3	2	1	2		na	0	1	0	0	0	0	1	0
	62	400004	4-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 Plex	1	Senior	3	2	1	2		na	0	1	0	0	0	0	1	0
	63	620000	Parks Canada lease	Lot 8 Bk 15	20	04			Bungalow	Staff	1	1	1	2		N-4 YHC M-4	0	0	1	0	0	1	0	0	0
	64	650000	954 6th Ave	Lot 4-6 Bk LD	19	04			Vacant lot								na	0	0	0	0	0	0	0	1
Dawson	65	670000	351 Turner Street	Lot 1183	08	04		2011	Apartments	2	Social	1	1	1	1		na	1	0	0	0	0	0	0	0
	66	670101	Apt 101 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	67	670102	Apt 102 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	68	670103	Apt 103 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	69	670104	Apt 104 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	70	670105	Apt 105 351 Turner Street	Lot 1183	19	04		2011	Office	0	Social	1	1	1	1		na	0	0	0	0	0	0	0	0
	71	670106	Apt 106 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	72	670107	Apt 107 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	73	670108	Apt 108 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	74	670109	Apt 109 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	75	670110	Apt 110 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	76	670201	Apt 201 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	77	670202	Apt 202 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	78	670203	Apt 203 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	79	670204	Apt 204 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	80	670205	Apt 205 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	81	670206	Apt 206 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	82	670207	Apt 207 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1		na	0	1	0	1	0	0	0	0
	83	670208	Apt 208 351 Turner Street																						

	31	872000	5 Ladue St	Lot 164	20	07													na	0	0	0	0	0	0	1
	32	872100	4 Lapie	Lot 163	20	07	2	1992											Trailer	3	1	0	1	0	0	0
	33	981800	Campbell Rd	Lot 235	00	07													Vacant lot		0	0	0	0	0	1

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BACK

Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life	Expectancy	Foundation Condition			Unit Classification	UNIT COUNTS							COMMUNITY TOTALS							
																				Big Count	Big Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior
Haines Junction	1	030100	151 Alsek	Lot 13 Bk 26	08	08	1	1988	Single detached	3	Social	3	3	2	1				3	1	0	1	0	1	0	0	19	19	28	28	13	6	9	0
	2	230100	113 St. Elias	Lot 14 Bk 18	02	08	4	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	3	230200	111 St. Elias	Lot 15 Bk 18	02	08	4	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	4	230300	107 St. Elias	Lot 17 Bk 18	02	08	4	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	5	230400	105 St. Elias	Lot 18 Bk 18	02	08	4	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	6	230700	102 Aurioi	Lot 2 Bk 20	02	08	3	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	7	230800	104 Aurioi	Lot 3 Bk 20	02	08	3	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	8	230900	106 Aurioi	Lot 4 Bk 20	02	08	3	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	9	231000	141 Martin	Lot 1 Bk 24	08	08	1	2008	Senior 9-plex	1	Senior	1	1	1	1				1	1	0		0	0	0	0								
	10	231001	1 - 141 Martin Street	Lot 1 Bk 24	08	08	1	2008	1-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	11	231002	2 - 141 Martin Street	Lot 1 Bk 24	08	08	1	2008	2-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	12	231003	3 - 141 Martin Street	Lot 1 Bk 24	08	08	1	2008	3-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	13	231004	4 - 141 Martin Street	Lot 1 Bk 24	08	08	1	2008	4-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	14	231005	5 - 141 Martin Street	Lot 1 Bk 24	08	08	1	2008	5-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	15	231006	6 - 141 Martin Street	Lot 1 Bk 24	08	08	1	2008	6-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	16	231007	7 - 141 Martin Street	Lot 1 Bk 24	08	08		2008	7-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	17	231008	8 - 141 Martin Street	Lot 1 Bk 24	08	08		2008	8-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	18	231009	9 - 141 Martin Street	Lot 1 Bk 24	08	08	1	2008	9-Senior 9-plex	1	Senior	1	1	1	1				na		0	1	0	0	0	0								
	19	232300	108 Rainbow	Lot 22 Bk 27	02	08	3	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	20	232400	105 Rainbow	Lot 3 Bk 27	02	08	3	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	21	232500	111 Rainbow	Lot 6 Bk 27	02	08	3	1972	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	22	232600	114 Alsek	Lot 50 Bk 27	02	08	2	1975	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	23	232900	131 Alsek	Lot 24 Bk 26	02	08	2	1975	Single detached	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
	24	843300	106 Alsek	Lot 54 Bk 27	20	08	2	1975	Single detached	3	Staff	3	3	1	1				2	1	0	1	0	0	0	0								
	25	844200	149 Alsek	Lot 14 Bk 26	20	08	1	1981	Single detached	3	Staff	3	3	1	1				2	1	0	1	0	0	0	0								
	26	844300	141 Alsek	Lot 18 Bk 26	20	08	1	1981	Single detached	3	Staff	3	3	1	1				2	1	0	1	0	0	0	0								
	27	844400	107 Dezadeash	Lot 4&5 Bk 15	20	08	2	1973	Single detached	3	Staff	3	3	1	1				2	1	0	1	0	0	0	0								
	28	844500	162 & 164 Alsek	Lot 61 Bk 27	20	08	1	1995	Duplex		Staff	3	2	1	1				na		0	1	0	0	0	0								
	29	844501	162 Alsek	Lot 61 Bk 27	20	08	1	1995	Duplex	2	Staff	3	2	1	1				na		0	1	0	0	0	0								
	30	844502	164 Alsek	Lot 61 Bk 27	20	08	1	1995	Duplex	2	Staff	3	2	1	1				na		0	1	0	0	0	0								

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BACK

Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life	Expectancy	Foundation Condition			Unit Classification	UNIT COUNTS						COMMUNITY TOTALS							
																				Big Count	Big Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff
Mayo	1	120100	311 6th Ave	Lot 5 Bk 33	01	09	2	1972	Duplex		Social	4	3	2	1				3	1	0	0	0	0	0	22	20	32	30	20	6	6	
	3	120101	311 6th Ave	Lot 5 Bk 33	01	09	2	1972	Duplex	3	Social	3	3	1	1						0	1	0	0	0								
	4	120102	313 6th Ave	Lot 5 Bk 33	01	09	2	1972	Duplex	3	Social	4	3	2	1						0	1	0	0	0								
	5	120300	20 Laurier	Lot 6 Bk 33	01	09	2	1981	Duplex		Social	3	3	2	1				3	1	0	0	0	0	0								
	6	120301	20A Laurier	Lot 6 Bk 33	01	09	2	1981	Duplex	4	Social	3	3	1	1						0	1	0	0	0								
	7	120302	20B Laurier	Lot 6 Bk 33	01	09	2	1981	Duplex	4	Social	3	3	1	1						0	1	0	0	0								
	8	120500	18 Laurier	Lot 1 Bk 33	01	09	3	1972	Duplex		Social	3	3	1	1				2	1	0	0	0	0	0								
	9	120501	18A Laurier	Lot 1 Bk 33	01	09	3	1972	Duplex	3	Social	3	3	1	1						0	1	0	0	0								
	10	120502	18B Laurier	Lot 1 Bk 33	01	09	3	1972	Duplex	3	Social	3	3	1	1						0	1	0	0	0								
	11	120700	21 Laurier	Lot 5 Bk 34	01	09	2	1972	Duplex		Social	3	3	1	1				2	1	0	0	0	0	0								
	12	120701	21A Laurier	Lot 5 Bk 34	01	09	2	1972	Duplex	3	Social	3	3	1	1						0	1	0	0	0								
	13	120702	21B Laurier	Lot 5 Bk 34	01	09	2	1972	Duplex	3	Social	3	3	1	1						0	1	0	0	0								
	14	120900	402 5th Ave	Lot 4 Bk 34	01	09	2	1972	Duplex		Social	4	3	2	2				3	1	0	0	0	0	0								
	15	120901	402A 5th Ave	Lot 4 Bk 34	01	09	2	1972	Duplex	3	Social	4	3	2	2						0	1	0	0	0	0							
	16	120902	402B 5th Ave	Lot 4 Bk 34	01	09	2	1972	Duplex	3	Social	4	3	2	2						0	1	0	0	0	0							
	17	241100	112 2nd Ave	Lot 6&7 Bk 2	02	09	2	1975	Bi-level	3	Social	3	3	1	1				2	1	0	1	0	1	0	0							
	18	241300	101 2nd Ave	Lot 16&17 Bk 3	02	09	2	1975	Bi-level	3	Social	3	3	2	2				3	1	0	1	0	1	0	0							
19	241400	103 2nd Ave	Lot 18&19 Bk 3	02	09	2	1975	Bi-level	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
20	241500	111 2nd Ave	Lot 25&26 Bk 3	02	09	2	1975	Bi-level	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
21	241600	113 2nd Ave	Lot 27&28 Bk 3	02	09	2	1975	Bi-level	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
22	241700	115 2nd Ave	Lot 29&30 Bk 3	02	09	2	1975	Bi-level	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
23	241800	104 1st Ave	Lot 12&13 Bk 3	02	09	2	1975	Bi-level	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
24	242000	112 1st Ave	Lot 4&5 Bk 3	02	09	2	1975	Bi-level	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
25	242400	315 3rd Ave	Lot 29&30 Bk 8	02	09	2	1975	Single Story	2	Social	3	3	1	1				2	1	0	1	0	1	0	0								
26	640200	Lot 6 Bk 20	Lot 6 Bk 30	19	09	3					Warehouse									0	0	0	0	0	0								
27	411000	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex		Social	1	1	1	1	1			1	1	0	0	0	0	0	0								
28	411001	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1	1					0	0	0	0	0	1	0							
29	411002	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1	1					0	1	0	0	0	1	0							
30	411003	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1	1					0	1	0	0	0	1	0							
31	411004	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1	1					0	1	0	0	0	1	0							
32	411005	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1	1					0	1	0	0	0	1	0							
33	411006	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1	1					0	1	0	0	0	1	0							
34	709100	307 4th Ave	Lot 23&24 Bk 7	19	09	1	1990	Single Story	3	Social	3	3	1	1				2	1	0	1	0	1	0	0								
35	864900	404 1st Ave	Lot 12&13 Bk 11	20	09	3	1975	Bi-level	5	Staff	4	3	3	4				5	1	1	1	1	0	1	0	0							
36	865200	502 1st Ave	Lot 35 Bk 22	20	09	2	1975	Bi-level	5	Staff	4	3	3	4				5	1	1	1	1	0	1	0	0							
37	865500	401 1st Ave	Lot 16, 17&18 Bk 12	20	09	2	1975	Bi-level	3	Staff	3	3	1	1				2	1	0	1	0	0	0	1	0							
38	865600	25 Laurier Str	Lot 3 Bk 35	20	09	1	1980	Bi-level	3	Staff	3	1	1	1				2	1	0	1	0	0	1	0	0							
39	865800	106 1st Ave	Lot 10&11 Bk 3	20	09	1	1987	Bi-level	3	Staff	3	1	1	1	2			2	1	0	1	0	0	0	1	0	0						
40	890700	310 5th Ave	Lot 12 Group 1004	20	09	2	1975	Double wide	3	Staff	3	3	1	1				2	1	0	1	0	0	1	0	0							
41	890800	504-1st Ave		2					Vacant Lot									0	0	0	0	0	0	0	0	1							
42	981200	308-3rd Ave		2					Vacant Lot									0	0	0	0	0	0	0	0	1							
43	981300	306-3rd Ave		2					Vacant Lot									0	0	0	0	0	0	0	0	1							
44	981400	411-1st Ave		2					Vacant Lot									0	0	0	0	0	0	0	0	1							
45	981500	413-1st Ave		2					Vacant Lot									0	0	0	0	0	0	0	0	0							
46	981600	111-101-5th Ave							Community Services reserve									0	0	0	0	0	0	0	0	0							
47	981700			Lot 10004-Quad 105M12	2				Vacant Lot									0	0	0	0	0	0	0	0	1							

Ross River	10	260600	3rd St W Lot 60	Lot 60	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0	
	11	260800	3rd St W Lot 58	Lot 58	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0	
	12	260900	3rd St W Lot 57	Lot 57	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0	
	13	261000	6 Kulan	Lot 39-40	02	12		2012	Trailer	2	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
	14	261100	8 Kulan	Lot 39-40	02	12		2012	Trailer	2	Social	3	3	1	2			3	1	0	1	0	1	0	0	0	
	15	261200	2 Quartzile	Lot 55	02	12		2012	Trailer	2	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
	16	262100	4th St W Lot 179	Lot 179	02	12	2	1972	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
	17	262300	5th St W Lot 210	Lot 210	02	12	3	1972	Single detached	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0	
	18	262400	5th St W Lot 207	Lot 207	02	12	3	1972	Single detached	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0	
	19	262500	5th St West	Lot 202				vacant	Vacant Lot								na	0	0	0	0	0	0	0	1		
	20	262700	5th St W Lot 189	Lot 189	02	12	3	1972	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
	21	262800	5th St W Lot 191	Lot 191	02	12	3	1972	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
	22	262900	5th St W Lot 194	Lot 194	02	12	3	1972	Single detached	3	Social	3	3	1	3			3	1	0	1	0	1	0	0	0	
	23	263000	5th St W	Lot 196				vacant	title cancelled								na	0	0	0	0	0	0	0	0	0	
	24	712100		Lot 188				vacant	Vacant lot								na	0	0	0	0	0	0	0	0	1	
	25	873200	1 Territorial Rd	Lot 90-5 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0	0
	26	873300	3 Territorial Rd	Lot 90-4 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	3			3	1	0	1	0	0	1	0	0	0
	27	873400	5 Territorial Rd	Lot 90-3 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0	0
	28	873500	7 Territorial Rd	Lot 90-2 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	2			2	1	0	1	0	0	1	0	0	0
	29	873700	9 Territorial Rd	Lot 90-1 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0	0
	30	874100	4th St W	Lot 182	20	12	2	1972	Bi-level	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0	0
	31	874200	5th St W	Lot 199	20	12	1	1987	R2000	2	Staff	2	1	1	1			2	1	0	1	0	0	1	0	0	0
	32	874300	Lot 70	Lot 70				vacant	Vacant Lot								na	0	0	0	0	0	0	0	0	1	
	32	874300	Lot 71	Lot 71				vacant	Vacant Lot								na	0	0	0	0	0	0	0	0	1	
	33	874500	Lot 243	Lot 243	20	12	1	2001	Single detached	3	Staff	1	1	1	1			1	1	0	1	0	0	1	0	0	0
	34	878100	1st Ave & 2nd St	Lot 272	20	12	2	1960	3-Plex	2	Staff	3	2	1	2			2	1	0	1	0	0	0	1	0	0
	35	878101	1st Ave & 2nd St	Lot 272	20	12	2	1960	3-Plex	2	Staff	3	2	1	1			na	0	1	0	0	0	1	0	0	0
	36	878102	1st Ave & 2nd St	Lot 272	20	12	2	1960	3-Plex	2	Staff	3	2	1	2			na	0	1	0	0	0	1	0	0	0
	37	878103	1st Ave & 2nd St	Lot 272	20	12	2	1960	3-Plex	2	Staff	3	2	1	2			na	0	1	0	0	0	1	0	0	0
	38	879000	Lots 90-6 & 90-7	no title	20	12	2	1980	Single detached	3	Staff	3	2	1	1			2	1	0	1	0	0	1	0	0	0
	39	982100		Lot 76		00	12		septic field																		
	40	982200		Lot 81		00	12		septic field																		
																		0	0								

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BACK

Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition		Unit Classification	Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs in service	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots
Teslin	1	060000	1 Sidney Street	Lot 7-4 & 7-5 Bk 6	08	14	1	1987	4-plex		Staff	3	3	1	1		2	1	0	0	0	0	0	0	0	14	14	83	83	33	38	12	1
	2	060001	1A Sidney Street	Lot 7-4 & 7-5 Bk 6	08	14	1	1987	4-plex	1	Staff	2	3	1	1		na	0	1	0	0	1	0	0	0								
	3	060002	1B Sidney Street	Lot 7-4 & 7-5 Bk 6	08	14	1	1987	4-plex	1	Staff	3	3	1	1		na	0	1	0	0	1	0	0	0								
	4	060003	1C Sidney Street	Lot 7-4 & 7-5 Bk 6	08	14	1	1987	4-plex	1	Staff	2	3	1	1		na	0	1	0	0	1	0	0	0								
	5	060004	1D Sidney Street	Lot 7-4 & 7-5 Bk 6	08	14	1	1987	4-plex	1	Staff	2	3	1	1		na	0	1	0	0	1	0	0	0								
	6	060100	20 Johnston Ave	Lot 2 Bk 7	08	14	1	1988	Single detached	3	Social	3	3	1	1		2	1	0	1	0	1	0	0	0								
	7	060200	1 Craft Street	Lot 1 Bk 7	20	14	1	1987	Single detached	3	Staff	3	3	1	1		2	1	0	1	0	1	0	0	0								
	8	060300	7 Smith Street	Lot 7 Bk 10	08	14	2	1975	Single detached	3	Social	3	3	1	1		2	1	0	1	0	1	0	0	0								
	9	060400	42&44 Nisutlin Drive	Lot 4&5 Bk 13	08	14	1	1989	Duplex	3	Social	3	3	1	1		2	1	0	1	0	0	0	0	0								
	10	060401	42 Nisutlin Drive	Lot 4&5 Bk 13	08	14	1	1989	Duplex	3	Social	3	3	1	1		na	0	1	0	1	0	0	0	0								
	11	060402	44 Nisutlin Drive	Lot 4&5 Bk 13	08	14	1	1989	Duplex	3	Social	3	3	1	1		na	0	1	0	1	0	0	0	0								
	12	060600	38 Nisutlin Drive	Lot 6&7 Bk 13	08	14	1	1989	Duplex	2	Social	3	3	1	1		2	1	0	0	0	0	0	0	0								
	13	060601	38A Nisutlin Drive	Lot 6&7 Bk 13	08	14	1	1989	Duplex	2	Social	3	3	1	1		na	0	1	0	1	0	0	0	0								
	14	060602	38B Nisutlin Drive	Lot 6&7 Bk 13	08	14	1	1989	Duplex	2	Social	1	3	1	1		na	0	1	0	1	0	0	0	0								
	15	270500	6 Smith Street	Lot 12&13, Block 13	02	14	4	1974	Single detached	3	Social	3	3	1	1		2	1	0	1	0	1	0	0	0								
	16	273000	8 Craft Street	Lot 9, Block 10	20	14	2	1975	Single detached	3	Staff	3	3	1	1		2	1	0	1	0	1	0	0	0								
	17	560000	11 Craft Str	Lot 6, 11&12 Bk 7	19	14		2011	8 Plex		Senior	1	1	1	1		1	1	0	0	0	0	0	0	0								
	18	560101	Apt 101 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	1	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	19	560102	Apt 102 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	1	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	20	560103	Apt 103 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	1	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	21	560104	Apt 104 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	1	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	22	560105	Apt 105 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	1	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	23	560106	Apt 106 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	1	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	24	560201	Apt 201 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	2	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	25	560202	Apt 202 11 Craft Street	Lot 6&12 Bk 7	19	14		2011	8 Plex	1	Senior	1	1	1	1		na	0	1	0	0	0	0	1	0								
	26	876500	5 Craft Street	Lot 11 Bk 7					Storage Bldg								na	0	0	0	0	0	0	0	0								
	27	876100	9 Jackson Ave	Lot 13&14 Bk 10	20	14	2	1952	3-plex		Staff	3	3	1	1		5	1	1	0	0	0	0	0	0								
	28	876101	9 Jackson Ave	Lot 13&14 Bk 10	20	14	2																										

Watson Lake

68	884300	921 Ravenhill	Lot 5 Bk 36	20	15	2	1974	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
69	884301	918 Ravenhill Dr	Lot 25 Bk 35	20	15		2008	Single detached	2	Staff	3	3	2	1	1		2	1	0	1	0	0	1	0	0
70	884500	122 Nisutlin	Lot 26 Bk 36	20	15	2	1974	Single detached	4	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
71	884800	119 Campbell	Lot 9 Bk 38	20	15	2	1974	Single detached	4	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
72	884900	108 Nisutlin	Lot 19 Bk 36	20	15	2	1974	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
73	885000	920 Ravenhill	Lot 26 Bk 35	20	15	1	1990	Single detached	4	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
74	885100	702 Hyland	Lot 9 Bk 20	20	15	2	1970	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
75	885200	120 Campbell	Lot 9 Bk 37	20	15	1	1995	Duplex	2	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
76	885201	A-120 Campbell	Lot 9 Bk 37	20	15	1	1995	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
77	885202	B-120 Campbell	Lot 9 Bk 37	20	15	1	1995	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
78	885400	118 Campbell	Lot 8 Bk 37	20	15	1	1995	Duplex		Staff	3	3	1	1			2	1	0	1	0	0	0	0	0
79	885401	A-118 Campbell	Lot 8 Bk 37	20	15	1	1995	Duplex	3	Staff	3	3	1	1			na		0	1	0	0	1	0	0
80	885402	B-118 Campbell	Lot 8 Bk 37	20	15	1	1995	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
81	885451	201 Simpson Dr	Lot 1 Bk 49	20	15	1	1985	Single detached	4	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
82	885453	203 Simpson Dr	Lot 2 Bk 49	20	15	1	1983	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
83	885455	205 Simpson Dr	Lot 3 Bk 49	20	15	1	2008	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
84	885456	104 Morley	Lot 12-13 Bk 31	20	15	1		Vacant Lot									na		0	0	0	0	0	0	1
85	885600	205 8th	Lot 10-2 Bk 9	20	15	1	1996	Duplex		Staff	3	3	1	1			2	1	0	1	0	0	0	0	0
86	885601	A-205 8th	Lot 10-2 Bk 9	20	15	1	1996	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
87	885602	B-205 8th	Lot 10-2 Bk 9	20	15	1	1996	Duplex	3	Staff	3	3	1	1			na		0	1	0	0	1	0	0
88	885800	801 Finlayson	Lot 10-1 Bk 9	20	15	1	1996	Duplex		Staff	3	3	1	1			2	1	0	1	0	0	0	0	0
89	885801	A-801 Finlayson	Lot 10-1 Bk 9	20	15	1	1996	Duplex	2	Staff	3	3	3	1			na		0	1	0	0	1	0	0
90	885802	A-801 Finlayson	Lot 10-1 Bk 9	20	15	1	1996	Duplex	3	Staff	3	3	1	1			na		0	1	0	0	1	0	0
91	886000	803 Finlayson	Lot 10-4 Bk 9	20	15	1	1996	Duplex		Staff	3	3	1	1			2	1	0	1	0	0	0	0	0
92	886001	A-803 Finlayson	Lot 10-4 Bk 9	20	15	1	1996	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
93	886002	B-803 Finlayson	Lot 10-4 Bk 9	20	15	1	1996	Duplex	3	Staff	3	3	1	1			na		0	1	0	0	1	0	0
94	886200	611 Liard	Lot 118-12 Bk 22	20	15	2	1970	Duplex		Staff	3	3	1	1			2	1	0	1	0	0	0	0	0
95	886201	A-611 Liard	Lot 118-12 Bk 22	20	15	2	1970	Duplex	3	Staff	3	3	1	1			na		0	1	0	0	1	0	0
96	886202	B-611 Liard	Lot 118-12 Bk 22	20	15	2	1970	Duplex	3	Staff	3	3	1	1			na		0	1	0	0	1	0	0
97	891400	708 Liard Ave	Lot 6 Bk 21	20	15	2	1972	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
98	891500	101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex		Staff	2	3	1	1			2	1	0	1	0	0	0	0	0
99	891501	1-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	1	Staff	2	3	1	1			na		0	1	0	0	1	0	0
100	891502	2-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	3	Staff	2	3	1	1			na		0	1	0	0	1	0	0
101	891503	3-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	3	Staff	2	3	1	1			na		0	1	0	0	1	0	0
102	891504	4-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	3	Staff	2	3	1	1			na		0	1	0	0	1	0	0

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BACK

Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility	Energy Rating	Economic Life Expectancy	Foundation Condition		Unit Classification	UNIT COUNTS							COMMUNITY TOTALS							
																	Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior
Whitehorse																															
1	080000	100 Lambert Street	Lot 1-5 Bk 4 PI 8880	08		1	1988	Apartment		Senior	4	1	1	1		2	1	0	1	0	0			59	59	478	477	237	0	241	2
2	080001	101 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
3	080002	102 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
4	080003	103 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
5	080004	104 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
6	080005	105 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
7	080006	107 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
8	080007	201 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
9	080008	202 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
10	080009	203 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
11	080010	204 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
12	080011	205 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
13	080012	206 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
14	080013	207 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
15	080014	208 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
16	080015	209 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
17	080016	210 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
18	080017	211 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
19	080018	212 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
20	080019	301 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	2	1	1	1		n/a		0	1	0	0	0	1	0							
21	080020	302 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	2	Senior	3	1	1	1		n/a		0	1	0	0	0	1	0							
22	080021	303 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	3	1	1	1		n/a		0	1	0	0	0	1	0							
23	080022	304 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	3	1	1	1		n/a		0	1	0	0	0	1	0							
24	080023	305 - 100 Lambert Street	Lot 1-5 Bk 4	08	16	1	1988	apartment	1	Senior	3	1	1	1		n/a		0	1	0	0	0	1	0							
25	0																														

Whitehorse	121	084007	1B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	122	084008	2B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	123	084009	3B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	124	084010	4B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	125	084011	5B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	126	084100	2 Thompson Road	Lot 1109 PI 89-26	08	16	1	1994	Apartment		Social	3	3	1	1		1	n/a	0	1	0	0	0	0	0
	127	084101	1 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	128	084102	2 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	129	084103	3 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	130	084104	4 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
Whitehorse	131	084105	5 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	132	084106	6 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	1	3	1	1			n/a	0	1	0	1	0	0	0
	133	084107	7 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	134	084108	8 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	135	084109	9 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	136	084110	10 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	137	084111	11 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	138	084112	12 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	139	084113	13 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	140	084114	14 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
Whitehorse	141	084600	31/33 Rhine Way	Lot 324/325	08	16	2	2012	duplex		Social	1	1	1	1		1	n/a	0	1	0	0	0	0	0
	142	084601	31 Rhine Way		08	16	2	2012	duplex	2	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	143	084602	33 Rhine Way		08	16	2	2012	duplex	2	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	144	084700	35/37 Rhine Way	Lot 326/327	08	16	2	2012	duplex		Social	1	1	1	1		1	n/a	0	1	0	0	0	0	0
	145	084701	35 Rhine Way		08	16	2	2012	duplex	2	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	146	084702	37 Rhine Way		08	16	2	2012	duplex	2	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	147	084800	38/41 Rhine Way	Lot 328/329	08	16	2	2012	duplex		Social	1	1	1	1		1	n/a	0	1	0	0	0	0	0
	148	084801	39 Rhine Way		08	16	2	2012	duplex	2	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	149	084802	41 Rhine Way		08	16	2	2012	duplex	2	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	150	140100	PI/H 702 A & B Cook St	Lot 1 Bk 143 PI 36091	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
Whitehorse	151	140101	702 A Cook Street	Lot 1 Bk 143	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	152	140102	702 B Cook Street	Lot 1 Bk 143	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	153	140200	PI/H 506 A & B Drury St	Lot 3 Bk L PI 28781	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
	154	140201	506 A Drury Street	Lot 3 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	155	140202	506 B Drury Street	Lot 3 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	156	140300	PI/H 403 A & B C Jockell St	Lot 687 Bk G PI 28781	01		2	1970			Social	3	3	1	1		1	n/a	0	1	0	0	0	0	0
	157	140301	403 A Jockell Street	Lot 687 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	158	140302	403 B Jockell Street	Lot 687 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	159	140303	403 C Jockell Street	Lot 687 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	160	140400	PI/H 405 A, B & C Jockell St	Lot 687 Bk G PI 53251	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
Whitehorse	161	140401	405 A Jockell Street	Lot 687 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	162	140402	405 B Jockell Street	Lot 687 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	163	140403	405 C Jockell Street	Lot 687 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	164	140500	PI/H 408 A & B Jockell St	Lot 4 Bk H PI 28781	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
	165	140501	408 A Jockell Street	Lot 4 Bk H	01	16	2	1970	row house	4	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	166	140602	506 B Jockell Street	Lot 3 Bk N	01	16	2	1970	row house	4	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	167	140600	PI/H 506 A, B & C Jockell St	Lot 3 Bk N PI 28781	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
	168	140601	506 A Jockell Street	Lot 3 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	169	140602	506 B Jockell Street	Lot 3 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	170	140603	506 C Jockell Street	Lot 3 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
Whitehorse	171	140700	PI/H 507 A, B & C Jockell St	Lot 687 Bk M PI 28781	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
	172	140701	507 A Jockell Street	Lot 687 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	173	140702	507 B Jockell Street	Lot 687 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	174	140703	507 C Jockell Street	Lot 687 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	175	140800	PI/H 508 A & B Jockell St	Lot 4 Bk N PI	01		2	1970			Social	3	3	1	1		1	n/a	0	1	0	0	0	0	0
	176	140801	508 A Jockell Street	Lot 4 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	177	140802	508 B Jockell Street	Lot 4 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	178	140900	PI/H 509 A & B Jockell St	Lot 687 Bk M	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
	179	140901	509 A Jockell Street	Lot 687 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	180	140902	509 B Jockell Street	Lot 687 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
Whitehorse	181	141000	PI/H 501 A & B Lambert St	Lot 11812 Bk 43 PI 24225	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
	182	141001	501 A Lambert Street	Lot 11812 Bk 43	01	16	2	1970	row house	4	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	183	141002	501 B Lambert Street	Lot 11812 Bk 43	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	184	141100	PI/H 503 A & B Lambert St	Lot 11812 Bk 43	01		2	1970			Social	3	3	1	1		2	n/a	0	1	0	0	0	0	0
	185	141101	503 A Lambert Street	Lot 11812 Bk 43	01	16	2	1970	row house	3	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	186	141102	503 B Lambert Street	Lot 11812 Bk 43	01	16	2	1970	row house	4	Social	3	3	1	1			n/a	0	1	0	1	0	0	0
	187	141200	PI/H 502 A & B Taylor St	Lot 1,2,3,4&5 Bk M PI 28781	01		2	1970			Social	3	3	1	2										

Whitehorse	453	450205	205 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1			n/a	0	1	0	0	0	1	0
	454	450206	206 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1			n/a	0	1	0	0	0	1	0
	455	450207	207 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	456	450208	208 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	457	450209	209 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	458	450210	210 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	459	450211	211 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	460	450212	212 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	461	450213	213 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	462	450214	214 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	463	450215	215 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	464	450216	216 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	465	450301	301 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	466	450302	302 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	467	450303	303 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	468	450304	304 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	469	450305	305 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	470	450306	306 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	471	450307	307 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	472	450308	308 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	473	450309	309 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	474	450310	310 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	475	450311	311 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	476	450312	312 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	477	450313	313 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	478	450314	314 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	479	450315	315 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
	480	450316	316 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1	1		n/a	0	1	0	0	0	1	0
Whitehorse	481	451000	Mallard Way	Lot 38 Plan 2010-0003				2010	rowhouse		Social	1	1	1	1			1	1	0		0	0	0	0
	482	451001	85 Mallard Way	Lot 38	19	16	1	2010	rowhouse	4	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	483	451002	87 Mallard Way	Lot 38	19	16	1	2010	rowhouse	3	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	484	451003	89 Mallard Way	Lot 38	19	16	1	2010	rowhouse	3	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	485	451004	91 Mallard Way	Lot 38	19	16	1	2010	rowhouse	3	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	486	451005	93 Mallard Way	Lot 38	19	16	1	2010	rowhouse	3	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	487	451006	95 Mallard Way	Lot 38	19	16	1	2010	rowhouse	4	Social	1	1	1	1			n/a	0	1	0	1	0	0	0
	488	460000	Vacant lot	Lot 9 Blk G					Vacant Lot									n/a	0	0	0	0	0	1	
	489	460000	Vacant lot	Lot 10 Blk G					Vacant Lot									n/a	0	0	0	0	0	1	
	490	470000	60 Sekirk Street common	Lot 1268 Quad 105D/11				2010	apartment		Social	2	1	1	1			n/a	0	0	0	0	0	0	0
	491	470100	60 Sekirk Bldg 1	Lot 1268	19	16	1	2010	apartment		Social	2	1	1	1			2	1	0		0	0	0	0
	492	470111	60 Sekirk Apt 111	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0
	493	470112	60 Sekirk Apt 112	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0
	494	470113	60 Sekirk Apt 113	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0
	495	470114	60 Sekirk Apt 114	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0
	496	470121	60 Sekirk Apt 121	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
	497	470122	60 Sekirk Apt 122	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
	498	470123	60 Sekirk Apt 123	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
	499	470124	60 Sekirk Apt 124	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
	500	470200	60 Sekirk Bldg 2	Lot 1268	19	16	1	2010	apartment		Social	2	1	1	1			2	1	0		0	0	0	0
	501	470211	60 Sekirk Apt 211	Lot 1268	19	16	1	2010	apartment	2	Office	2	1	1	1			n/a	0	1	1	1	0	0	0
	502	470212	60 Sekirk Apt 212	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0
	503	470213	60 Sekirk Apt 213	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0
	504	470214	60 Sekirk Apt 214	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0
	505	470221	60 Sekirk Apt 221	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
	506	470222	60 Sekirk Apt 222	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
	507	470223	60 Sekirk Apt 223	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
	508	470224	60 Sekirk Apt 224	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1			n/a	0	1	0	1	0	0	0
509	470300	60 Sekirk Bldg 3	Lot 1268	19	16	1	2010	apartment		Social	2	1	1	1			2	1	0		0	0	0	0	
510	470311	60 Sekirk Apt 311	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0	
511	470312	60 Sekirk Apt 312	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0	
512	470313	60 Sekirk Apt 313	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0	
513	470314	60 Sekirk Apt 314	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1			n/a	0	1	0	1	0	0	0	
514	470321	60 Sekirk Apt 321	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1			n/a	0	1	0	1	0	0	0	
515	470322	60 Sekirk Apt 322	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1			n/a	0	1	0	1	0	0	0	
516	470323	60 Sekirk Apt 323	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1			n/a	0	1	0	1	0	0	0	
517	470324	60 Sekirk Apt 324	Lot 1268	19	16	1	2010	apartment	2	Social															

2016/17 Staff Carry over projects (projects not completed prior to fiscal year end)			BUDGET		0	
Community	Unit Number	Scope of Project	STATUS	FMS Commitments Committed	Completion date	Contract #
Faro	861200	Interior retrofit and crawlspace upgrades	COMPLETED	\$63,396.00	June-5-17	HC0000615
Dawson	various	Replacement of five fuel oil tanks Units 858002, 857400, 858100, 858301, 858302	COMPLETED	\$31,470.00	2017-05-31	HC0000647
Watson Lake	various	Replacement of six fuel oil tanks Units 851300, 884500, 884900, 885601, 885602	COMPLETED	\$36,990.00	2017-05-31	HC0000648
			TOTAL	\$131,856.00		

NEW CONSTRUCTION PROJECTS Funding 2017/18						
Community	Unit Number	Scope of Project	STATUS	Budgeted amount	Committed funds	FMIS Commitments
Carmacks	TBD	Construction of two seniors accessible duplexes	AWARDED	\$1,262,975.95	\$998,800.00	\$998,800.00
Carmacks	TBD	Demolition of two out of service units in Carmacks	COMPLETED	\$45,969.16	Completed	\$46,989.67
Ross River	TBD	Construction of Ross River staff six plex	UNDERWAY	\$2,400,000.00	\$1,921,175.95	\$1,921,291.34
Whitehorse	TBD	Housing First Pilot Project Design Phase	AWARDED	\$300,000.00	\$141,400.00	\$141,400.00
Whitehorse	TBD	Housing First Pilot project (awaiting MB approval)	PENDING	\$2,700,000.00	\$0.00	\$0.00
TOTAL				\$6,708,945.11	\$2,919,975.95	\$3,108,481.01

[illegible]

Northern Housing Funding 2016/17 including carry over to 17/18			BUDGET	\$1,000,000		
Community	Unit Number	Scope of Project	STATUS	Budgeted amount	FMIS Commitments (Mar 2, 2018)	Contract number
Carcross	100600	Exterior retrofit including energy upgrade	COMPLETED	\$47,862.00	\$47,862.00	HC0000646
Carcross	100400	Exterior retrofit including energy upgrade	COMPLETED	\$47,862.00	\$47,862.00	HC0000646
Watson Lake	130700	Exterior retrofit including energy upgrade	Awarded	\$151,770.00	\$151,770.00	HC0000685
Teslin	270500	Exterior Retrofit and roof	COMPLETED	\$30,850.00	\$0.00	HC0000514
Watson Lake	282900	Duplex Conversion	COMPLETED	\$302,000.00	\$0.00	HC0000520
Whitehorse	84100	Heating system upgrade/conversion to electric	COMPLETED	\$297,884.00	\$0.00	HC0000526
Whitehorse	84100	Heating system upgrade/conversion to electric	COMPLETED	\$9,500.00	\$0.00	HC0000539
Whitehorse	84100	Heating system upgrade/conversion to electric ----engineering work	COMPLETED	\$16,850.00	\$0.00	HC0000478
Mayo	120500	Exterior retrofit including energy upgrade	AWARDED	\$119,860.00	\$119,860.00	HC0000713
		Admin costs	COMPLETED	\$19,608.00	\$0.00	
TOTAL				\$1,044,046.00	\$367,354.00	

Reno/Retrofit Funding 2017/18			BUDGET	\$500,000		
Community	Unit Number	Scope of Project	STATUS	Budgeted amount	FMIS Commitments (Mar 2, 2018)	Contract number
Haines Junction	30100	Exterior retrofit including energy upgrade	AWARDED	\$91,100.00	\$91,100.00	HC0000737
Whitehorse	80200	Duplex conversion - 13 Ketza Cost overruns due to Hazardous building materials	COMPLETED	\$58,342.18	\$58,342.18	HC0000662
Ross River	260900	Exterior retrofit including energy upgrade	AWARDED	\$100,000.00	\$91,662.77	HC0000678/712
Ross River	260800	Exterior retrofit including energy upgrade	AWARDED	\$110,795.00	\$120,451.78	HC0000678/712
Teslin	560000	Water well drilling and filtration system - Phase 2	COMPLETED	\$79,900.00	\$79,900.00	HC0000656
		Admin costs	COMPLETED	\$9,804.00		
TOTAL				\$449,941.18	\$441,456.73	

Reno/Retrofit Funding 2016/17 including carry over to 17/18			BUDGET	\$540,145		
Community	Unit Number	Scope of Project	STATUS	Budgeted amount	FMIS Commitments (Mar 2, 2018)	Contract number
Dawson	100000	Siding repair and restraining.Shed roof over exterior Handi-lift	COMPLETED	\$12,300.00	\$0.00	HC0000515
Teslin	560000	Water well drilling and filtration system -Phase 1	COMPLETED	\$53,588.00	\$0.00	HC0000488
Whitehorse	141500	Reshingle, fascia and eavestrough	COMPLETED	\$6,720.75	\$0.00	HC0000529
Whitehorse	141600	Reshingle, fascia and eavestrough	COMPLETED	\$6,720.75	\$0.00	HC0000529
Whitehorse	141700	Reshingle, fascia and eavestrough	COMPLETED	\$6,720.75	\$0.00	HC0000529
Whitehorse	141800	Reshingle, fascia and eavestrough	COMPLETED	\$6,720.75	\$0.00	HC0000529
Whitehorse	80000	Complete fire panel replacement - Design	COMPLETED	\$14,595.00	\$0.00	HC0000568
Whitehorse	80000	Complete fire panel replacement - Installation/Verification	COMPLETED	\$163,043.67	\$944.01	HC0000603
Whitehorse	80200	Duplex conversion - 13 Ketza Hazardous building material assesment	COMPLETED	\$4,500.00	\$0.00	HC0000619
Whitehorse	80200	Duplex conversion - 13 Ketza Design work	COMPLETED	\$8,000.00	\$0.00	HC0000608
Whitehorse	80200	Duplex conversion - 13 Ketza	COMPLETED	\$247,542.82	\$247,542.82	HC0000662
		Admin costs	COMPLETED	\$10,591.00		
TOTAL				\$541,043.49	\$248,486.83	

Count Increments	Communities List	Economic Life Expectancy	Accessibility Rating	Energy Rating	Foundation Structure	Repair Component	Work Scope	Quarter	Year	Priority	Tender	Officer	Community Cost Multiplier	Timeframe	
14 17	Beaver_Creek	1 - >10 years	1	1	1	Doors_and_Windows	Doors and Windows	Awarded	15/16	Urgent	Not Tendered	Phil Oberg	Beaver Crk	1.5	Spring
20 23	Carcross	2 - additional 10 years	2	2	2	Roofing	New exterior doors	Tendered	16/17	High	Tendered	Bob Kostelnik	Carcross	1.1	Summer
24 27	Carmacks	3 - additional 5 years	3	3	3	Exterior_wall	New windows	Canceled	17/18	Moderate	Awarded	Erik Gaucher	Carmacks	1.1	Canceled
28 31	Dawson	4 - not economic to upgrade	4	4	4	Foundation	New doors and windows	Planning	18/19	Low	Awarded C.O.	Rob Janits	Dawson	1.3	Fall
32 35	Destruction_Bay					Flooring		TBD	19/20	Blank	Deferred	Lester Balsillie	D Bay	1.4	Winter
36 39	Faro					Cabinets	Roofing		20/21		Completed		Faro	1.2	TBD
40 43	Haines_Junction					Heating	New asphalt roofing		21/22				Haines Jct	1.1	
44 47	Mayo					Other	New metal roofing		22/23				Mayo	1.3	
48 51	Old_Crow					Blank			23/24				Old Crow	1.9	
52 55	Pelly_Crossing					Bathroom_Complete	Exterior Wall		24/25				Pelly	1.3	
56 59	Ross_River					Kitchen_Complete	New siding		25/26				Ross River	1.5	
60 63	Teslin					Ventilation	Insulation upgrade		Blank				Teslin	1.1	
64 67	Watson_Lake												Watson Lk	1.3	
68 71	Whitehorse						Foundation						Whse	1	
72 75	Blank						Relevel building								
76 79	Communities						New foundation								
80 83															
84 87							Flooring								
88 91							New finish flooring complete								
92 95							New finish flooring partial								
96 99															
100 103							Cabinets								
104 107							All new cabinets								
108 111							New bathroom cabinets								
112 115							New kitchen cabinets								
116 119															
120 123							Heating								
124 127							New oil tank								
128 131							New boilers								
132 135							New furnace								
136 139							New furnace and oil tank								
140 143							New chimney								
144 147															
148 151							Bathroom Complete								
152 155							Floor Walls Cabs and Tub								
156 159															
160 163							Kitchen Complete								
164 167							Floor Walls and Cabinets								
168 171															
172 175							Other								
176 179							Interior Renovations								
180 183							Site Re-Grading								
184 187															
188 191															
192 195															

Procurement	Status
Direct Award	Awarded
Public Tender	TBD
J/V with CS	Planning
SOA	Tendered
Invitational	Completed
	Award Pending

YHC MASTER UNITS LISTING

Version 2.0

Data Update:	March 19, 2019	By: DS
<div><div><div>Building Type Nomenclature</div><div>Single Detached Units: Bungalow - One level house on grade or crawspace, no basement One Story - One level house with basement Split Entry - One story with front entry between floors Story and Half - One story with rooms in the roof space Two Story - Basement and two floors above grade Split Level - Three floor levels are staggered, main level is partway between the upper and lower floors. Trailer - Single wide mobile unit supported on foundation pads Double Wide - Double wide modular (mobile) assembled at site on foundation pads Multiple Units: Duplex - Two separate living suites in one structure Triplex - Three separate living units in one structure Row Housing - Vertically adjacent attached multiple units Multiplex - Single level residence with four or more living suites Apartment - multiple unit residence with multiple floors Basement - Bottom floor of dwelling set more than two feet below finished grade</div></div><div><div>Rating Descriptions</div><div><div>Energy</div><div>1 - Certified R-2000 or GreenHome EGR 80 or above 2 - 2 x 6 wall + insulated strapping or equivalent. Typical 1990 - 2000 construction. No heat recovered ventilation. EGH 75 - 79 3 - 2 x 6 walls or equivalent. Typical 80's construction (or 2 x 4 walls with later envelope retrofits) EGR 70 -74 4 - 2 x 4 walls 70's construction or older (includes log walls) EGR under 70 Accessibility Rating 1 - Unit is fully accessible 2 - Feasible renovations are possible to make unit accessible 3 - Unfeasable to renovation to accessibility standards 4 - Unit cannot be made accessible</div><div><div>Life Expectancy</div><div>1 - Estimated remaining life greater than 10 years 2 - Additional 5 years 3 - Little or no feasible remaining life 5- Building is out of service Foundation 1 - Sound, no known issues 2 - Sound, minor deficiencies 3 - Questionable, indications of possible significant problems 4 - Unstable, structurally failing</div></div></div><div><div>Building Classification Rating:</div><div>1 - Building meets all corporate objectives and condition, no plan to replace. 2 - Building meets most corporate objectives and condition, no plan to replace. 3 -Building's suitability and/or condition is marginal, plan for major upgrades or replace. 4 - Building's suitability and/or life expectancy is unacceptable. Plan to replace at earliest opportunity. 5 - Out of Service <div>Classification Rating Calculation: Rating is selectively weighted between the scores of Accessibility Rating + Energy Rating + Economic Life Exp. + Foundation Condition. The weighting factors used are: Access Rating - 0.75 Energy Rating - 0.75 Foundation Cond - 1.75 Economic life - 2.0</div><div>Classification weighting factors</div><div>0.750.7521.8</div></div></div></div></div>		

LEGEND:

Highlighted Green	Indicates buildings	Data displayed in White	Indicates units	Data displayed in Red	Indicates out of service units or vacant lots
Highlighted Orange	Indicates Staff units	Highlighted Yellow	Indicates Social Units		

TOTAL YHC UNIT COUNT							
TOTAL BLDGS	BLDGS IN SERVICE	TOTAL UNITS	UNITS IN SERVICE	SOCIAL UNITS	STAFF UNITS	SENIORS UNITS	VACANT LOTS
307	301	889		420	175	294	15

BACK

Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition	Radon Bq/m3	EGH Rating	Unit Classification	UNIT COUNTS								COMMUNITY TOTALS								Condition Classification of Units						
																			Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots	By Community	1	2	3	4	5	
Beaver Cr			Beaver Creek																2	1	0	1	0	0	1	0	0	3	3	3	0	3	0	0							
	1	8101	None	Lot 2, Bk 8	20	01	3	2011	Trailer	2	Staff	3	3	1	1				2	1	0	1	0	0	0	1	0	0													
	2	8112	None	Lot 1, Bk 8	20	01	3	2013	Trailer	2	Staff	3	3	1	1				2	1	0	1	0	0	0	1	0	0													
	3	8121	None	Lot 21, Bk 9	20	01	3	1975	Double Wide	3	Staff	3	2	1	1				2	1	0	1	0	0	1	0	0														
																				0		0																			

BACK

																					UNIT COUNTS										COMMUNITY TOTALS								Condition Classification of Units					
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	37	8530	181 River Rd	Lot 186	20	03	1	1994	Single	4	Staff	3	2	1	1			2	1	0	1	0	0	1	0	0
	38	8531	167 River Rd	Lot 59	20	03	1	1993	Single	3	Staff	3	2	1	2			2	1	0	1	0	0	1	0	0
	39	8532	106 Victoria Cr.	Lot 75	20	03	1	1993	Duplex		Staff	3	2	1	1			2	1	0		0	0	0	0	0
	40	8532-A	106A-Victoria Cr.	Lot 75	20	03	1	1993	Duplex	3	Staff	3	2	1	1			na		0	1	0	0	1	0	0
	41	8532-B	106B-Victoria Cr.	Lot 75	20	03	1	1993	Duplex	3	Staff	3	2	1	1			na		0	1	0	0	1	0	0
	42	8534	109 Rowlinson Dr	Lot 26	20	03	1	1993	Duplex		Staff	2	2	1	1			2	1	0		0	0	0	0	0
	43	8534-A	109A Rowlinson Dr	Lot 26	20	03	1	1993	Duplex	2	Staff	2	2	1	1			na		0	1	0	0	1	0	0
	44	853402	109B Rowlinson Dr	Lot 26	20	03	1	1993	Duplex	2	Staff	2	2	1	1			na		0	1	0	0	1	0	0
																				0	0					

Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition	Radon Bq/m3	EGH Rating	Unit Classification	UNIT COUNTS								COMMUNITY TOTALS								Condition Classification of Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
																			Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots	By Community					1	2	3	4	5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Dawson	54	2215	897 4th Ave	Lot 11 Bk HE	20	04	5	1972	Bungalow	3	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0
	55	2216	887 4th Ave	Lot 12 Bk HE	20	04	4	1972	Bungalow	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	56	2218	863 4th Ave	Lot 14 Bk HE	20	04	4	1972	Bungalow	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	57	2220	847 4th Ave	Lot 16 Bk HE	20	04	4	1972	Bungalow	3	Staff	3	2	1	1			2	1	0	1	0	0	1	0	0
	58	4000	846 7th Ave Fairview	Lot 13 Bk H	08	04	2	1983	4 Plex		Senior	1	2	1	2			2	1	0		0	0	0	0	0
	59	4000-1	1-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 plex	1	Senior	3	2	1	2			na		0	1	0	0	0	1	0
	60	4000-2	2-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 plex	1	Senior	3	2	1	2			na		0	1	0	0	0	1	0
	61	4000-3	3-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 plex	1	Senior	3	2	1	2			na		0	1	0	0	0	1	0
	62	4000-4	4-846 7th Ave	Lot 13 Bk H	08	04	2	1983	4 plex	1	Senior	3	2	1	2			na		0	1	0	0	0	1	0
	64	5700	351 Turner Street	Lot 1183	08	04		2011	Apartments	2	Social	1	1	1	1			1	1	0	0	0	0	0	0	0
Dawson	65	5700-101	Apt 101 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
	66	5700-102	Apt 102 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
	67	5700-103	Apt 103 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	68	5700-104	Apt 104 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	69	5700-105	Apt 105 351 Turner Street	Lot 1183	19	04		2011	Office	0	Social	1	1	1	1			na		0	0	0	0	0	0	0
	70	5700-106	Apt 106 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	71	5700-107	Apt 107 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	72	5700-108	Apt 108 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	73	5700-109	Apt 109 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	74	5700-110	Apt 110 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
Dawson	75	5700-201	Apt 201 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
	76	5700-202	Apt 202 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
	77	5700-203	Apt 203 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
	78	5700-204	Apt 204 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	79	5700-205	Apt 205 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	80	5700-206	Apt 206 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	81	5700-207	Apt 207 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	82	5700-208	Apt 208 351 Turner Street	Lot 1183	08	04		2011	Apartment	1	Social	1	1	1	1			na		0	1	0	1	0	0	0
	83	5700-209	Apt 209 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
	84	5700-210	Apt 210 351 Turner Street	Lot 1183	08	04		2011	Apartment	2	Social	1	1	1	1			na		0	1	0	1	0	0	0
Dawson	85	6261	5th Ave /Storage		19	04			storage unit									na		0		0	0	0	0	0
	86	7441	1238-2nd Ave	Lot 4 Bk G Ladue	12	04	1	1987	Bungalow	3	Social	3	2	1	2			2	1	0	1	0	1	0	0	0
	87	7442	526 Dugas St.	Lot 8 Bk 4	20	04	1	1989	1.5 Story	4	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0
	88	8403	372 Turner StrNurses Res	Lot 8,9&10 Bk 14	20	04	1	1982	6 Plex		Staff	3	2	1	3			3	1	0		0	0	0	0	0
	89	8403-1	1 - 372 Turner Street	Lot 8,9&10 Bk 14	20	04	1	1982	6 plex	1	Staff	3	2	1	2			na		0	1	0	0	1	0	0
	90	8403-2	2 - 372 Turner Street	Lot 8,9&10 Bk 14	20	04	1	1982	6 plex	1	Staff	3	3	2	3			na		0	1	0	0	1	0	0
	91	8403-3	3 - 372 Turner Street	Lot 8,9&10 Bk 14	20	04	1	1982	6 plex	1	Staff	3	2	1	2			na		0	1	0	0	1	0	0
	92	8403-4	4 - 372 Turner Street	Lot 8,9&10 Bk 14	20	04	1	1982	6 plex	2	Staff	3	2	1	2			na		0	1	0	0	1	0	0
	93	8403-5	5 - 372 Turner Street	Lot 8,9&10 Bk 14	20	04	1	1982	6 plex	2	Staff	3	2	1	2			na		0	1	0	0	1	0	0
	94	8403-6	6 - 372 Turner Street	Lot 8,9&10 Bk 14	20	04	1	1982	6 plex	2	Staff	3	2	1	2			na		0	1	0	0	1	0	0
Dawson	95	8404	749 4th Ave.	Lot 6 Bk HD	20	04	3	1973	Bungalow	3	Staff	3	2	1	2			2	1	0	1	0	0	1	0	0
	96	8546	5th Ave	Lot 9&10 Bk U	20	04	3	1963	Duplex		Staff	3	3	1	2			3	1	0		0	0	0	0	0
	97	8546-996	996-5th Ave	Lot 9&10 Bk U	20	04	3	1963	Duplex	3	Staff	3	3	1	2			na		0	1	0	0	1	0	0
	98	8546-994	994-5th Ave	Lot 9&10 Bk U	20	04	3	1963	Duplex	3	Staff	3	3	1	2			na		0	1	0	0	1	0	0
	99	8546	1376 5th Ave	Lot 8 bk Y Ladue	20	04	1	1985	Single	3	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0
	100	8556	602 6th Ave.	Lot 1&2 Bk C	20	04	2	1973	Bungalow	3	Staff	3	2	1	2			2	1	0	1	0	0	1	0	0
	101	8572	976 6th Ave	Lot 8 Bk LD	20	04	2	1973	Bungalow	3	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0
	102	8573	876 6th Ave	Lot PT6, 7&8 Bk LE	20	04	2	1973	Bungalow	3	Staff	3	2	1	2			2	1	0	1	0	0	1	0	0
	103	8574	854 6th Ave	Lot PT6, 7&8 Bk LE	20	04	2	1973	Bungalow	3	Staff	3	2	1	2			2	1	0	1	0	0	1	0	0
	104	8575	433 & 431 Craig Str	Lot 4 Bk 12	20	04	1	1992	Duplex		Staff	3	3	1	2			3	1	0		0	0	0	0	0
Dawson	105	8575-431	431 Craig Street	Lot 4 Bk 12	20	04	1	1992	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
	106	8575-433	433 Craig Street	Lot 4 Bk 12	20	04	1	1992	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
	107	8577	453 & 455 Craig St.	Lot 5 Bk 12	20	04	1	1992	Duplex		Staff	3	2	1	2			2	1	0		0	0	0	0	0
	108	8577-453	453 Craig St.	Lot 5 Bk 12	20	04	1	1992	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
	109	8577-455	455 Craig St.	Lot 5 Bk 12	20	04	1	1992	Duplex	2	Staff	3	3	1	1			na		0	1	0	0	1	0	0
	110	8579	701 7th Ave	Lot 1 Bk B	20	04	1	2007	Single	3	Staff	3	1	1	1			2	1	0	1	0	0	1	0	0
	111	8580	502 Grant St.	Lot 10 Bk 8	20	04	2	1987	Duplex		Staff	3	2	1	2			2	1	0		0	0	0	0	0
	112	8580-A	502 A Grant St.	Lot 10 Bk 8	20	04	2	1987	Duplex	3	Staff	3	1	1	2			na		0	1	0	0	1	0	0
	113	8580-B	502 B Grant St.	Lot 10 Bk 8	20	04	2	1987	Duplex	3	Staff	3	1	1	2			na		0	1	0	0	1	0	0
	114	8581	1276 3rd Ave	Lot 8 Bk N, Ladue	20	04	2	1987	Bungalow	3	Staff	3	2	1	2			2	1	0	1	1	0	1	0	0
Dawson	115	8583	337 & 339 Dugas St.	Lot 3&4 Bk 14	20	04	2	1972	Duplex		Staff	3	3	1	2			3	1	0		0	0	0	0	0
	116	8583-337	337 Dugas St.	Lot 3&4 Bk 14	20	04	2	1972	Duplex	4	Staff	3	2	1	2			na		0	1	0	0	1	0	0
	117	8583-339	339 Dugas St.	Lot 3&4 Bk 14	20	04	2	1972	Duplex	4	Staff	3	3	1	2			na		0	1	0	0	1	0	0
	118	8584	851 4th Ave (was labelled 858303)	Lot 15 Bk HE	20	04		2005	Bungalow	2	Staff	3	1	1	2			2	1	0	1	0	0	1	0	0
	119	9803	332 Turner St	Lot 12 Bk 14	19	04			Vacant lot									na		0		0	0	0	0	1
	120	9807	966 6th Ave	Lot 7 Bk LD	19	04																				

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Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition	Radon Bq/m3	EGH Rating	Unit Classification	UNIT COUNTS								COMMUNITY TOTALS								Condition Classification of Units						
																			Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots	By Community					1	2
Mayo																																									
	1	1201	311 6th Ave	Lot 5 Bk 33	01	09	2	1972	Duplex		Social	4	3	2	1			3	1	0		0	0	0	0	0	0	22	20	34	32	19	9	6	6	Social Totals	1	11	4	0	0
																												Staff Totals		0	4	0	0	2							

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May	14	1209	402 5th Ave	Lot 4 Bk 34	01	09	2	1972	Duplex			Social	4	3	2	2			3	1	0		0	0	0	0	0	0	
	15	1209-A	402A 5th Ave	Lot 4 Bk 34	01	09	2	1972	Duplex	3		Social	4	3	2	2					0	1	0		1	0	0	0	0
	16	1209-B	402B 5th Ave	Lot 4 Bk 34	01	09	2	1972	Duplex	3		Social	4	3	2	2					0	1	0		1	0	0	0	0
	17	2411	112 2nd Ave	Lot 6&7 Bk 2	02	09	2	1975	Bi-level	3		Social	3	3	1	1			2	1	0	1	0		1	0	0	0	0
	18	2413	101 2nd Ave	Lot 16&17 Bk 3	02	09	2	1975	Bi-level	3		Social	3	3	2	2			3	1	0	1	0		1	0	0	0	0
	19	2414	103 2nd Ave	Lot 18&19 Bk 3	02	09	2	1975	Bi-level	3		Social	3	3	1	1			2	1	0	1	0		1	0	0	0	0
	20	2415	111 2nd Ave	Lot 25&26 Bk 3	02	09	2	1975	Bi-level	3		Social	3	3	1	1			2	1	0	1	0		1	0	0	0	0
	21	2416	113 2nd Ave	Lot 27&28 Bk 3	02	09	2	1975	Bi-level	3		Social	3	3	1	1			2	1	0	1	0		1	0	0	0	0
	22	2417	115 2nd Ave	Lot 29&30 Bk 3	02	09	2	1975	Bi-level	3		Social	3	3	1	1			2	1	0	1	0		1	0	0	0	0
23	2418	104 1st Ave	Lot 12&13 Bk 3	02	09	2	1975	Bi-level	3		Social	3	3	1	1			2	1	0	1	0		1	0	0	0	0	

Mayo	24	2420	112 1st Ave	Lot 4&5 Bk 3	02	09	2	1975	Duplex	3	Social	3	3	1	1			1	1	0	0	0	0	0	0	0	Converted to duplex in 2018
	15	2420-A	112 1st Ave	Lot 4&5 Bk 3	02	09	2	1975	Duplex	3	Staff	2	3	1	1					0	1	0	0	1	0	0	
	16	2420-B	112 1st Ave	Lot 4&5 Bk 3	02	09	2	1975	Duplex	3	Staff	2	3	1	1					0	1	0	0	1	0	0	
	25	2424	315 3rd Ave	Lot 29&30 Bk 8	02	09	2	1975	Single Story	2	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
	26	6402	Lot 6 Bk 29	Lot 6 Bk 30	19	09	3		Warehouse											0	0	0	0	0	0	0	
	27	4110	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex		Social	1	1	1	1			1	1	0	0	0	0	0	0	0	
	28	4110-1	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 plex	1	Social	1	1	1	1					0	1	0	0	0	1	0	
	29	4110-2	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1					0	1	0	0	0	1	0	
	30	4110-3	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1					0	1	0	0	0	1	0	
	31	4110-4	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1					0	1	0	0	0	1	0	
	32	4110-5	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1					0	1	0	0	0	1	0	
	33	4110-6	10 Center Street	Lot 31 Bk 6	08	09	1	2015	6 Plex	1	Social	1	1	1	1					0	1	0	0	0	1	0	
	34	7091	307 4th Ave	Lot 23&24 Bk 7	19	09	1	1990	Single Story	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
	35	8649	404 1st Ave	Lot 12&13 Bk 11	20	09	3	1975	Bi-level	5	Staff	4	3	3	4			5	1	1	1	1	0	1	0	0	
	36	8652	502 1st Ave	Lot 35 Bk 22	20	09	2	1975	Bi-level	5	Staff	4	3	3	4			5	1	1	1	1	0	1	0	0	
	37	8655	401 1st Ave	Lot 16,17&18 Bk 12	20	09	2	1975	Duplex	3	Staff	3	3	1	1			1	1	0	0	0	0	0	0	0	
	15	8655-A	401 1st Ave	Lot 16,17&18 Bk 12	20	09	2	1975	Duplex	3	Staff	2	3	1	2					0	1	0	0	1	0	0	
	16	8655-B	401 1st Ave	Lot 16,17&18 Bk 12	20	09	2	1975	Duplex	3	Staff	2	3	1	2					0	1	0	0	1	0	0	
	38	8656	25 Laurier Str	Lot 3 Bk 35	20	09	1	1980	Bi-level	3	Staff	3	1	1	1			2	1	0	1	0	0	1	0	0	
	39	8658	106 1st Ave	Lot 10&11 Bk 3	20	09	1	1987	Bi-level	3	Staff	3	1	1	2			2	1	0	1	0	0	1	0	0	
	40	8907	310 5th Ave	Lot 12 Group 1004	20	09	2	1975	Double wide	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0	
	41	8908	504-1st Ave				2		Vacant Lot									0	0	0	0	0	0	0	0	1	
	42	9812	308-3rd Ave				2		Vacant Lot									0	0	0	0	0	0	0	0	1	
	43	9813	306-3rd Ave				2		Vacant Lot									0	0	0	0	0	0	0	0	1	
	44	9814	411-1st Ave				2		Vacant Lot									0	0	0	0	0	0	0	0	1	
	45	9815	413-1st Ave				2		Vacant Lot									0	0	0	0	0	0	0	0	1	
	46	9816	111-101-5th Ave						Community Services reserve									0	0	0	0	0	0	0	0	0	
	47	9817		Lot 10004-Quad 105M12			2		Vacant Lot									0	0	0	0	0	0	0	0	1	
																			2		2						

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12	8682-4	Lot 12 Group 953	Lot 12 Group 953	20	11		2011	4-plex	1	Staff	3	1	1	1			na		0	1	0	0	1	0	0
																			0	0					

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Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition	Radon Bq/m3	EGH Rating	Unit Classification	UNIT COUNTS								COMMUNITY TOTALS								Condition Classification of Units																
																			Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots	By Community																
Ross River	Ross River																												31	31	38	38	20	18	0	0	Social Totals						0	18	2	0	0				
	1	0501	3 Barite Str	Lot 77	08	12		2012	Single	3	Social	3	1	1	2			2	1	0	1	0	1	0	0	0	0							Staff Totals						1	5	4	0	0							
	2	0502	1 Barite Str	Lot 78	08	12		2012	Single	3	Social	3	2	1	1			2	1	0	1	0	1	0	0	0																									
	3	0503	4a Barite Str	Lot 214	08	12		2012	Single	3	Social	3	2	1	1			2	1	0	1	0	1	0	0	0																									
	4	0504	4b Barite Str	Lot 214	08	12		2012	Single	3	Social	3	2	1	1			2	1	0	1	0	1	0	0	0																									
	5	0550	Lot 200	Lot 200	08	12	2	1987	R2000	2	Social	1	1	1	2			2	1	0	1	0	1	0	0	0																									
	6	2601	3rd St W Lot 49	Lot 49	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	7	2603	22A Quartzite	Lot 65	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	8	2604	3rd St W Lot 64	Lot 64	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	9	2606	3rd St W Lot 60	Lot 60	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	10	2608	3rd St W Lot 58	Lot 58	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	11	2609	3rd St W Lot 57	Lot 57	02	12	4	1972	Double-wide	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	12	2610	6 Kulan	Lot 39-40	02	12		2012	Trailer	2	Social	3	3	1	1			2	1	0	1	0	1	0	0	0																									
	13	2611	8 Kulan	Lot 39-40	02	12		2012	Trailer	2	Social	3	3	1	2			3	1	0	1	0	1	0	0	0																									
	14	2612	2 Quartzite	Lot 55	02	12		2012	Trailer	2	Social	3	3	1	1			2	1	0	1	0	1	0	0	0																									
	15	2621	4th St W Lot 179	Lot 179	02	12	2	1972	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0																									
	16	2623	5th St W Lot 210	Lot 210	02	12	3	1972	Single detached	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	17	2624	5th St W Lot 207	Lot 207	02	12	3	1972	Single detached	3	Social	3	4	1	1			2	1	0	1	0	1	0	0	0																									
	18	2627	5th St W Lot 189	Lot 189	02	12	3	1972	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0																									
	19	2628	5th St W Lot 191	Lot 191	02	12	3	1972	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0																									
	20	2629	5th St W Lot 194	Lot 194	02	12	3	1972	Single detached	3	Social	3	3	1	3			3	1	0	1	0	1	0	0	0																									
	21	8732	1 Territorial Rd	Lot 90-5 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	2			3	1	0	1	0	0	1	0	0																									
	22	8733	3 Territorial Rd	Lot 90-4 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	3			3	1	0	1	0	0	0	1	0	0																								
	23	8734	5 Territorial Rd	Lot 90-3 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	2			3	1	0	1	0	0	0	1	0	0																								
	24	8735	7 Territorial Rd	Lot 90-2 GR 905	20	12	3	1972	Double-wide	3	Staff	3	2	1	2			2	1	0	1	0	0	0	1	0	0																								
	25	8737	9 Territorial Rd	Lot 90-1 GR 905	20	12	3	1972	Double-wide	3	Staff	3	3	1	2			3	1	0	1	0	0	0	1	0	0																								
	26	8741	4th St W	Lot 182	20	12	2	1972	BI-level	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0																									
	27	8742	5th St W	Lot 199	20	12	1	1987	R2000	2	Staff	2	1	1	1			2	1	0	1	0	0	1	0	0																									

3

BACK

Watson Lake	12	1303-B	B-704 Liard	Lot 8 Bk 21	01	15	2	1972	Duplex	3	Social	3	3	1	1			na		0	1	0	1	0	0	0
	13	1303-A	A-704 Liard	Lot 8 Bk 21	01	15	2	1972	Duplex	3	Social	3	3	1	1			na		0	1	0	1	0	0	0
	14	1305	700 Liard	Lot 10 Bk 21	01	15	2	1972	Duplex		Social	3	3	1	1			2	1	0		0	0	0	0	0
	15	1305-B	B-700 Liard	Lot 10 Bk 21	01	15	2	1972	Duplex	3	Social	3	3	1	1			na		0	1	0	1	0	0	0
	16	1305-A	A-700 Liard	Lot 10 Bk 21	01	15	2	1972	Duplex	3	Social	3	3	1	1			na		0	1	0	1	0	0	0
	17	1307	605 Liard	Lot 9 Bk 22	01	15	2	1974	Duplex		Social	3	3	1	1			2	1	0		0	0	0	0	0
	18	1307-A	A-605 Liard	Lot 9 Bk 22	01	15	2	1974	Duplex	3	Social	3	3	1	1			na		0	1	0	1	0	0	0
	19	1307-B	B-605 Liard	Lot 9 Bk 22	01	15	2	1974	Duplex	3	Social	3	3	1	1			na		0	1	0	1	0	0	0
	20	1309	707 Liard	Lot 14 Bk 20	01	15	2	1972	Duplex		Social	3	3	1	1			2	1	0		0	0	0	0	0
	21	1309-A	A-707 Liard	Lot 14 Bk 20	01	15	2	1972	Duplex	4	Social	3	3	1	1			na		0	1	0	1	0	0	0
	22	1309-B	B-707 Liard	Lot 14 Bk 20	01	15	2	1972	Duplex	4	Social	3	3	1	1			na		0	1	0	1	0	0	0
	23	2814	925 Ravenhill	Lot 3 Bk 36	02	15	2	1974	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	24	2818	113 Nisutlin	Lot 2 Bk 39	02	15	2	1974	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	25	2821	120 Nisutlin	Lot 25 Bk 36	02	15	2	1974	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	26	2823	123 Nisutlin	Lot 5 Bk 37	02	15	2	1974	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	27	2825	129 Nisutlin	Lot 2 Bk 37	02	15	2	1974	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	28	2828	109 Morely	Lot 4 Bk 32	02	15	3	1974	Duplex		Social	3	3	1	1			1	1	0	0	0	0	0	0	0
	29	2828-A	109 - A Morely	Lot 4 Bk 32	02	15	3	1974	Duplex	2	Social							na		0	1	0	1	0	0	0
	30	2828-B	109 - B Morely	Lot 4 Bk 32	02	15	3	1974	Duplex	1	Social							na		0	1	0	1	0	0	0
	31	2829	111 Morely	Lot 3 Bk 32	02	15	3	1974	Duplex		Social	3	3	1	1			1	1	0	0	0	0	0	0	0
	32	2829-A	111 - A Morely	Lot 3 Bk 32	02	15	3	1974	Duplex	3	Social									0	1	0	1	0	0	0
	33	2829-B	111 - B Morely	Lot 3 Bk 32	02	15	3	1974	Duplex	3	Social									0	1	0	1	0	0	0
	34	2830	113 Morely	Lot 2 Bk 32	02	15	3	1974	Duplex	3	Social	3	3	1	1			1	1	0	1	0	1	0	0	0
	29	2830-A	113 - A Morely	Lot 4 Bk 32	02	15	3	1974	Duplex	2	Social							na		0	1	0	1	0	0	0
	30	2830-B	113 - B Morely	Lot 4 Bk 32	02	15	3	1974	Duplex	1	Social							na		0	1	0	1	0	0	0
Watson Lake	35	4200	800 Finlayson	Lot 1 Bk 8	20	15	1	1980	4-plex		Staff	2	1	1	1			2	1	0		0	0	0	0	0
	36	4200-1	1-800 Finlayson	Lot 1 Bk 8	20	15	1	1980	4-plex	1	Staff	2	1	1	1			na		0	1	0	0	1	0	0
	37	4200-2	2-800 Finlayson	Lot 1 Bk 8	20	15	1	1980	4-plex	1	Staff	2	1	1	1			na		0	1	0	0	1	0	0
	38	4200-3	3-800 Finlayson	Lot 1 Bk 8	20	15	1	1980	4-plex	1	Staff	2	1	1	1			na		0	1	0	0	1	0	0
	39	4200-4	4-800 Finlayson	Lot 1 Bk 8	20	15	1	1980	4-plex	1	Staff	2	1	1	1			na		0	1	0	0	1	0	0
	40	4800	806 Finlayson (Wye Lake Manor)	Lot 2 Bk 8	19	15		2011	Apartment		Senior	1	1	1	1			1	1	0		0	0	0	0	0
	41	4800-101	101-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	42	4800-102	102-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	43	4800-103	103-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	44	4800-104	104-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	45	4800-105	105-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	2	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	46	4800-106	106-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	2	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	47	4800-201	201-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	48	4800-202	202-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	49	4800-203	203-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	50	4800-204	204-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	1	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	51	4800-205	205-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	2	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	52	4800-206	206-806 Finlayson Ave	Lot 2 Bk 8	19	15		2011	Apartment	2	Senior	1	1	1	1			na		0	1	0	0	0	1	0
	53	6800	108 Tenth St. N/Lot 43	Lot 43 Pl 50229	19	15			Warehouse									na		0		0	0	0	0	0
	54	7151	101 Nisutlin	Lot 8-1 Blk 39	12	15		1987	Single detached	4	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	55	7152	101 Morley	Lot 8 & 9 Blk 32	12	15		1972	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	56	7153	103 Morley	Lot 7 Blk 32	12	15		1970	Single detached	2	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	57	7154	1008 Ravenhill Dr	Lot 7 Blk 35	12	15		1987	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	58	7155	1010 Ravenhill Dr	Lot 8 Blk 35	12	15		1987	Single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0
	59	7156	916 Ravenhill Dr	Lot 24 Blk 35	12	15		1987	Duplex		Social	3	3	1	1			1	1	0	0	0	0	0	0	0
	60	7156-A	916-A Ravenhill Dr	Lot 24 Blk 35	12	15		1987	Duplex	3	Social							na		0	1	0	1	0	0	0
	61	7156-B	916-B Ravenhill Dr	Lot 24 Blk 35	12	15		1987	Duplex	2	Social							na		0	1	0	1	0	0	0
	62	8510	131 Campbell	Lot 3 Blk 38	20	15	2	1972	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	63	8511	125 Campbell	Lot 6 Blk 38	20	15	2	1972	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	64	8512	105 Nisutlin	Lot 6 Blk 39	20	15	2	1972	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	65	8513	106 Nisutlin	Lot 18 Blk 36	20	15	2	1972	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	66	8807	204 Rbrt Cmpbl Hwy	Lot 1112 REM	20	15	2	1964	Duplex		Staff	3	3	3	1			3	1	0		0	0	0	0	0
	67	8807-A	A-204 Robert Campbell Hwy	Lot 1112 REM	20	15	2	1964	Duplex	2	Staff	3	3	3	1			na		0	1	0	0	1	0	0
	68	8807-B	B-204 Robert Campbell Hwy	Lot 1112 REM	20	15	2	1964	Duplex	2	Staff	3	3	3	1			na		0	1	0	0	1	0	0
	69	8818	719 Liard	Lot 20 Bk 20	20	15	2	1970	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	70	8843	921 Ravenhill	Lot 5 Bk 36	20	15	2	1974	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	71	8843	918 Ravenhill Dr	Lot 25 Bk 35	20	15		2008	Single detached	2	Staff	3	2	1	1			2	1	0	1	0	0	1	0	0
	72	8845	122 Nisutlin	Lot 26 Bk 36	20	15	2	1974	Single detached	4	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	73	8848	119 Campbell	Lot 9 Bk 38	20	15	2	1974	Single detached	4	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	74	8849	108 Nisutlin	Lot 19 Bk 36	20	15	2	1974	Single detached	3	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	75	8850	920 Ravenhill	Lot 26 Bk 35	20	15	1	1990	Single detached	4	Staff	3	3	1	1			2	1	0	1	0	0	1	0	0
	76	8851	702 Hyland	Lot 9 Bk 20	20	15	2	1970	Single detached	3	Staff	3	3	1	1	</										

Watson Lake	79	8852-B	B-120 Campbell	Lot 9 Bk 37	20	15	1	1995	Duplex	2	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	80	8854	118 Campbell	Lot 8 Bk 37	20	15	1	1995	Duplex		Staff	3	3	1	1		2	1	0		0	0	0	0	0
	81	8854-A	A-118 Campbell	Lot 8 Bk 37	20	15	1	1995	Duplex	3	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	82	8854-B	B-118 Campbell	Lot 8 Bk 37	20	15	1	1995	Duplex	2	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	83	8855	201 Simpson Dr	Lot 1 Bk 49	20	15	1	1985	Single detached	4	Staff	3	3	1	1		2	1	0	1	0	0	1	0	0
	84	8857	203 Simpson Dr	Lot 2 Bk 49	20	15	1	1983	Single detached	3	Staff	3	3	1	1		2	1	0	1	0	0	1	0	0
	85	8859	205 Simpson Dr	Lot 3 Bk 49	20	15	1	2008	Single detached	3	Staff	3	2	1	1		2	1	0	1	0	0	1	0	0
	86	8856	205 8th	Lot 10-2 Bk 9	20	15	1	1996	Duplex		Staff	3	3	1	1		2	1	0		0	0	0	0	0
	87	8856-A	A-205 8th	Lot 10-2 Bk 9	20	15	1	1996	Duplex	2	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	88	8856-B	B-205 8th	Lot 10-2 Bk 9	20	15	1	1996	Duplex	3	Staff	3	3	1	1		na		0	1	0	0	1	0	0
Watson Lake	89	8858	801 Finlayson	Lot 10-1 Bk 9	20	15	1	1996	Duplex		Staff	3	3	1	1		2	1	0		0	0	0	0	0
	90	8858-A	A-801 Finlayson	Lot 10-1 Bk 9	20	15	1	1996	Duplex	2	Staff	3	3	3	1		na		0	1	0	0	1	0	0
	91	8858-B	A-801 Finlayson	Lot 10-1 Bk 9	20	15	1	1996	Duplex	3	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	92	8860	803 Finlayson	Lot 10-4 Bk 9	20	15	1	1996	Duplex		Staff	3	3	1	1		2	1	0		0	0	0	0	0
	93	8860-A	A-803 Finlayson	Lot 10-4 Bk 9	20	15	1	1996	Duplex	2	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	94	8860-B	B-803 Finlayson	Lot 10-4 Bk 9	20	15	1	1996	Duplex	3	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	95	8862	611 Liard	Lot 11&12 Bk 22	20	15	2	1970	Duplex		Staff	3	3	1	1		2	1	0		0	0	0	0	0
	96	8862-A	A-611 Liard	Lot 11&12 Bk 22	20	15	2	1970	Duplex	3	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	97	8862-B	B-611 Liard	Lot 11&12 Bk 22	20	15	2	1970	Duplex	3	Staff	3	3	1	1		na		0	1	0	0	1	0	0
	98	8914	708 Liard Ave	Lot 6 Bk 21	20	15	2	1972	Single detached	3	Staff	3	3	1	1		2	1	0	1	0	0	1	0	0
Watson Lake	99	8915	101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex		Staff	2	3	1	1		2	1	0		0	0	0	0	0
	100	8915-1	1-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	1	Staff	2	3	1	1		na		0	1	0	0	1	0	0
	101	8915-2	2-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	3	Staff	2	3	1	1		na		0	1	0	0	1	0	0
	102	8915-3	3-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	3	Staff	2	3	1	1		na		0	1	0	0	1	0	0
	103	8915-4	4-101 Campbell	Lot 19 Bk 38	20	15	1	1997	4-plex	3	Staff	2	3	1	1		na		0	1	0	0	1	0	0
	104	8854	100 Morley	Lot 12-13 Bk 31			1		Vacant Lot								na		0	0	0	0	0	0	1
																			0		0				

BACK

Location	Line	Unit Number	Civic Address	Legal Description	Program	Location	Class Code	Year Built	Unit type	Bedrm Count	Tenancy Category	Accessibility Rating	Energy Rating	Economic Life Expectancy	Foundation Condition	Radon Bq/m3	EGH Rating	Unit Classification	UNIT COUNTS								COMMUNITY TOTALS								Condition Classification of Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
																			Bldg Count	Bldg Out of Service	Unit Count	Unit out of Service	Social	Staff	Senior	Vacant Lot	Bldgs	Bldgs in service	Units	Units in service	Social	Staff	Senior	Vacant Lots	By Community					1	2	3	4	5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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	1	0800	100 Lambert Street	Lot 1-5 Bk 4 PI 8880	08		1	1988	Apartment		Senior	4	1	1	1			2	1	0		0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</

33	0802	13 Ketzra Road	Lot 7 Bk 244 PI 35055	08	16	3	1972	Duplex	4	Social	3	3	1	1			1	1	0	0	0	0	0	0	0	
44	0812-5	13 Ketzra Road	Lot 7 Bk 244 PI 35055	08	16	3	1972	duplex	3	Social	1	3	1	1			n/a		0	1	0	1	0	0	0	
45	0812-7	13 Ketzra Road	Lot 7 Bk 244 PI 35055	08	16	3	1972	duplex	3	Social	2	3	1	1			n/a		0	1	0	1	0	0	0	
34	0803	37 Hart Crescent	Lot 9 Bk 249 PI 42713	08	16	3	1972	single detached	4	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
35	0804	20 Firrh Road	Lot 10 Bk 251 PI 42713	08	16	3	1970	single detached	2	Social	2	3	2	1			2	1	0	1	0	1	0	0	0	
36	0807	8 Redwood Street	Lot 700 PI 32022	08	16	1	1987	single detached	4/5	Social	2	2	1	1			2	1	0	1	0	1	0	0	0	
37	0808	NP A & B 26 Bamboo	Lot 928 PI 49036	08		1	1988			Social	2	2	1	1			2	1	0		0	0	0	0	0	
38	0808-A	26A Bamboo Crescent	Lot 928	08	16	1	1988	duplex	2/handicap	Social	1	3	1	1			n/a		0	1	0	1	0	0	0	
39	0808-B	26B Bamboo Crescent	Lot 928	08	16	1	1988	duplex	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
40	0810	NP A & B 28 Bamboo	Lot 929 PI 49036	08		1	1988				3	3	1	1			2	1	0		0	0	0	0	0	
41	0810-A	28A Bamboo Crescent	Lot 929	08	16	1	1988	duplex	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
42	0810-B	28B Bamboo Crescent	Lot 929	08	16	1	1988	duplex	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
43	0812	NP 5 & 7 Green Cres	Lot 3&4 Bk256 PI 436515	08		3	1975				3	4	2	1			3	1	0		0	0	0	0	0	
44	0812-5	5 Green Crescent	Lot 3&4 Bk256	08	16	3	1975	duplex	3	Social	1	3	1	1			n/a		0	1	0	1	0	0	0	
45	0812-7	7 Green Crescent	Lot 3&4 Bk256	08	16	3	1975	duplex	3	Social	2	3	1	1			n/a		0	1	0	1	0	0	0	
46	0814	5 Liard Road	Lot 16 Bk 226 PI 32574	08	16	2	1970	single detached	4	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
47	0815	27 Tay Street	Lot 16 Bk 235	08	16	2	1970	single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
48	0816	32 Pelly Road	Lot 4 Bk 235 PI 32574	08	16	2	1970	single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
49	0817	27 Donjek Road	Lot 15 Bk 204 PI 21312	08	16	2	1955	single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
50	0818	10 Tagish Road	Lot 35 Bk 204 PI 21312	08	16	3	1955	single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
51	0819	4 Takhini Avenue	Lot 16 Bk 201 PI 21312	08	16	3	1955	single detached	3	Social	3	3	1	1			2	1	0	1	0	1	0	0	0	
52	0820	Steele Street	Lot 13 Bk 47 PI 89-136	08		1	1989				3	3	1	1			2	1	0		0	0	0	0	0	
53	0820-101	101 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
54	0820-102	102 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
55	0820-103	103 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
56	0820-104	104 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
57	0820-105	105 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
58	0820-106	106 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
59	0820-201	201 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
60	0820-202	202 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
61	0820-203	203 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
62	0820-204	204 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
63	0820-205	205 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
64	0820-206	206 - 6123 - 6th Ave	Lot 13 Bk 47	08	16	1	1989	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
65	0835	Aspen Court		08		1	1991	Condos		Senior	4	1	1	1			Not YHC owned	0	0		0	0	0	0	0	0
66	0835-3	3-35 Lewes Blvd	CC04 - 046	08	16	1	1991	condo apart.	2	Senior	2	3	1	1			n/a		0	1	0	0	0	1	0	
67	0835-6	6-35 Lewes Blvd	CC04 - 045	08	16	1	1991	condo apart.	1	Senior	2	3	1	1			n/a		0	1	0	0	0	1	0	
68	0835-16	16-35 Lewes Blvd	CC04 - 044	08	16	1	1991	condo apart.	1	Senior	2	3	1	1			n/a		0	1	0	0	0	1	0	
69	0835-17	17-35 Lewes Blvd	CC04 - 043	08	16	1	1991	condo apart.	1	Senior	2	3	1	1			n/a		0	1	0	0	0	1	0	
70	0835-18	18-35 Lewes Blvd	CC04 - 042	08	16	1	1991	condo apart.	1	Senior	2	3	1	1			n/a		0	1	0	0	0	1	0	
71	0836	6 Thompson Road	Lot 1108 PI 89-26	08		1	1990	Apartment		Social	3	3	1	1			2	1	0		0	0	0	0	0	
72	0836-101	101 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
73	0836-102	102 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2/handicap	Social	1	3	1	1			n/a		0	1	0	1	0	0	0	
74	0836-103	103 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
75	0836-104	104 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
76	0836-105	105 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
77	0836-106	106 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
78	0836-107	107 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
79	0836-108	108 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
80	0836-201	201 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
81	0836-202	202 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
82	0836-203	203 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
83	0836-204	204 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
84	0836-205	205 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
85	0836-206	206 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
86	0836-207	207 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
87	0836-208	208 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
88	0836-209	209 - 6 Thompson Road	Lot 1108	08	16	1	1990	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0	
89	0837	2101 Centennial Street	Lot 359-5 Grp 804 PI 24967	08		1	1991	Apartment		Social	4	1	1	1			2	1	0		0	0	0	0	0	
90	0837-101A	101A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2/handicap	Social	1	1	1	1			n/a		0	1	0	1	0	0	0	
91	0837-102A	102A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0	
92	0837-103A	103A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	3	Social	2	1	1	1			n/a		0	1	0	1	0	0	0	
93	0837-104A	104A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0	
94	0837-105A	105A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0	
95	0837-106A	106A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0	
96	0837-201A	201A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0	
97	0837-202A	202A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0	
98	0837-203A	203A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991																			

Whitehorse

100	0837-205A	205A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
101	0837-206A	206A-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
102	0837-101B	101B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0
103	0837-102B	102B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0
104	0837-103B	103B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	3	Social	2	1	1	1			n/a		0	1	0	1	0	0	0
105	0837-104B	104B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0
106	0837-105B	105B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	2	1	1	1			n/a		0	1	0	1	0	0	0
107	0837-106B	106B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	3	Social	2	1	1	1			n/a		0	1	0	1	0	0	0
108	0837-201B	201B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
109	0837-202B	202B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
110	0837-203B	203B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
111	0837-204B	204B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
112	0837-205B	205B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
113	0837-206B	206B-2101 Centennial Str	Lot 359-5 Grp 804	08	16	1	1991	apartment	2	Social	3	1	1	1			n/a		0	1	0	1	0	0	0
114	0840	2004 Centennial Street	Lot 1576 PI 93-05	08		1	1993	apartment		Social	4	3	1	1			2	1	0		0	0	0	0	0
115	0840-1A	1A -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
116	0840-2A	2A -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
117	0840-3A	3A -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
118	0840-4A	4A -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
119	0840-5A	5A -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
120	0840-6A	6A -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
121	0840-1B	1B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
122	0840-2B	2B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
123	0840-3B	3B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
124	0840-4B	4B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
125	0840-5B	5B -2004 Centennial Str	Lot 1576	08	16	1	1993	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
126	0841	2 Thompson Road	Lot 1109 PI 89-26	08		1	1994	apartment		Social	3	3	1	1			2	1	0		0	0	0	0	0
127	0841-1	1 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
128	0841-2	2 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
129	0841-3	3 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
130	0841-4	4 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
131	0841-5	5 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
132	0841-6	6 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2/handicap	Social	1	3	1	1			n/a		0	1	0	1	0	0	0
133	0841-7	7 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
134	0841-8	8 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	2	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
135	0841-9	9 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
136	0841-10	10 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	1	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
137	0841-11	11 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
138	0841-12	12 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
139	0841-13	13 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
140	0841-14	14 - 2 Thompson Road	Lot 1109	08	16	1	1994	apartment	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
141	0846	31/33 Rhine Way	Lot 324/325	08	16		2012	duplex		Social	1	1	1	1			1	1	0		0	0	0	0	0
142	0846-31	31 Rhine Way		08	16		2012	duplex	2	Social	1	1	1	1			n/a		0	1	0	1	0	0	0
143	0846-33	33 Rhine Way		08	16		2012	duplex	2	Social	1	1	1	1			n/a		0	1	0	1	0	0	0
144	0847	35/37 Rhine Way	Lot 326/327	08	16		2012	duplex		Social	1	1	1	1			1	1	0		0	0	0	0	0
145	0847-35	35 Rhine Way		08	16		2012	duplex	2	Social	1	1	1	1			n/a		0	1	0	1	0	0	0
146	0847-37	37 Rhine Way		08	16		2012	duplex	2	Social	1	1	1	1			n/a		0	1	0	1	0	0	0
147	0848	39/41 Rhine Way	Lot 328/329	08	16		2012	duplex		Social	1	1	1	1			1	1	0		0	0	0	0	0
148	0848-39	39 Rhine Way		08	16		2012	duplex	2	Social	1	1	1	1			n/a		0	1	0	1	0	0	0
149	0848-41	41 Rhine Way		08	16		2012	duplex	2	Social	1	1	1	1			n/a		0	1	0	1	0	0	0
150	1401	P/H 702 A & B Cook St	Lot 1 Bk 143 PI 36091	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
151	1401-A	702 A Cook Street	Lot 1 Bk 143	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
152	1401-B	702 B Cook Street	Lot 1 Bk 143	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
153	1402	P/H 506 A & B Drury St	Lot 3 Bk L PI 28781	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
154	1402-A	506 A Drury Street	Lot 3 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
155	1402-B	506 B Drury Street	Lot 3 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
156	1403	P/H 403 A, B & C Jeckell St	Lot 6&7 Bk G PI 28781	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
157	1403-A	403 A Jeckell Street	Lot 6&7 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
158	1403-B	403 B Jeckell Street	Lot 6&7 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
159	1403-C	403 C Jeckell Street	Lot 6&7 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
160	1404	P/H 405 A, B & C Jeckell St	Lot 6&7 Bk G PI 53251	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
161	1404-A	405 A Jeckell Street	Lot 6&7 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
162	1404-B	405 B Jeckell Street	Lot 6&7 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
163	1404-C	405 C Jeckell Street	Lot 6&7 Bk G	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
164	1405	P/H 408 A & B Jeckell St	Lot 4 Bk H PI 28781	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
165	1405-A	408 A Jeckell Street	Lot 4 Bk H	01	16	2	1970	row house	4	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
166	1405-B	408 B Jeckell Street	Lot 4 Bk H	01	16	2	1970	row house	4	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
167	1406	P/H 506 A, B & C Jeckell St	Lot 3 Bk N PI 28781	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0		

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169	1406-B	506 B Jeckell Street	Lot 3 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
170	1406-C	506 C Jeckell Street	Lot 3 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
171	1407	P/H 507 A, B & C Jeckell St	Lot 6&7 Bk M PI 28781	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
172	1407-A	507 A Jeckell Street	Lot 6&7 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
173	1407-B	507 B Jeckell Street	Lot 6&7 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
174	1407-C	507 C Jeckell Street	Lot 6&7 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
175	1408	P/H 508 A & B Jeckell St	Lot 4 Bk N PI	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
176	1408-A	508 A Jeckell Street	Lot 4 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
177	1408-B	508 B Jeckell Street	Lot 4 Bk N	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
178	1409	P/H 509 A & B Jeckell St	Lot 6&7 Bk M	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
179	1409-A	509 A Jeckell Street	Lot 6&7 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
180	1409-B	509 B Jeckell Street	Lot 6&7 Bk M	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
181	1410	P/H 501 A & B Lambert St	Lot 11&12 Bk 43 PI 24225	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
182	1410-A	501 A Lambert Street	Lot 11&12 Bk 43	01	16	2	1970	row house	4	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
183	1410-B	501 B Lambert Street	Lot 11&12 Bk 43	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
184	1411	P/H 503 A & B Lambert St	Lot 11&12 Bk 43	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
185	1411-A	503 A Lambert Street	Lot 11&12 Bk 43	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
186	1411-B	503 B Lambert Street	Lot 11&12 Bk 43	01	16	2	1970	row house	4	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
187	1412	P/H 502 A & B Taylor St	Lot 1,2,3,4&5 Bk M PI 28781	01		2	1970			Social	3	3	1	2			3	1	0		0	0	0	0	0
188	1412-A	502 A Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	4	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
189	1412-B	502 B Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	4	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
190	1413	P/H 504 A, B & C Taylor St	Lot 1,2,3,4&5 Bk M PI 28781	01		2	1970			Social	3	3	1	2			3	1	0		0	0	0	0	0
191	1413-A	504 A Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	3	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
192	1413-B	504 B Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	3	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
193	1413-C	504 C Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	4	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
194	1414	P/H 506 A & B Taylor St	Lot 1,2,3,4&5 Bk M PI 28781	01		2	1970			Social	3	3	1	2			3	1	0		0	0	0	0	0
195	1414-A	506 A Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	4	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
196	1414-B	506 B Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	3	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
197	1415	P/H 507 A, B & C Taylor St	Lot 4&5 Bk L PI 28781	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
198	1415-A	507 A Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
199	1415-B	507 B Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
200	1415-C	507 C Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
201	1416	P/H 508 A, B & C Taylor St	Lot 4&5 Bk L PI 28781	01		2	1970			Social	3	3	1	2			3	1	0		0	0	0	0	0
202	1416-A	508 A Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	3	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
203	1416-B	508 B Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	4	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
204	1416-C	508 C Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	4	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
205	1417	P/H 509 A & B Taylor St	Lot 4&5 Bk L PI 29781	01		2	1970			Social	3	3	1	1			2	1	0		0	0	0	0	0
206	1417-A	509 A Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
207	1417-B	509 B Taylor Street	Lot 4&5 Bk L	01	16	2	1970	row house	3	Social	3	3	1	1			n/a		0	1	0	1	0	0	0
208	1418	P/H 510 A & B Taylor St	Lot 1,2,3,4&5 Bk M PI 53251	01		2	1970			Social	3	3	1	2			3	1	0		0	0	0	0	0
209	1418-A	510 A Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	3	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
210	1418-B	510 B Taylor Street	Lot 1,2,3,4&5 Bk M	01	16	2	1970	row house	3	Social	3	3	1	2			n/a		0	1	0	1	0	0	0
211	3001	408 Alexander Street	Lot 3-6 Bk 110 PI 18415	02		3	1975			Social	3	2	2	1			2	1	0		0	0	0	0	0
212	3001-101	101 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	1	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
213	3001-102	102 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
214	3001-103	103 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	bachelor	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
215	3001-104	104 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	bachelor	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
216	3001-105	105 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
217	3001-106	106 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
218	3001-201	201 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
219	3001-202	202 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
220	3001-203	203 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	1	Social	3	2	2	1			n/a		0	1	0	1	0	0	0
221	3001-204	204 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	1	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
222	3001-205	205 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
223	3001-206	206 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
224	3001-301	301 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
225	3001-302	302 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
226	3001-303	303 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	1	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
227	3001-304	304 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	1	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
228	3001-305	305 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
229	3001-306	306 - 408 Alexander Street	Lot 3-6 Bk 110	02	16	3	1975	apartment	2	Social	3	2	1	1			n/a		0	1	0	1	0	0	0
230	3002	6095 - 6th Avenue Ryder Apts	Lot 13 Bk 44 PI 54532	02		2	1977			Social	3	3	2	1			3	1	0		0	0	0	0	0
231	3002-101	101 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1			n/a		0	1	0	1	0	0	0
232	3002-102	102 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1			n/a		0	1	0	1	0	0	0
233	3002-103	103 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	bachelor	Social	3	3	2	1			n/a		0	1	0	1	0	0	0
234	3002-104	104 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1			n/a		0	1	0	1	0	0	0
235	3002-105	105 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	197																		

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238	3002-202	202 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
239	3002-203	203 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	bachelor	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
240	3002-204	204 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
241	3002-205	205 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	bachelor	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
242	3002-206	206 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
243	3002-207	207 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	bachelor	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
244	3002-301	301 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
245	3002-302	302 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
246	3002-303	303 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	bachelor	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
247	3002-304	304 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
248	3002-305	305 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	b	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
249	3002-306	306 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
250	3002-307	307 - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	bachelor	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
251	3002-A	A - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
252	3002-B	B - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
253	3002-C	C - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
254	3002-D	D - 6095 - 6th Avenue	Lot 13 Bk 44	02	16	2	1977	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
255	3003	4050 - 4th Avenue OFI	Lot 1 Bk K PI 28781	08		1	1987	apartment		Social	3	3	2	1			3	1	0		0	0	0	0	0	0
256	3003-101	101 - 4050 4th Avenue	Lot 1 Bk K	08	16	1	1987	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
257	3003-102	102 - 4050 4th Avenue	Lot 1 Bk K	08	16	1	1987	apartment	bachler	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
258	3003-201	201 - 4050 4th Avenue	Lot 1 Bk K	08	16	1	1987	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
259	3003-202	202 - 4050 4th Avenue	Lot 1 Bk K	08	16	1	1987	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
260	3003-301	301 - 4050 4th Avenue	Lot 1 Bk K	08	16	1	1987	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
261	3003-302	302 - 4050 4th Avenue	Lot 1 Bk K	08	16	1	1987	apartment	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
262	3004	605 Wheeler	Lot 10 Bk 131 PI 18415	08		2	1972			Social	3	3	2	1			3	1	0		0	0	0	0	0	0
263	3004-A	A-Wheeler	Lot 10 Bk 131	08	16	2	1972	4-plex	2	Social	3	2	2	1				n/a		0	1	0	1	0	0	0
264	3004-B	B-Wheeler	Lot 10 Bk 131	08	16	2	1972	4-plex	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
265	3004-C	C-Wheeler	Lot 10 Bk 131	08	16	2	1972	4-plex	2	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
266	3004-D	D-Wheeler	Lot 10 Bk 131	08	16	2	1972	4-plex	1	Social	3	3	2	1				n/a		0	1	0	1	0	0	0
267	4301	Hanson St Common Area's	Lot 7,8,9,10,11&12 Bk 22 PI 3	02		1	1975			Senior	3	3	2	2			3	1	0		0	0	0	0	0	0
268	4301-301A	301A Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	1	1				n/a		0	1	0	0	0	1	0
269	4301-301B	301B Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	1	1				n/a		0	1	0	0	0	1	0
270	4301-303A	303A Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	1	1				n/a		0	1	0	0	0	1	0
271	4301-303B	303B Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	1	1				n/a		0	1	0	0	0	1	0
272	4301-307A	307A Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	1	1				n/a		0	1	0	0	0	1	0
273	4301-307B	307B Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	2	2				n/a		0	1	0	0	0	1	0
274	4301-309A	309A Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior								n/a		0	1	0	0	0	1	0
275	4301-309B	309B Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	1	1				n/a		0	1	0	0	0	1	0
276	4301-311A	311A Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior	3	3	1	1				n/a		0	1	0	0	0	1	0
277	4301-311B	311B Hanson St	Lot 7-12 Bk 22	02	16	1	1975	row house	1 w/bsmt	Senior								n/a		0	1	0	0	0	1	0
278	4302	207 Alexander St	Lot 8,9&10 Bk 20PI 40413	02	16		2014	apartment		Senior	1	1	1	1			1	1	0		0	0	0	0	0	0
279	4302-101	207 Alexander St #101	Lot 8,9,10	02	16		2014	apartment	1/handicap	Senior	1	1	1	1				n/a		0	1	0	0	0	1	0
280	4302-102	208 Alexander St #102	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
281	4302-103	209 Alexander St #103	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
282	4302-104	210 Alexander St #104	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
283	4302-105	211 Alexander St #105	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
284	4302-106	212 Alexander St #105	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
285	4302-107	213 Alexander St #107	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
286	4302-108	214 Alexander St #108	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
287	4302-201	207 Alexander St #201	Lot 8,9,10	02	16		2014	apartment	1/handicap	Senior	3	1	1	1				n/a		0	1	0	0	0	1	0
288	4302-202	208 Alexander St #202	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
289	4302-203	208 Alexander St #203	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
290	4302-204	209 Alexander St #203	Lot 8,9,10	02	16		2014	common		Senior	2	1	1	1				n/a		0		0	0	0	0	0
291	4302-205	209 Alexander St #204	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
292	4302-206	209 Alexander St #205	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
293	4302-207	210 Alexander St #206	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
294	4302-208	210 Alexander St #207	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
295	4302-209	211 Alexander St #208	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
296	4302-210	207 Alexander St #209	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
297	4302-119	207 Alexander St #301	Lot 8,9,10	02	16		2014	apartment	1/handicap	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
298	4302-120	208 Alexander St #302	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
299	4302-121	208 Alexander St #303	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
300	4302-122	209 Alexander St #304	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
301	4302-123	209 Alexander St #305	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0	0	1	0
302	4302-124	210 Alexander St #306	Lot 8,9,10	02	16		2014	apartment	1	Senior	2	1	1	1				n/a		0	1	0	0			

Whitehorse	307	4302-129	208 Alexander St #402	Lot 8,9,10	02	16	2014	apartment	1	Senior	2	1	1	1	1			n/a		0	1	0	0	0	1	0	
	308	4302-130	208 Alexander St #403	Lot 8,9,10	02	16	2014	apartment	1	Senior	2	1	1	1	1			n/a		0	1	0	0	0	1	0	
	309	4302-131	209 Alexander St #404	Lot 8,9,10	02	16	2014	apartment	1	Senior	2	1	1	1	1			n/a		0	1	0	0	0	1	0	
	310	4302-132	209 Alexander St #405	Lot 8,9,10	02	16	2014	apartment	1	Senior	2	1	1	1	1			n/a		0	1	0	0	0	1	0	
	311	4302-133	210 Alexander St #406	Lot 8,9,10	02	16	2014	apartment	1	Senior	2	1	1	1	1			n/a		0	1	0	0	0	1	0	
	312	4302-134	210 Alexander St #407	Lot 8,9,10	02	16	2014	apartment	1	Senior	2	1	1	1	1			n/a		0	1	0	0	0	1	0	
	313	4302-135	211 Alexander St #408	Lot 8,9,10	03	16	2014	apartment	1	Senior	2	1	1	1	1			n/a		0	1	0	0	0	1	0	
	314	4303	3090 - 3rd Avenue	Lot 13 Bk 24 Pl 57015	08		2	1978			Senior	3	3	2	1			3	1	0		0	0	0	0	0	
	315	4303-102	102 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	316	4303-103	103 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1/handicap	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	317	4303-104	104 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1/handicap	Senior	3	3	1	1			n/a		0	1	0	0	0	1	0	
	318	4303-105	105 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	319	4303-106	106 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	320	4303-107	107 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	321	4303-108	108 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	322	4303-109	109 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	323	4303-110	110 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	324	4303-111	111 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	325	4303-112	112 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	326	4303-113	113 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1/handicap	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	327	4303-202	202 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	328	4303-203	203 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	329	4303-204	204 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	330	4303-205	205 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	331	4303-206	206 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	332	4303-207	207 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	333	4303-208	208 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	334	4303-209	209 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	335	4303-210	210 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	336	4303-211	211 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	337	4303-212	212 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	338	4303-213	213 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
	339	4303-302	302 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0	
340	4303-303	303 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	2	1	1	1			n/a		0	1	0	0	0	1	0		
341	4303-304	304 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
342	4303-305	305 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
343	4303-306	306 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
344	4303-307	307 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
345	4303-308	308 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
346	4303-309	309 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
347	4303-310	310 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
348	4303-311	311 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
349	4303-312	312 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
350	4303-313	313 - 3090 - 3rd Avenue	Lot 13 Bk 24	08	16	2	1978	apartment	1	Senior	3	3	2	1			n/a		0	1	0	0	0	1	0		
351	4305	1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment		Senior							0	1	0	0	0	0	0	0	0		
352	4305-101	Unit 101 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
353	4305-102	Unit 102 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
354	4305-103	Unit 103 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
355	4305-104	Unit 104 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
356	4305-105	Unit 105 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
357	4305-106	Unit 106 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
358	4305-107	Unit 107 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
359	4305-108	Unit 108 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
360	4305-109	Unit 109 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
361	4305-110	Unit 110 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
362	4305-201	Unit 201 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
363	4305-202	Unit 202 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
364	4305-203	Unit 203 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
365	4305-204	Unit 204 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
366	4305-205	Unit 205 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
367	4305-206	Unit 206 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
368	4305-207	Unit 207 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
369	4305-208	Unit 208 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
370	4305-209	Unit 209 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
371	4305-210	Unit 210 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
372	4305-211	Unit 211 - 1190 Front Street	Lot 48 BLK 316	08	16	1																					

Whitehorse	376	4305-303	Unit 303 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	377	4305-304	Unit 304 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	378	4305-305	Unit 305 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	379	4305-306	Unit 306 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	380	4305-307	Unit 307 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	381	4305-308	Unit 308 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	382	4305-309	Unit 309 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	383	4305-310	Unit 310 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	384	4305-311	Unit 311 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	385	4305-312	Unit 312 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	386	4305-313	Unit 313 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	387	4305-401	Unit 401 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	388	4305-402	Unit 402 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	389	4305-403	Unit 403 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	390	4305-404	Unit 404 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	391	4305-405	Unit 405 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	392	4305-406	Unit 406 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	393	4305-407	Unit 407 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	394	4305-408	Unit 408 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	395	4305-409	Unit 409 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	396	4305-410	Unit 410 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	397	4305-411	Unit 411 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	398	4305-412	Unit 412 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	399	4305-413	Unit 413 - 1190 Front Street	Lot 48 BLK 316	08	16	1	2015	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	400	4320	22 Waterfront Place	Lot 22 Blk 321	02	16		2011	apartment		Senior	1	1	1	1		1	1	0		0	0	0	0	0	0	
	401	4320-111	Unit 111 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	402	4320-112	Unit 112 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	403	4320-113	Unit 113 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	404	4320-114	Unit 114 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	405	4320-115	Unit 115 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	406	4320-116	Unit 116 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	407	4320-117	Unit 117 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	408	4320-118	Unit 118 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	409	4320-119	Unit 119 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	410	4320-211	Unit 211 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	411	4320-212	Unit 212 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	412	4320-213	Unit 213 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	413	4320-214	Unit 214 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	414	4320-215	Unit 215 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	415	4320-216	Unit 216 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	416	4320-217	Unit 217 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	417	4320-218	Unit 218 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	418	4320-219	Unit 219 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
	419	4320-220	Unit 220 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0	
420	4320-221	Unit 221 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	nurse's station		n/a	1	1	1	1			n/a		0		0	0	0	0	0		
421	4320-311	Unit 311 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
422	4320-312	Unit 312 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
423	4320-313	Unit 313 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
424	4320-314	Unit 314 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
425	4320-315	Unit 315 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
426	4320-316	Unit 316 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
427	4320-317	Unit 317 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
428	4320-318	Unit 318 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
429	4320-319	Unit 319 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
430	4320-320	Unit 320 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
431	4320-321	Unit 321 - 22 Waterfront Pl	Lot 22 Blk 321	02	16		2011	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
432	4500	Athlete's Village (senior)	Lot 1451 105 YTG				2007	apartment		Senior	1	1	1	1		1	1	0		0	0	0	0	0			
433	4500-101	101 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
434	4500-102	102 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
435	4500-103	103 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
436	4500-104	104 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
437	4500-105	105 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
438	4500-106	106 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
439	4500-107	107 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
440	4500-108	108 - 600 College Drive	YTG lease	19	16	1	2007	apartment	1	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
441	4500-109	109 - 600 College Drive	YTG lease	19	16	1	2007	apartment	2	Senior	1	1	1	1			n/a		0	1	0	0	0	1	0		
442	4500-110	110 - 600 College Drive	Y																								

Whitehorse	514	4703-323	60 Selkirk Apt 323	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1		n/a		0	1	0	1	0	0	0
	515	4703-324	60 Selkirk Apt 324	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1		n/a		0	1	0	1	0	0	0
	516	4704	60 Selkirk Bldg 4	Lot 1268	19	16	1	2010	apartment			2	1	1	1		2	1	0	0	0	0	0	0	
	517	4704-411	60 Selkirk Apt 411	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1		n/a		0	1	0	1	0	0	0
	518	4704-412	60 Selkirk Apt 412	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1		n/a		0	1	0	1	0	0	0
	519	4704-413	60 Selkirk Apt 413	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1		n/a		0	1	0	1	0	0	0
	520	4704-414	60 Selkirk Apt 414	Lot 1268	19	16	1	2010	apartment	2	Social	2	1	1	1		n/a		0	1	0	1	0	0	0
	521	4704-421	60 Selkirk Apt 421	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1		n/a		0	1	0	1	0	0	0
	522	4704-422	60 Selkirk Apt 422	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1		n/a		0	1	0	1	0	0	0
	523	4704-423	60 Selkirk Apt 423	Lot 1268	19	16	1	2010	apartment	3	Social	3	1	1	1		n/a		0	1	0	1	0	0	0
	524	4704-424	60 Selkirk Apt 424	Lot 1268	19	16	1	2010	apartment	2	Social	3	1	1	1		n/a		0	1	0	1	0	0	0
	525	6300	100A & 100B Lambert Str		19	16					commercial						n/a		0	0	0	0	0	0	0
	526	6336	44-13th Avenue	Lot 294 Pl 25445	08	16	4	1975	single detached	3	Social	1	2	1	1		2	1	0	1	0	1	0	0	0
	527	6337	23-9th Avenue	Lot 373 Pl 29876	08	16	4	2018	Duplex	3	Social	1	1	1	1		1	1	0	0	0	0	0	0	0
	209	1418-A	23-9th Avenue	Lot 373 Pl 29876	08	16	4	2018	Duplex	3	Social	1	1	1	1		n/a		0	1	0	1	0	0	0
	210	1418-B	23-9th Avenue	Lot 373 Pl 29876	08	16	4	2018	Duplex	3	Social	1	1	1	1		n/a		0	1	0	1	0	0	0
	528	6342	33 Wann Road	Lot 651 Pl 32022	08	16	4	1977	single detached	3	Social	2	3	1	1		2	1	0	1	0	1	0	0	0
529	9820	410 Jarvis	Lot 15 Blk 39	300000				office bldg								n/a		0		0	0	0	0	0	
530	4600	Vacant lot	Lot 9 Blk G					Vacant Lot								n/a		0		0	0	0	0	1	
531	4600	Vacant lot	Lot 10 Blk G					Vacant Lot								n/a		0		0	0	0	0	1	
532																		0		1	0	0	0	0	

TOTAL YHC UNIT COUNT							
BLDGs	BLDGs IN SERVICE	UNITS	UNITS IN SERVICE	SOCIAL	STAFF	SENIOR	VACANT LOTS
307	301	889	878	420	175	294	15

2021/22 Staff Capital Plan \$900,000.00 Budget				
BEAVER CREEK	Unit Number	Class #	Scope of Project	Estimated Cost
	Community %		\$17,818	Subtotal \$0.00

CARCROSS	Unit Number	Class #	Scope of Project	Estimated Cost
	814200		Kitchen reno	\$12,000.00
	Community %		\$17,422	Subtotal \$12,000.00

CARMACKS	Unit Number	Class #	Scope of Project	Estimated Cost
	853402		All flooring, kitchen renovation and replace shower/tub unit	\$38,000.00
	853401	3	Replace Flooring, Renovate Kitchen	\$18,000.00
	852500	3	Replace all Flooring, Renovate Kitchen, P&P all Walls	\$30,000.00
	853000		Replace all finish flooring	\$8,000.00
	Community %		\$60,977	Subtotal \$94,000.00

DAWSON	Unit Number	Class #	Scope of Project	Estimated Cost
	840300	3	Upgrade combustion air to boiler room	\$10,000.00
	854602	4	Renovate Bathroom, P&P Walls & Ceilings	\$8,000.00
	855600		Level unit	\$3,500.00
	854600	4	Exterior Retrofit and Deck repair	\$70,000.00
	854601	4	P&P Walls & Ceilings; renovate bathroom	\$18,000.00
	854610	3	Install HRV	\$10,000.00
	854610	3	Install /Upgrade Heating & Vent System	\$30,000.00
	854600	4	Replace side stream filter and sight glass	\$2,500.00
	854600	4	Install axiom glycol make up tank (Place all hydronic heat items together)	\$3,500.00
	871000	2	Exterior siding	\$25,000.00
857702		kitchen reno	\$10,000.00	

	Community %		\$190,453	Subtotal	\$190,500.00
D BAY	Unit Number	Class #	Scope of Project	Estimated Cost	
	817100		Replace all carpets	\$8,000.00	
	Community %		\$11,087	Subtotal	\$8,000.00
D BAY	Unit Number	Class #	Scope of Project	Estimated Cost	
	850500	3	Upgrade Elec, P&P all Walls/ceilings	\$18,000.00	
	Community %		\$11,087	Subtotal	\$18,000.00
D BAY	Unit Number	Class #	Scope of Project	Estimated Cost	
	850500	3	Ext wall Retrofit,	\$80,000.00	
	Community %		\$11,087	Subtotal	\$80,000.00
FARO	Unit Number	Class #	Scope of Project	Estimated Cost	
	870604	4	Renovate small bathrm & Kitch, P&P all Walls, Replace all flooring	\$36,000.00	
	861500	4	P&P all Walls, Renovate Kitch & bath	\$26,000.00	
	861600	4	Replace all flooring	\$12,000.00	
	Community %		\$66,520	Subtotal	\$74,000.00
FARO	Unit Number	Class #	Scope of Project	Estimated Cost	
	870900	4	Exterior painting	\$8,000.00	
	870602		Replace all finish flooring	\$7,000.00	
	871000		replace siding	\$20,000.00	
	871000		renovate upper bathroom	\$8,000.00	
	870700		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	870900		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	871000		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	Community %		\$66,520	Subtotal	\$793,000.00
FARO	Unit Number	Class #	Scope of Project	Estimated Cost	
	861600	4	Ext wall retrofit, Renovate Kitch & Bathrm, P&P all Walls	\$86,000.00	
	862200	4	Complete interior, exterior and roof	\$200,000.00	
	861200	4	Exterior retrofit	\$80,000.00	
	871600	5	Complete interior, exterior and roof	\$150,000.00	
	861400	4	Re-Shingle, Ext Wall Retrofit, Renovate Kitchen	\$82,000.00	
	872100	4	Ext wall retro incl windows, Reno Kitch & Upper Bathrms, P&P all Walls	\$95,000.00	
	870603	4	Replace all flooring	\$7,000.00	
	Community %		\$66,520	Subtotal	\$184,000.00
HAINES JCT	Unit Number	Class #	Scope of Project	Estimated Cost	
	844200		Kitchen and bathroom renovations	\$15,000.00	
	844502		Install HRV	\$6,000.00	
	844501	2	replace kitchen cabinets	\$10,000.00	
	Community %		\$26,133	Subtotal	\$31,000.00
HAINES JCT	Unit Number	Class #	Scope of Project	Estimated Cost	
	844400	2	kitchen renovation	\$10,000.00	
	844503	2	Repair or replace shingles (missing shingles)	\$10,000.00	
	844200	2	Re-shingle	\$10,000.00	
	840300		Kitchen renovation	\$10,000.00	
	843300		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	844200		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	844300		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	844400		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	Community %		\$26,133	Subtotal	\$1,040,000.00
HAINES JCT	Unit Number	Class #	Scope of Project	Estimated Cost	
	844400	2	Exterior retrofit	\$60,000.00	
	844400	2	Ext wall retrofit, , Renovate Kitch & Bathrm	\$92,000.00	
	843300	2	reshingle roof	\$8,000.00	
	844502		Kitchen and bathroom renovations	\$15,000.00	
	Community %		\$26,133	Subtotal	\$175,000.00
MAYO	Unit Number	Class #	Scope of Project	Estimated Cost	
	865800	3	Replace Siding, Repair Foundation, P&P all Walls	\$48,000.00	
	Community %		\$46,326	Subtotal	\$48,000.00
MAYO	Unit Number	Class #	Scope of Project	Estimated Cost	
	865500		Convert unit from a single family dwelling into a up and down duplex	\$250,002.00	
	890700		Convert unit from a single family dwelling into a up and down duplex	\$250,006.00	
	Community %		\$46,326	Subtotal	\$500,008.00
MAYO	Unit Number	Class #	Scope of Project	Estimated Cost	
	865500	1	Ext Retrofit	\$60,000.00	
	Community %		\$46,326	Subtotal	\$60,000.00
OLD CROW	Unit Number	Class #	Scope of Project	Estimated Cost	
	868501	3	Renovate Bath & Kitchen, P&P all Walls	\$33,000.00	
	868302	3	New kitchen and bathroom complete	\$25,000.00	
	868301	3	Replace Decks and Stairs	\$8,000.00	
OLD CROW	Unit Number	Class #	Scope of Project	Estimated Cost	
	865100	3	Repair foundation and Ext Decks	\$20,000.00	
	865100	3	Cover Plumbing, New Chase	\$6,000.00	
OLD CROW	Unit Number	Class #	Scope of Project	Estimated Cost	
	815000	3	Exterior retrofit, siding and shingles	\$200,000.00	
	865100	3	Exterior Wall Retrofit	\$150,000.00	

\$777,000.00

Dawson 5 Year Staff Total

\$106,000.00

DBay 5 Year Staff Total

\$1,086,000.00

Faro 5 Year Staff Total

\$1,289,000.00

Haines Jct 5 Year Staff Total

\$645,008.00

Mayo 5 Year Staff Total

	Community %		\$52,662	Subtotal	\$66,000.00
	Community %		\$52,662	Subtotal	\$26,000.00
	Community %		\$52,662	Subtotal	\$350,000.00
PELLY	Unit Number	Class #	Scope of Project	Estimated Cost	
	867700	3	New Flooring and Wall Patch and Paint	\$18,000.00	
Community %		\$51,474	Subtotal	\$18,000.00	
PELLY	Unit Number	Class #	Scope of Project	Estimated Cost	
Community %		\$51,474	Subtotal	\$0.00	
PELLY	Unit Number	Class #	Scope of Project	Estimated Cost	
Community %		\$51,474	Subtotal	\$0.00	
ROSS RIVER	Unit Number	Class #	Scope of Project	Estimated Cost	
	874100	4	interior retrofit	\$37,000.00	
	879000	4	Exterior siding and decks	\$55,000.00	
	878101		Kitchen cabinet replacement and wiring upgrade	\$13,000.00	
Community %		\$106,907	Subtotal	\$105,000.00	
ROSS RIVER	Unit Number	Class #	Scope of Project	Estimated Cost	
	874500	2	Replace all Flooring, P&P all Walls	\$18,000.00	
	873700	5	P&P all Walls/ceilings., upgrade wiring	\$16,000.00	
	874200	4	Renovate Kitchen	\$12,000.00	
	874100		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	879000		Convert unit from a single family dwelling into a up and down duplex	\$250,001.00	
Community %		\$106,907	Subtotal	\$546,001.00	
ROSS RIVER	Unit Number	Class #	Scope of Project	Estimated Cost	
	873400	5	Complete interior and exterior renovation with wiring upgrade	\$100,000.00	
	878100	4	Kitchen, bath and exterior Reno all 3 units (remove old fireplace and chin	\$150,000.00	
	873300	5	Complete interior and exterior renovation with wiring upgrade	\$100,000.00	
	878100	4	Kitchen, bath and exterior Reno 1 or 2 of 3 units (remove old fireplace ar	\$54,000.00	
	873500	5	Replace all Flooring	\$6,000.00	
	874200	4	Interior Retrofit	\$38,000.00	
Community %		\$106,907	Subtotal	\$448,000.00	
TESLIN	Unit Number	Class #	Scope of Project	Estimated Cost	
	877500	3	Ext. wall Retrofit	\$80,000.00	
	60300		Replace all flooring	\$8,000.00	
	877400	3	Exterior retrofit and reshingle	\$80,000.00	
Community %		\$56,621	Subtotal	\$168,000.00	
TESLIN	Unit Number	Class #	Scope of Project	Estimated Cost	
	877600	2	Ext. wall Retrofit	\$80,000.00	
	876100		Kitchen retrofit	\$10,000.00	
	877500		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
Community %		\$56,621	Subtotal	\$340,000.00	
TESLIN	Unit Number	Class #	Scope of Project	Estimated Cost	
	877700	3	Ext. wall Retrofit incl reshingle	\$80,000.00	
	60200	2	Re-shingle, Ext Retrofit,	\$69,000.00	
	870400		Kitchen retrofit	\$10,000.00	
Community %		\$56,621	Subtotal	\$159,000.00	
WATSON LAKE	Unit Number	Class #	Scope of Project	Estimated Cost	
	851000		reshingle	\$8,000.00	
	886000	2	Re-Shingle, Replace Siding	\$20,000.00	
	885100	3	Re-Shingle	\$10,000.00	
	886001	2	Kitchen and bath	\$22,000.00	
	884300		reshingle	\$8,000.00	
	884300	4	Kitchen and bath	\$14,000.00	
	885800	2	Re-Shingle	\$10,000.00	
	886201	3	Renovate Bathroom	\$10,000.00	
	851000		Kitchen and bath reno/replace all flooring	\$22,000.00	
WATSON LAKE	Unit Number	Class #	Scope of Project	Estimated Cost	
	851200	3	Ext wall Retrofit, Renovate Kitchen and Bathrm	\$95,000.00	
	886002	2	Kitchen and bath	\$22,000.00	
	886000	2	Re-Shingle, Replace Siding	\$20,000.00	
	885401	2	Kitchen and bath	\$22,000.00	
	885100	3	Ext wall Retrofit, Windows, Renovate Bathrm & Kitchen	\$95,000.00	
	885451	2	Renovate Bathroom, P&P all Walls	\$16,000.00	
	885200	2	Re-Shingle	\$10,000.00	
	851000		Complete interior	\$40,000.00	
	851100		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00	
	851200		Convert unit from a single family dwelling into a up and down duplex	\$250,001.00	
	851300		Convert unit from a single family dwelling into a up and down duplex	\$250,002.00	
WATSON LAKE	Unit Number	Class #	Scope of Project	Estimated Cost	
	881800	3	Kitchen and bath renos	\$15,000.00	
	885402	2	Kitchen and bath	\$22,000.00	

\$516,000.00

Old Crow 5 Year Staff Total

\$96,000.00

Pelly 5 Year Staff Total

\$1,124,001.00

Ross River 5 Year Staff Total

\$677,000.00

Teslin 5 Year Staff Total

	Community %	\$195,601		Subtotal	\$124,000.00

[illegible]

Community %	\$195,601		Subtotal	\$37,000.00
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\$2,717,013.00
Watson Lake 5 Year Staff Total

Staff Facilities Budget Proportioning					
Annual Allowance	Unit Count	Percent	Multiplier	Balancing Factor	Proportional Community Allowance
\$900,000.00					
Beaver Crk	3	1.7	1.5	2.6	\$17,818
Carcross	4	2.3	1.1	2.5	\$17,422
Carmacks	14	8.0	1.1	8.8	\$60,977
Dawson	37	21.1	1.3	27.5	\$190,453
D Bay	2	1.1	1.4	1.6	\$11,087
Faro	14	8.0	1.2	9.6	\$66,520
Haines Jct	6	3.4	1.1	3.8	\$26,133
Mayo	9	5.1	1.3	6.7	\$46,326
Old Crow	7	4.0	1.9	7.6	\$52,662
Pelly	10	5.7	1.3	7.4	\$51,474
Ross River	18	10.3	1.5	15.4	\$106,907
Teslin	13	7.4	1.1	8.2	\$56,621
Watson Lk	38	21.7	1.3	28.2	\$195,601
Whse	0	0.0	1.0	0.0	\$0
Total	175	100.0		129.9	\$900,000

Percent - Is the percentage of total units in the community

Multiplier - Is the experienced additional cost to procure work as compared to typical Whitehorse pricing.

Staff Facilities Budget Proportioning					
Annual Allowance	Unit Count	Percent	Multiplier	Balancing Factor	Proportional Community Allowance
\$900,000.00					
Beaver Crk	3	1.7	1.5	2.6	\$17,818
Carcross	4	2.3	1.1	2.5	\$17,422
Carmacks	14	8.0	1.1	8.8	\$60,977
Dawson	37	21.1	1.3	27.5	\$190,453
D Bay	2	1.1	1.4	1.6	\$11,087
Faro	14	8.0	1.2	9.6	\$66,520
Haines Jct	6	3.4	1.1	3.8	\$26,133
Mayo	9	5.1	1.3	6.7	\$46,326
Old Crow	7	4.0	1.9	7.6	\$52,662
Pelly	10	5.7	1.3	7.4	\$51,474
Ross River	18	10.3	1.5	15.4	\$106,907
Teslin	13	7.4	1.1	8.2	\$56,621
Watson Lk	38	21.7	1.3	28.2	\$195,601
Whse	0	0.0	1.0	0.0	\$0
Total	175	100.0		129.9	\$900,000

Percent - Is the percentage of total units in the community

Multiplier - Is the experienced additional cost to procure work as compared to typical Whitehorse pricing.

Staff Facilities Budget Proportioning					
Annual Allowance	Unit Count	Percent	Multiplier	Balancing Factor	Proportional Community Allowance
\$900,000.00					
Beaver Crk	3	1.7	1.5	2.6	\$17,818
Carcross	4	2.3	1.1	2.5	\$17,422
Carmacks	14	8.0	1.1	8.8	\$60,977
Dawson	37	21.1	1.3	27.5	\$190,453
D Bay	2	1.1	1.4	1.6	\$11,087
Faro	14	8.0	1.2	9.6	\$66,520
Haines Jct	6	3.4	1.1	3.8	\$26,133
Mayo	9	5.1	1.3	6.7	\$46,326
Old Crow	7	4.0	1.9	7.6	\$52,662
Pelly	10	5.7	1.3	7.4	\$51,474
Ross River	18	10.3	1.5	15.4	\$106,907
Teslin	13	7.4	1.1	8.2	\$56,621
Watson Lk	38	21.7	1.3	28.2	\$195,601
Whse	0	0.0	1.0	0.0	\$0
Total	175	100.0		129.9	\$900,000

Percent - Is the percentage of total units in the community

Multiplier - Is the experienced additional cost to procure work as compared to typical Whitehorse pricing.

Yukon 5 Year Staff Total
\$12,316,022.00

2021/22 Social Capital Plan \$1,200,000.00 Budget					
CARCROSS	Unit Number	Class #	Scope of Project		Estimated Cost
	200100	2	Upgrade Wiring		\$10,000.00
	100600		interior retrofit		\$40,000.00
	212400		reshingle roof		\$9,000.00
Community %		\$7,686		Subtotal	\$59,000.00

CARCROSS	2022/23 Social Capital Plan \$900,000.00 Budget			
	Unit Number	Class #	Scope of Project	Estimated Cost
	100400	2	replace all flooring	\$8,000.00
	100700		Exterior Wall Retrofit incl energy upgrade	\$80,000.00
	200300		Exterior Wall Retrofit incl energy upgrade	\$80,000.00
Community %		\$7,686	Subtotal	\$88,000.00

2023/24 Social Capital Plan \$1,000,000.00 Budget				
CARGROSS	Unit Number	Class #	Scope of Project	Estimated Cost
	200300	2	P&P replace all flooring	\$15,000.00
	200100	2	Interior renovation	\$50,000.00
Community %		\$7,686	Subtotal	\$65,000.00

\$302,000.00
Carcross 5 Year Social Total

CARMACKS	Unit Number	Class #	Scope of Project	Estimated Cost
	210500		Exterior retrofit including shingles and deck/stairs	\$80,000.00
Community %		\$34,589	Subtotal	\$80,000.00

CARMACKS	Unit Number	Class #	Scope of Project	Estimated Cost
	210100		Exterior Wall Retrofit incl energy upgrade	\$80,000.00
	210400		All exterior and interior incl foundation & Mechanical.	\$200,000.00
	211000		Exterior Wall Retrofit incl energy upgrade	\$80,000.00
	212200		Convert unit from a single family dwelling into a up and down duplex	\$280,000.00
Community %		\$34,589	Subtotal	\$640,000.00

CARMACKS	Unit Number	Class #	Scope of Project	Estimated Cost
	10501		complete kitchen renovation	\$12,000.00
	210100	3	exterior retrofit	\$80,000.00
	210400	3	All exterior and interior incl foundation & Mechanical(see inspection sheet	\$152,000.00
	211000	3	exterior retrofit	\$80,000.00
	210700	3	Retrofit Ext. Roofing & deck	\$80,000.00
	10501	3	Renovate Kitchen	\$12,000.00
Community %		\$34,589	Subtotal	\$416,000.00

\$1,167,000.00
Carmacks 5 Year Social Total

	Unit Number	Class #	Scope of Project	Estimated Cost
	113900	3	landscaping, regrade to slope away from building	\$5,000.00
	744100	3	Replace Ext Decks	\$10,000.00
	113501		Bathroom Renovation	\$10,000.00

	Unit Number	Class #	Scope of Project	Estimated Cost
	400000	2	replumb all domestic water line in boiler room	\$2,000.00
	100007	2	All Flooring, Renovate Kitchen, P&P all Walls	\$28,000.00
	100008	2	Renovate Kitchen and Bathroom	\$25,000.00
	113302		Interior retrofit	\$34,000.00
	744100		Replace exterior decks and stairs	\$10,000.00

	Unit Number	Class #	Scope of Project	Estimated Cost
	100012	2	Kitchen, Bathroom, P&P all Walls	\$16,000.00
	400001	2	P&P all walls	\$8,000.00
	221100	2	Ext Wall Retrofit	\$60,000.00
	221300	2	Ext Wall Retrofit	\$60,000.00
	221600	2	Ext Wall Retrofit	\$60,000.00

Carmacks 5 Year Social Total

DAWSON				
	Community %	\$90,839	Subtotal	\$25,000.00

DAWSON	112502	3	All flooring	\$8,000.00
	100013	2	Complete kitchen renovation	\$10,000.00
	400000	2	P&P all Walls, All Flooring	\$14,000.00
	100002		Replace flooring	\$5,000.00
	221000		Replace flooring	\$6,000.00
	100004		Replace flooring	\$5,000.00
	220500		Replace space frame with Crib/beam foundation	\$10,000.00
	220100		Exterior Wall Retrofit incl energy upgrade	\$140,000.00
	1121000		Exterior Wall Retrofit incl energy upgrade	\$140,001.00
	112300		Exterior Wall Retrofit incl energy upgrade	\$140,002.00
	112500		Exterior Wall Retrofit incl energy upgrade	\$140,003.00
	112700		Exterior Wall Retrofit incl energy upgrade	\$140,004.00
	112900		Exterior Wall Retrofit incl energy upgrade	\$140,005.00
	113100		Exterior Wall Retrofit incl energy upgrade	\$140,006.00
	113300		Exterior Wall Retrofit incl energy upgrade	\$140,007.00
	113500		Exterior Wall Retrofit incl energy upgrade	\$140,008.00
	113900		Exterior Wall Retrofit incl energy upgrade	\$140,009.00
	Community %	\$90,839	Subtotal	\$1,557,045.00

DAWSON	220400	2	New Siding	\$50,000.00
	220500	2	Kitchen, Bathroom reno	\$25,000.00
	112301	2	Interior retrofit	\$25,000.00
	112200		Regrade for drainage	\$3,000.00
	744100		Replace selected flooring	\$4,000.00
	112902	3	Renovate complete Kitchen	\$12,000.00
	222000	2	Ext Wall Retrofit	\$70,000.00
	113301	3	Renovate both bathrooms	\$20,000.00
	220100	2	Ext Wall Retrofit	\$60,000.00
	220200	2	Exterior retro fit	\$40,000.00
	220300	2	New Siding	\$50,000.00
	221000	2	Ext Wall Retrofit	\$60,000.00
	221500	2	Ext Wall Retrofit	\$70,000.00
	221800	2	Ext Wall Retrofit	\$60,000.00
	400004	2	P&P Walls & Ceilings, Renovate Kitchen	\$20,000.00
	100003	2	Replace all flooring	\$8,000.00
	220900	2	Ext Wall Retrofit	\$80,000.00
	112101	2	P&P all walls	\$8,000.00
	112102	2	P&P all walls	\$8,000.00
	113101	3	P&P all walls	\$8,000.00
	113302	3	All Flooring, Kitchen, Bathroom, P&P all Walls, upgrade wiring	\$46,000.00
	113501	2	Renovate Bathroom	\$10,000.00
	220500	2	Ext Wall Retrofit	\$70,000.00
	220700	2	Ext Wall Retrofit	\$70,000.00
	220800	2	Ext Wall Retrofit	\$60,000.00
	Community %	\$90,839	Subtotal	\$1,141,000.00

\$2,963,045.00
Dawson 5 Year Social Total

FARO	Unit Number	Class #	Scope of Project	Estimated Cost
	861300		Kitchen and bathroom renovations	\$15,000.00
	861500		Kitchen and bathroom renovations	\$15,000.00
	861300		reshingle roof and exterior retrofit	\$60,000.00
	Community %	\$13,975	Subtotal	\$90,000.00

FARO	Unit Number	Class #	Scope of Project	Estimated Cost
	861600		Kitchen and bathroom renovations	\$15,000.00
	861300		Exterior Wall Retrofit and shingle replacement	\$90,000.00
	Community %	\$13,975	Subtotal	\$105,000.00

FARO	Unit Number	Class #	Scope of Project	Estimated Cost
	Community %	\$13,975	Subtotal	\$0.00

\$213,000.00
Faro 5 Year Social Total

HAINES JCT	Unit Number	Class #	Scope of Project	Estimated Cost
	230700	2	Kitchen, Bathrm, Re-Shingle/re-design, All Flooring	\$38,000.00
	232900		install HRV	\$6,000.00
	232500		Exterior paint	\$8,000.00
	232500		install HRV	\$6,000.00
	232600		install HRV and spray foam rim joists	\$9,000.00
	Community %	\$28,183	Subtotal	\$67,000.00

HAINES JCT	Unit Number	Class #	Scope of Project	Estimated Cost
	230200	3	Renovate kitchen, Re-Shingle, Replace all Flooring, Wiring upgrade	\$36,000.00
	232900		Kitchen renovation	\$10,000.00
	230100		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	230200		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	230300		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	230400		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	230700		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	230800		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	230900		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	232300		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00
	232400		Convert unit from a single family dwelling into a up and down duplex	\$250,001.00
	232500		Convert unit from a single family dwelling into a up and down duplex	\$250,002.00
	232600		Convert unit from a single family dwelling into a up and down duplex	\$250,003.00
	Community %	\$28,183	Subtotal	\$1,536,006.00

HAINES JCT	Unit Number	Class #	Scope of Project	Estimated Cost
	232600		Ext wall Retrofit	\$60,000.00
	232400	3	Ext wall Retrofit	\$60,000.00
	232900	2	Ext wall Retrofit	\$60,000.00
	232300	3	complete interior retro	\$38,000.00
	230400	3	P&P all Walls/ceilings, Ext wall Retrofit	\$68,000.00
	230800	2	Complete Int Rero	\$38,000.00
	230400	3	Kitchen, Bathrm, Re-Shingle/re-design, All Flooring, Wiring	\$30,000.00
	230900	2	Replace kitchen cabinets and flooring	\$15,000.00
	230300	3	P&P all Walls/ceilings, Ext wall Retrofit	\$68,000.00
	30100	2	Ext wall Retro, Replace all flooring, P&P all Walls, wiring upgrd	\$85,000.00
	230300	3	Kitchen, Bathrm, Re-Shingle/re-design, All Flooring, Wiring	\$48,000.00
	Community %	\$28,183	Subtotal	\$570,000.00

\$2,193,006.00
Haines Jct 5 Year Social Total

	Unit Number	Class #	Scope of Project	Estimated Cost

	Unit Number	Class #	Scope of Project	Estimated Cost
	120302	3	Re-single	\$10,000.00
	241800	3	Kitchen reno,	\$10,000.00
	241100		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00
	241100		Exterior Wall Retrofit incl energy upgrade	\$70,000.00
	241700		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00

	Unit Number	Class #	Scope of Project	Estimated Cost
	241600	3	Renovate Kitchen	\$14,000.00
	120700	3	Ext Wall retrofit	\$60,000.00
	241600	3	Renovate bathroom, Replace all Flooring	\$20,000.00
	120500	3	Ext Wall retrofit	\$100,000.00
	120501	3	P&P Walls	\$6,000.00

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MAYO	241700	Exterior Wall Retrofit incl energy upgrade	\$80,000.00
	241300	Exterior Wall Retrofit incl energy upgrade	\$80,001.00
	241400	Exterior Wall Retrofit incl energy upgrade	\$80,002.00
	241500	Exterior Wall Retrofit incl energy upgrade	\$80,003.00
	241600	Exterior Wall Retrofit incl energy upgrade	\$80,004.00
	241800	Exterior Wall Retrofit incl energy upgrade	\$80,005.00
	242000	Exterior Wall Retrofit incl energy upgrade	\$80,006.00
	242400	Exterior Wall Retrofit incl energy upgrade	\$80,007.00
Community %	\$37,849	Subtotal	\$1,230,028.00

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\$1,613,028.00

Mayo 5 Year Social Total

ROSS RIVER	Unit Number	Class #	Scope of Project	Estimated Cost
	55000	2	Full kitchen and Bath reno,	\$75,000.00
	260900		Exterior retrofit including reshingle	\$80,000.00
	260800		Interior retrofit	\$35,000.00
Community %		\$34,938	Subtotal	\$190,000.00

ROSS RIVER	Unit Number	Class #	Scope of Project	Estimated Cost
	260800	3	Kitchen & Bath Renovation, site grading	\$35,000.00
	262700		Replace exterior deck	\$4,000.00
	262300		Exterior Wall Retrofit incl energy upgrade	\$140,000.00
	262800		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00
	260600		Exterior Wall Retrofit incl energy upgrade	\$90,000.00
	260100		Exterior Wall Retrofit incl energy upgrade	\$90,000.00
	260300		Exterior Wall Retrofit incl energy upgrade	\$90,000.00
	260400		Exterior Wall Retrofit incl energy upgrade	\$90,000.00
Community %		\$34,938	Subtotal	\$789,000.00

ROSS RIVER	Unit Number	Class #	Scope of Project	Estimated Cost
	262700	3	P&P all Walls	\$8,000.00
	262400	3	Kitchen reno, Lower bath reno, new flooring, P&P all Walls	\$48,000.00
	260800	3	Exterior Upgrade	\$60,000.00
	262100	3	Renovate Kitchen and Bathrm, all flooring	\$30,000.00
	260900	3	Exterior retrofit	\$60,000.00
	262900	3	Replace all Flooring	\$12,000.00
	262300	3	Complete interior, crawl space and exterior retrofit, new ventilation	\$105,000.00
	55000	2	Replace all flooring, upgrade wiring	\$20,000.00
Community %		\$34,938	Subtotal	\$343,000.00

\$1,379,000.00

Ross River 5 Year Social Total

TES/IN	Unit Number	Class #	Scope of Project	Estimated Cost
	560000		Backup Generator	\$150,000.00
Community %		\$21,778	Subtotal	\$150,000.00

TESLIN	Unit Number	Class #	Scope of Project	Estimated Cost
	60300	2	Exterior retrofit	\$67,000.00
	60100	2	Exterior retrofit	\$67,000.00
	60100		Convert unit from a single family dwelling into a up and down duplex	\$250,000.00
	60600		Exterior Wall Retrofit incl energy upgrade	\$125,001.00
	60400		Exterior Wall Retrofit incl energy upgrade	\$125,000.00
Community %		\$21,778	Subtotal	\$509,001.00

TESLIN	Unit Number	Class #	Scope of Project	Estimated Cost
	60400	2	Re-side exterior	\$39,000.00
	60600	2	reshingle roof incl eavestrough and soffits	\$12,000.00
	270500	3	replace exterior decks	\$4,000.00
Community %		\$21,778	Subtotal	\$55,000.00

\$747,001.00

Teslin 5 Year Social Total

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	Unit Number	Class #	Scope of Project	Estimated Cost
PATSON LAKE	715200	4	Ext Wall Retrofit, Re-Shingle	\$69,000.00
	70000	3	Renovate Kitch & bathrm in all suites	\$70,000.00
	130300	3	Ext Wall Retrofit, Re-Shingle	\$80,000.00
	70600	3	Ext Wall Retrofit, Re-Shingle, Renovate Kitch & Bathrm	\$82,000.00
	130100	3	Ext Wall Retrofit	\$80,000.00
	282900	3	Ext Wall Retrofit, Re-Shingle	\$68,000.00
	70004	3	Renovate kitchen	\$10,000.00
	70002	3	P&P all Walls & Ceilings, Renovate Kitchen and bath	\$26,000.00
	130700	3	Ext Wall Retrofit, Re-Shingle	\$68,000.00
	130900	3	Ext Wall Retrofit, Re-Shingle	\$80,000.00
	130902	3	Ext Wall Retrofit, Re-Shingle	\$68,000.00
	281400	3	Ext Wall Retrofit, Replace basement egress Windows, Re-Shingle	\$72,000.00
	281800	3	Ext Wall Retrofit, Replace basement egress Windows, Re-Shingle	\$72,000.00
	715400	2	Replace siding	\$18,000.00
	281400	3	Interior retrofit	\$38,000.00
	282100	3	Exterior paint	\$10,000.00
	715300	4	Renovate Bathroom, Ext Wall Retrofit	\$70,000.00
	70003	3	Renovate Bathroom	\$10,000.00
130502	3	P&P all Walls	\$7,000.00	

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W				
Community %	\$71,157		Subtotal	\$562,000.00

W	130701	3	P&P all walls, Insulate Foundation wall	\$8,000.00
	130702	3	Interior retrofit	\$48,000.00
	282500	3	Ext Wall Retrofit	\$60,000.00
	283000	3	Ext Wall Retrofit, Re-Shingle, Renovate Kitch & Bathrm	\$89,000.00
	715500	2	Replace siding	\$18,000.00
	715100	2	Ext Wall Retrofit, Re-Shingle, P&P all Walls	\$72,000.00
Community %		\$71,157	Subtotal	\$1,273,000.00

\$1,986,000.00
Watson Lk 5 Year Social Total

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Unit Number	Case #	Scope of Project	Estimated Cost
81000	3	Replace ext doors, Renovate kitch, upgrd wiring	\$11,000.00
300100	3	Halfway air conditioning (408 Alexander)	\$20,000.00
141401	3	P&P all Walls	\$6,000.00
141601	3	P&P all Walls	\$6,000.00
300218	3	Replace all Flooring, P&P all Walls/ceilings	\$10,000.00
300219	3	Replace all Flooring	\$5,000.00
80008	3	Renovate Kitchen, Replace all Flooring	\$13,000.00
80015	3	Replace all Flooring, P&P all Walls, Upgrade Wiring	\$13,000.00
80017	3	Replace all Flooring, Upgrade Wiring	\$8,000.00
141201	3	Replace all Flooring, P&P all Walls	\$18,000.00
141603	3	Reno Kitch, P&P Walls	\$15,000.00
300106	3	Renovate Kitchen	\$8,000.00
300107	3	Rplce all fin Firing, P&P Walls, Upgrd Wiring	\$12,000.00
300108	3	Rplce all fin Firing, Renovate Kitchen, Upgrd Wiring	\$13,000.00
300109	3	Replace all Flooring	\$5,000.00
300110	3	Reno Kitch & Bathrm	\$8,000.00
300112	3	Reno Kitch, P&P Walls/Ceilings	\$13,000.00
300113	3	Replace all Flooring	\$5,000.00
300114	3	Replace all Flooring	\$5,000.00
300115	3	Replace all Flooring, Renovate Kitchen	\$14,000.00
300116	3	Replace flooring, kitchen, P&P all walls	\$17,000.00
300117	3	Reno Kitch & Bathrm, P&P Walls, Upgrade Wiring	\$16,000.00
300118	3	P&P Walls, Replace all Flooring	\$11,000.00
300201	3	Replace all Flooring, P&P Walls, Upgrade Wiring	\$14,000.00
634200	3	Replace Siding, all Flooring, P&P all Walls/Ceilings, Upgrade Wiring	\$34,000.00
300202	3	Replace all Flooring, P&P Walls	\$8,000.00
300204	3	Reno Kitch & Bathrm, Rplce all fin Flooring, P&P Walls	\$18,000.00
300210	3	Replace all flooring	\$4,500.00
82000	3	Install new roof shingles (Steel Street Apt.)	\$40,000.00
83700	2	Install new roof shingles (2101 A&B Centennial Apt.)	\$80,000.00
80700	3	Replace all Flooring, replace HRV	\$11,000.00
80800	2	Replace Siding	\$16,000.00
84000	2	Replace Siding (2004 Centennial Street)	\$120,000.00
80802	2	Renovate Kitchen, P&P Walls, Upgrd Wiring	\$16,000.00
140100	3	Exterior Retrofit (Row Housing)	\$30,000.00
83701	2	Replace all flooring, renovate kitchen	\$15,000.00
83702	2	Renovate kitchen	\$8,000.00
430100	3	Exterior Retrofit (Row Housing)	\$30,000.00
83705	2	Replace HRV	\$5,000.00
83707	2	Replace all Flooring, Upgrade Elec, Replace HRV	\$14,000.00
83708	2	Replace all Flooring, Renovate Kitchen, Replace HRV	\$19,000.00
83709	2	Replace all Flooring, Renovate Kitchen, Replace HRV	\$19,000.00
83710	2	Replace all Flooring, Renovate Kitchen	\$14,000.00
83712	2	Replace all Flooring, Renovate Kitchen, Upgrade Electrical	\$16,000.00
83714	2	Replace all Flooring	\$5,000.00

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430316	3	Replace all Flooring	\$7,000.00	
430317	3	Replace all Flooring	\$5,000.00	
83700	2	Exterior door/side light replacements (2101 A&B Centennial Apt.)	\$140,000.00	
430321	3	Replace all Flooring	\$5,000.00	
430323	3	Replace all Flooring	\$5,000.00	
430324	3	Replace all Flooring	\$5,000.00	
430325	3	Replace all Flooring	\$5,000.00	
430326	3	Replace all Flooring, P&P Walls/ceilings	\$10,000.00	
430327	3	Replace all Flooring	\$5,000.00	
430329	3	Replace all Flooring	\$5,000.00	
430330	3	Replace all Flooring	\$5,000.00	
430331	3	Replace all Flooring	\$5,000.00	
430332	3	Replace all Flooring	\$5,000.00	
430333	3	Replace all Flooring, P&P Walls	\$10,000.00	
430334	3	P&P all Walls/ceilings	\$6,000.00	
300214	3	Replace all Flooring, Renovate Bathroom, Upgrade Wiring	\$14,000.00	
84000	2	Upgrade ventilation system (2004 Centennial)	\$40,000.00	
140300	3	Exterior Retrofit (Row Housing)	\$30,000.00	
140400	3	Exterior Retrofit (Row Housing)	\$30,000.00	
140200	3	Exterior Retrofit (Row Housing)	\$30,000.00	
140500	3	Exterior Retrofit (Row Housing)	\$30,000.00	
141500	3	Exterior Retrofit (Row Housing)	\$30,000.00	
141700	3	Exterior Retrofit (Row Housing)	\$30,000.00	
300200	3	Exterior Retrofit (Ryder Apartments)	\$200,000.00	
84000	2	Install new roof shingles (2004 Centennial Apt.)	\$80,000.00	
81600	3	Roof and attic upgrades (32 Pelly)	\$8,000.00	
300212	3	Replace all Flooring	\$4,000.00	
83600	2	Design and Install exterior ramped entrance to basement storage rooms	\$20,000.00	
83700	2	Replace HRV's in all units	\$20,000.00	
82000	3	Sidewalks and Landscaping (Steel Street Apt.)	\$12,000.00	
633700	3	Interior retrofit (23-9th Ave)	\$35,000.00	
83704	2	Renovate Kitchen, Upgrade Wiring	\$11,500.00	
141200	3	Exterior Retrofit (Row Housing)	\$30,000.00	
140800	3	Exterior Retrofit (Row Housing)	\$30,000.00	
141400	3	Exterior Retrofit (Row Housing)	\$30,000.00	
141600	3	Exterior Retrofit (Row Housing)	\$30,000.00	
141800	3	Exterior Retrofit (Row Housing)	\$30,000.00	
140700	3	Exterior Retrofit (Row Housing)	\$30,000.00	
140900	3	Exterior Retrofit (Row Housing)	\$30,000.00	
140600	3	Exterior Retrofit (Row Housing)	\$30,000.00	
83703	2	Renovate Kitchen	\$9,000.00	
83705	2	Renovate Kitchen	\$9,000.00	
83706	2	Renovate Kitchen	\$9,000.00	
80018	3	Renovate Kitchen	\$8,000.00	
83600	2	New ramped entrance to basement storage rooms,	\$30,000.00	
300200	3	Install HRV systems (Ryder Apt.)	\$120,000.00	
Community %		\$559,006	Subtotal	\$3,095,000.00

\$6,263,515.00
Whitehorse 5 Year Social Total

Social Facilities Budget Proportioning					
Total Annual Allowance	Unit Count	Unit %	Multipier	Balancing Factor	Proportional Community Allowance
\$900,000.00					
Beaver Crk	0	0.0	1.5	0.0	\$0
Carcross	6	0.8	1.1	0.9	\$7,686
Carmacks	27	3.8	1.1	4.2	\$34,589
Dawson	60	8.4	1.3	10.9	\$90,839
D Bay	0	0.0	1.4	0.0	\$0
Faro	10	1.4	1.2	1.7	\$13,975
Haines Jct	22	3.1	1.1	3.4	\$28,183
Mayo	25	3.5	1.3	4.6	\$37,849
Old Crow	0	0.0	1.9	0.0	\$0
Pelly	0	0.0	1.3	0.0	\$0

TOTAL
\$1,094,000.00

Social Facilities Budget Proportioning					
Total Annual Allowance	Unit Count	Unit %	Multipier	Balancing Factor	Proportional Community Allowance
\$900,000.00					
Beaver Crk	0	0.0	1.5	0.0	\$0
Carcross	6	0.8	1.1	0.9	\$7,686
Carmacks	27	3.8	1.1	4.2	\$34,589
Dawson	60	8.4	1.3	10.9	\$90,839
D Bay	0	0.0	1.4	0.0	\$0
Faro	10	1.4	1.2	1.7	\$13,975
Haines Jct	22	3.1	1.1	3.4	\$28,183
Mayo	25	3.5	1.3	4.6	\$37,849
Old Crow	0	0.0	1.9	0.0	\$0
Pelly	0	0.0	1.3	0.0	\$0

TOTAL	
	\$9,601,095.00

Social Facilities Budget Proportioning					
Total Annual Allowance	Unit Count	Unit %	Multipier	Balancing Factor	Proportional Community Allowance
\$900,000.00					
Beaver Crk	0	0.0	1.5	0.0	\$0
Carcross	6	0.8	1.1	0.9	\$7,686
Carmacks	27	3.8	1.1	4.2	\$34,589
Dawson	60	8.4	1.3	10.9	\$90,839
D Bay	0	0.0	1.4	0.0	\$0
Faro	10	1.4	1.2	1.7	\$13,975
Haines Jct	22	3.1	1.1	3.4	\$28,183
Mayo	25	3.5	1.3	4.6	\$37,849
Old Crow	0	0.0	1.9	0.0	\$0
Pelly	0	0.0	1.3	0.0	\$0

TOTAL	\$7,269,000.00
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Yukon 5 Year Social Total
\$18,826,595.00

Ross River	20	2.8	1.5	4.2	\$34,938
Teslin	17	2.4	1.1	2.6	\$21,778
Watson Lk	47	6.6	1.3	8.6	\$71,157
Whse	480	67.2	1.0	67.2	\$559,006
Total	714	100.0		108.2	\$900,000
Percent - Is the percentage of total units in the community					
Multiplier - Is the experienced additional cost to procure work as compared to typical Whitehorse pricing.					

Ross River	20	2.8	1.5	4.2	\$34,938
Teslin	17	2.4	1.1	2.6	\$21,778
Watson Lk	47	6.6	1.3	8.6	\$71,157
Whse	480	67.2	1.0	67.2	\$559,006
Total	714	100.0		108.2	\$900,000
Percent - Is the percentage of total units in the community					
Multiplier - Is the experienced additional cost to procure work as compared to typical Whitehorse pricing.					

Ross River	20	2.8	1.5	4.2	\$34,938
Teslin	17	2.4	1.1	2.6	\$21,778
Watson Lk	47	6.6	1.3	8.6	\$71,157
Whse	480	67.2	1.0	67.2	\$559,006
Total	714	100.0		108.2	\$900,000
Percent - Is the percentage of total units in the community					
Multiplier - Is the experienced additional cost to procure work as compared to typical Whitehorse pricing.					

GRAND TOTAL STAFF & SOCIAL
\$31,142,617.00

19/20 FY Capital Budget	
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Social Housing Capital funding			Coding	CAPITAL EXPENDITURES - <u>STAFF</u> HOUSING	CAPITAL EXPENDITURES - <u>SOCIAL</u> HOUSING
Federal SIF	Housing First	\$800,000.00	71-7206-12	Funding distribution	Funding distribution
			71-7206-12	<u>Renovation and Rehabilitation</u> 800,000 Renovation and rehabilitation contracts for existing YHC owned staff housing units.	<u>Renovation and Rehabilitation</u> 1,200,000 Renovation and rehabilitation contracts for existing YHC owned social
Federal	Low Carbon Economy Fund	\$1,402,000.00	TBC	<u>Energy Retrofits</u> 700,000 Energy retrofits identified (75% recoverable under the Low Carbon Economy Fund)	Whitehorse Seniors' Housing Project 4th and Jeck mixed use planning For 2016/17, \$9.5 million has been allocated for the completion of the construction of 48 units
YG funds	2 single family dwelling to duplex conversions	\$700,000.00	71-7208-00-XXXX	<u>Unit conversions</u> 700,000 Single family dwelling to duplex conversions	<u>Energy Retrofits</u> 1,402,000 Energy retrofits identified (75% recoverable under the Low Carbon Economy
YG funds	Social Capital upgrades	\$1,200,000.00	71-7208-00-XXXX		<u>Investment in Affordable Housing</u> Housing First construction in Whitehorse (100% recoverable from CMHC, through IAH Social Infrastructure Fund (SIF) agreement. (100% TCA) 1,200,000 Seniors construction in Carmacks (100% recoverable from CMHC, through
TBD	4th and Jeckell mixed use planning and design	\$300,000.00	TBC	<u>2,200,000</u>	<u>Social/Affordable Housing Projects</u> Funding available to build additional social housing to help reduce YHC waiting lists, and for third party proposals to build affordable housing.
TBD					<u>Unit conversions</u> Single family to duplex conversions
	Total	\$4,402,000.00			
Staff Housing Capital funding			Coding		
Federal	Low Carbon Economy Fund	\$701,000.00	TBC		
YG funds	2 single family dwelling to duplex conversions	\$700,000.00	71-7206-20-XXXX		
YG funds	Staff Capital upgrades	\$800,000.00	71-7206-20-XXXX		
YG funds	Old Crow 10 plex planning and design	\$800,000.00	TBC		
	Total	\$3,001,000.00			

Staff Capital						\$800,000.00 BUDGET						Updated July 9, 2019
Community	Address	Unit No	Scope of Project	Staff Budget	Staff Commitment	Project Manager	Procurement type	Tendering time frame	Project Status	Contract Number	Completion Date	Notes
Dawson	Various	TBC	Leveling units in Dawson	\$0.00	\$74,875.00	Phil Oberg	Public Tender	Summer	Awarded		31-Jul-19	
Dawson	372 Turner Street	8403	Water and sewer upgrades	\$25,000.00		Phil Oberg	J/V with CS	Summer	Awarded			Partner with CS
Faro	Various		Radon Assessments	\$0.00	\$5,479.19	Phil Oberg	Direct Award	Spring	Completed	HC1135	31-May-19	Sands Cont.
Faro	Various		Radon mitigations	\$0.00	\$23,848.94	Phil Oberg	Direct Award	Spring	Awarded	HC1157	31-Jul-19	Sands Cont.
Haines_Junction	106 Alsek	8433	Reshingle roof	\$0.00	\$8,800.00	Phil Oberg	Direct Award	Spring	Completed	HC1134	14-Jun-19	Emergency Repair - McKinnon
Mayo	Lot 6 Blk 29	6402	Upgrades to Mayo Warehouse (heated room and foundation work)	\$0.00	\$84,100.00	Rob Janits	Public Tender	Summer	Awarded	HC1156	Aug. 29, 2019	Clayton Thomas Cont.
Mayo	Various		Radon Mitigation	\$0.00	\$30,087.11	Phil Oberg	Direct Award	Spring	Awarded	HC1118	31-May-19	All Pro Yukon
Mayo	25 Laurier	8656	Interior Renovation	\$0.00	\$6,250.00	Phil Oberg	Direct Award	Summer	Awarded	HC1114	31-Jul-19	
Mayo		8655	Duplex Conversion	\$0.00	\$151,000.00	Rob Janits	Public Tender	Summer	Completed	HC1018		Funds needed from carry over project 18/19 FY
Pelly_Crossing	Lot 12 Group 953	8682	Septic field engineering and design	\$0.00	\$9,500.00	Rob Janits	SOA	Summer	Completed	HC1150	28-Jun-19	Tetra tech
Pelly_Crossing	Lot 12 Group 953	8682	Pelly Crossing septic Field	\$40,000.00		Rob Janits	Public Tender	Summer	Planning			
Old_Crow			Purchase used 20' sea can located in Old Crow	\$0.00	\$8,500.00	Lester Balsillie		Spring	Completed	HC1116	30-Apr-19	
Old_Crow		8561	Sewer Repairs	\$0.00	\$6,000.00	Lester Balsillie		Spring	Completed	HC1123	10-Jul-19	
Ross_River		TBC	Leveling units in Ross River	\$0.00		Rob Janits	Public Tender	Summer				moved to future year plan
Teslin	2 Craft Street	8774	Interior retrofit	\$0.00	\$68,848.00	Rob Janits	Public Tender	Spring	Awarded	HC1164		
Watson_Lake	204 Robert Campbell Hwy	8807	204 Robert Campbell conversion	\$0.00		Bob Kostelnik	10x1 million exception	Summer				Moved to 2020
Watson_Lake	Various Units(10)		Radon Mitigation	\$0.00	\$49,108.31	Phil Oberg	Direct Award	Summer	Completed	HC1136	12-Jul-19	split coding on HC1136
	TBD		placeholder for two TBD interior retrofits	\$50,000.00								
	Various		Radon Mitigation	\$50,000.00		Phil Oberg						
			Appliances		\$7,899.94	Lester Balsillie		Spring				Paid By Visa _Dirk
					\$534,296.49		TOTAL COMMITTED PROJECTS					
				TOTAL BUDGETED PROJECTS	\$165,000.00							
				GRAND TOTAL STAFF	\$699,296.49							

Social Capital						\$1,200,000.00 BUDGET						
Community	Address	Unit No	Scope of Project	Social Budget	Social Commitment	Project Manager	Procurement Type	Tendering time frame	Project Status	Contract Number	Completion Date	Notes
Carmacks	104 Prospector/111 Klaza	2105/2122	replace front and back decks	\$0.00	\$11,800.00	Phil Oberg	Invitational	Summer	Planning	HC1169	31-Jul-19	Brian Boyd
Dawson	502 & 504 Firth St.	1121	Foundation upgrades	\$25,000.00		Phil Oberg		Summer	Tendered			

Dawson	532 & 534 Firth St.	1123	Foundation upgrades	\$25,000.00		Phil Oberg		Summer	Tendered			
Dawson	540 & 542 Firth St.	1125	Foundation upgrades	\$25,000.00		Phil Oberg		Summer	Tendered			
Dawson	537 & 539 Grant St.	1127	Foundation upgrades	\$25,000.00		Phil Oberg		Summer	Tendered			
Dawson	503 & 501 Grant St.	1129	Foundation upgrades	\$25,000.00		Phil Oberg		Summer	Tendered			
Dawson	Turner Street		Water and sewer upgrades	\$50,000.00		Phil Oberg	J/V with CS	Summer	Awarded			In conjunction with CS
Haines_Junction	102 Auriol	2307	Water and sewer upgrades	\$7,500.00		Phil Oberg	SOA	Summer	Awarded			In conjunction with CS
Haines_Junction	104 Auriol	2308	Water and sewer upgrades	\$7,500.00		Phil Oberg	SOA	Summer	Awarded			In conjunction with CS
Haines_Junction	106 Auriol	2309	Water and sewer upgrades	\$7,500.00		Phil Oberg	SOA	Summer	Awarded			In conjunction with CS
Mayo	2nd Avenue	Various (6)	Mayo water and sewer upgrades x 6 units	\$0.00								Defered to next FY
Mayo		2415/2416/2417	Reshingle	\$30,000.00		Bob Kostelnik	Public Tender	Summer				Defered to next FY
Ross_River	8 Kulan	2610	Repace Furnace	\$0.00	\$7,435.00	Rob Janits	Invitational	Summer	Completed	HC1152	11-Jul-19	Certified Heating
Ross_River	2 Lapie	550	Install Communications	\$0.00	\$4,219.76	Rob Janits	Direct Award	Summer	Completed	HC1158	07-Jun-19	Reliable Comm.
Ross_River	TBD		Leveling units in Ross River	\$50,000.00		Rob Janits		Summer	Planning			
Ross_River			Septic field engineering and design	\$0.00	\$20,000.00	Rob Janits	SOA	Summer	Awarded	HC1150	28-Jun-19	Tetra tech
Ross_River	5th St W Lot 189	2627	Septic field installation	\$27,000.00		Rob Janits		Summer	Planning			
Ross_River	5th St W Lot 194	2629	Septic field installation	\$27,000.00		Rob Janits		Summer	Planning			
Ross_River	5th St W Lot 207	2624	Septic field installation	\$27,000.00		Rob Janits		Summer	Planning			
Ross_River	5th St W Lot 210	2623	Septic field installation	\$27,000.00		Rob Janits		Summer	Planning			
Ross_River	4th St W Lot 179	2621	Septic field installation	\$27,000.00		Rob Janits		Summer	Planning			
Watson_Lake	Various		Radon Mitigation	\$0.00	\$14,403.12	Phil Oberg	Direct Award	Summer	Awarded	HC1136	12-Jul-19	funds coming from 19/10 NHF
Whitehorse	3090 - 3rd Avenue	4303	Greenwood elevator design - feasibility	\$0.00	\$34,495.20	Bob Kostelnik	SOA	Summer	Completed	HC1133	Aug. 31, 2019	Stantec
Whitehorse	100 Lambert	800	Closeleigh Manor dry sprinkler system replacement	\$85,000.00		Bob Kostelnik		Summer	Planning			
Whitehorse	100 Lambert	800	Closeleigh Manor dry sprinkler system replacement -Engineering	\$0.00	\$22,090.00	Bob Kostelnik	SOA	Summer	Awarded	HC1132	Oct. 31, 2019	NCE
Whitehorse	408 A & B Jeckell St	1405	Jeckell street duplex site grading project	\$50,000.00		Bob Kostelnik		Summer	Planning			
Whitehorse	100 Lambert	800	Closeleigh Manor fuel tank assessment and design	\$50,000.00		Bob Kostelnik	SOA	Summer	Planning			
Whitehorse	100 Lambert	800	Closeleigh Manor exterior paint	\$0.00	\$71,800.00	Bob Kostelnik	Public Tender	Spring	Awarded	Hc1115	31-Jul-19	Larry Park
Whitehorse	2101 Centennial st.	0837	2101 A&B Centennial Exterior upgrades/walkways	\$0.00	\$77,777.77	Phil Oberg	Public Tender	Summer	Awarded	HC1165	Aug. 31, 2019	
Whitehorse	33 Wann	6342	Furnace and Hot Water Tank Replacement	\$15,000.00		Bob Kostelnik	Invitational	Summer	Planning			
Whitehorse	6123 - 6th Ave	820	Steele St. re shingle and fascia replacement	\$0.00	\$33,440.00	Rob Janits	Public Tender	Summer	Awarded	HC1144	Oct. 9, 2019	David Gatensby
Whitehorse	6123 - 6th Ave	820	Steele St. Exterior paint	\$0.00	\$66,666.67	Rob Janits	Public Tender	Summer	Awarded	HC1160	31-Jul-19	Gray Management
Whitehorse	600 College Drive	4500	Daycare Assessment-Elecrical	\$0.00	\$705.00	Lester Balsillie	Direct Award	Spring	Completed	CV73250		
Whitehorse	600 College Drive	4500	Daycare Assessment-Mechanical	\$1,000.00		Lester Balsillie	Direct Award	Spring	Completed			
Whitehorse	600 College Drive	4500	Exterior Beams and Post Restain	\$40,000.00		Lester Balsillie	Public Tender	Canceled	Tendered			
Whitehorse	2004 Centennial	840	Roof Reshingle	\$0.00	\$62,730.00	Erik Gaucher	Public Tender	Summer	Awarded	HC1117	Aug. 16, 2019	David Gatensby
Whitehorse	408 Alexander St.	3001	ventilation upgrades	\$0.00	\$0.00					HC1060		funds coming from 19/10 NHF
			Appliances	\$50,000.00								
Whitehorse	#305-3090-3rd Ave.	4303	Appliance Purchase	\$0.00	\$949.98	Lester Balsillie	Direct Award	Spring	Completed			Credit Card purchase - Dirk
	TBD		Placeholder for 3 interior retrofits TBD	\$165,000.00								

			Contingency / placeholder for emergency capital repairs	\$50,000.00								
				TOTAL BUDGETED PROJECTS	\$721,000.00	\$416,712.50						
				GRAND TOTAL SOCIAL	\$1,137,712.50							

NHF Projects 19/20 FY									
Community	Unit Number	Address	Scope of Project	STATUS	Budgeted amount	Committed funds	FMIS Commitments	Project Manager	NOTES
Teslin	8761	9 Jackson	three plex renovations	Planning	\$250,000.00				unit will be converted to community housing vs staff housing
Whitehorse			Housing First	Awarded	\$800,000.00				
Whitehorse	4500	600 College Dr	water upgrades	Awarded	\$10,000.00				
Whitehorse	3001	408 Alexander	Ventilation upgrades	Awarded	\$43,000.00				
Whitehorse	1412-a	502 Taylor	interior retrofit	Awarded	\$35,000.00				
Various			Social unit radon mitigation		\$100,000.00				
Dawson			KDO public consultaiton and design work	Planning	\$150,000.00				
Whitehorse	various		Security camera systems	Planning	\$250,000.00				
TOTAL					\$1,238,000.00	\$0.00	\$0.00		

NEW CONSTRUCTION PROJECTS Funding 2019/20							
Community	Unit Number	Scope of Project	STATUS	Budgeted amount	Committed funds	Project manager	NOTES
Old Crow		Planning and design of mixed use 10 plex		\$800,000.00		Bob Kostelnik	
Whitehorse		Planning and design of 4th and Jeckell Mixed use		\$300,000.00		Bob Kostelnik	
Whitehorse		4th and Jeckell public engagment Gravy train food truck			\$1,200.00	Bob Kostelnik	
Whitehorse		4th and Jeckell public engagment Marsh Lake tents and events		\$1,000.00		Bob Kostelnik	
Whitehorse		4th and Jeckell public engagment John Glynn Morris			\$900.00	Bob Kostelnik	
Whitehorse		Housing First project		\$800,000.00		Lester Balsillie	Slated for completion June 30, 2019 \$800 K coming from NHF's
TOTAL				\$1,901,000.00	\$2,100.00		

Social Duplex Conversion Projects-- YG Funded								
Community	Unit Number	Address	Scope of Project	STATUS	Budgeted amount	Committed funds	Project manager	NOTES
Watson Lake	7155	1010 Ravenhill	Single Family dwelling to duplex conversion	planning	\$350,000.00		Bob Kostelnik	
Ross River	2610	9 Pyrite	Single Family dwelling to duplex conversion	planning	\$350,000.00		Rob Janits	
TOTAL					\$700,000.00	\$0.00		

Staff Duplex Conversion Projects-- YG Funded								
Community	Unit Number	Address	Scope of Project	STATUS	Budgeted amount	Committed funds	Project Manager	NOTES
Watson Lake	8807	204 Robert Campbell Way	Duplex to Triplex conversion	planning	\$350,000.00		Bob Kostelnik	funding is also coming from LCEF and staff Capital
Faro	8622	362 Dawson Dr	Single Family dwelling to duplex conversion	planning	\$350,000.00		Rob Janits	
TOTAL					\$700,000.00	\$0.00		

Social LCEF Projects-- Federally Funded									
Community	Unit Number	Address	Scope of Project	STATUS	Budgeted amount	Committed funds	FMIS Commitments	Project manager	NOTES
Whse		Hanson St. seniors	Exterior energy upgrade	planning	\$750,000.00			Erik Gaucher	
Dawson City		324&326 Turner	Exterior energy upgrade	planning	\$160,000.00			Erik Gaucher	
Teslin		42&44 Nisutlin Dr.	Exterior energy upgrade	planning	\$160,000.00			Erik Gaucher	
Carcross		408 Simmions	Exterior energy upgrade	planning	\$80,000.00			Erik Gaucher	
Carcross		415 Simmions	Exterior energy upgrade	planning	\$80,000.00			Erik Gaucher	
Haines Jct		105 Rainbow	Exterior energy upgrade	planning	\$80,000.00			Erik Gaucher	
Haines Jct		108 Rainbow	Exterior energy upgrade	planning	\$80,000.00			Erik Gaucher	
TOTAL						\$0.00	\$0.00		

Staff LCEF Projects-- Federally Funded									
Community	Unit Number	Address	Scope of Project	STATUS	Budgeted amount	Committed funds	FMIS Commitments	Project Manager	NOTES
Watson Lake		204 Robert Campbell hwy	Exterior energy upgrade	planning	\$250,000.00			Erik Gaucher	
Faro		222 Dawson	Exterior energy upgrade	planning	\$80,000.00			Erik Gaucher	
Faro		228 Dawson	Exterior energy upgrade	planning	\$80,000.00			Erik Gaucher	
Dawson City		372 Turner	oil to Electrical conversion	planning	\$300,000.00			Erik Gaucher	
TOTAL					\$710,000.00	\$0.00	\$0.00		

YUKON HOUSING CORPORATION													
Name in Main Estimates	2019-20 GROSS	2019-20 REC	2019-20 NET	2020-21 GROSS	2020-21 REC	2020-21 NET	2021-22 GROSS	2021-22 REC	2021-22 NET	2022-23 GROSS	2022-23 REC	2022-23 NET	2023-24 GROSS
New Construction													
Housing First Project	800.0	800.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Old Crow Mixed-Use 10-Plex	800.0	1,659.0	341.0	4,000.0	0.0	4,000.0	1,000.0	0.0	1,000.0	0.0	0.0	0.0	0.0
Whitehorse Mixed-Use Housing	300.0	53.0	247.0	6,000.0	1,063.0	4,937.0	3,300.0	900.0	2,400.0	6,000.0	895.0	5,105.0	2,700.0
Social Housing													
Renovation and Rehabilitation Existing Stock	1,200.0	0.0	1,200.0	1,200.0	0.0	1,200.0	1,200.0	0.0	1,200.0	1,200.0	0.0	1,200.0	1,200.0
Energy Retrofits	1,402.0	1,051.5	350.5	1,402.0	1,051.5	350.5	1,402.0	1,051.5	350.5	1,402.0	1,051.5	350.5	0.0
Unit Conversions	700.0	0.0	700.0	700.0	0.0	700.0	800.0	0.0	800.0	800.0	0.0	800.0	0.0
Northern Housing Fund	1,600.0	1,600.0	0.0	1,900.0	1,900.0	0.0	1,900.0	1,900.0	0.0	1,900.0	1,900.0	0.0	1,900.0
Carcross mied use planning and construction	0.0	0.0	0.0	0.0	0.0	0.0	200.0	178.0	22.0	0.0		0.0	3,000.0
Replacementof aged out units	0.0	0.0	0.0	0.0	0.0	0.0	600.0	0.0	600.0	4,000.0	3,200.0	800.0	4,000.0
Watson Lake Housing First	0.0	0.0	0.0	200.0	0.0	200.0	3,500.0	0.0	3,500.0	0.0	0.0	0.0	
Staff Housing													
Renovation and Rehabilitation Existing Stock	800.0	0.0	800.0	800.0	0.0	800.0	800.0	0.0	800.0	800.0	0.0	800.0	800.0
Energy Retrofits	701.0	525.8	175.3	701.0	525.8	175.3	701.0	525.8	175.3	701.0	525.8	175.3	0.0
Unit Conversions	700.0	0.0	700.0	700.0	0.0	700.0	800.0	0.0	800.0	800.0	0.0	800.0	0.0
	0.0	0.0	0.0	0.0	0.0	0.0	200.0	0.0	200.0	450.0	0.0	450.0	450.0
	9,003.0	5,689.3	4,513.8	17,603.0	4,540.3	13,062.8	16,403.0	4,555.3	11,847.8	18,053.0	7,572.3	10,480.8	14,050.0

YHC Project Calculations for LCEP

	Indicates data is required
	Staff housing
	New projects proposed in 2019
	Calculations for entire building

[illegible]

2019/20	Social Projects \$1,402M	Project budget
\$1,420,000.00		
Welfare Lake	Welfare street system 30 miles	\$1,500,000.00
Corpus	200 & 205 Turner	\$1,000,000.00
Toules	48 & 44 Nashville Dr	\$1,000,000.00
Corpus	400 Simonsen	\$800,000.00
Corpus	415 Simonsen	\$800,000.00
Welfare Junction	405 Wadlow	\$800,000.00
Welfare Junction	405 Wadlow	\$800,000.00
	contingency	\$50,000.00
		\$1,400,000.00

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NGO Agreements – Current State Review & Suggested Next Steps

This document provides a summary of our review of the current state of NGO Agreement Management within Social Supports. The intent of conducting this review is to identify the “starting point” for establishing a robust NGO Agreement Management process such that the gap between current practice and the desired future state is well understood. In turn, this insight will facilitate the development of appropriate improvement and implementation actions.

Key activities carried out to complete this review include the following:

- Interviews with Social Services staff – Kaila de Boer; Wendy McIntire-Cowx; Anne Aram; Terry Creamer; Selena Kaytor; Will Friesen; Alanna Hennessey; Julie Candow; Madeleine Davidson; and Stephen Doyle;
- Review of current NGO Agreements;
- Initial review of Admin Fee model (further discussions scheduled);
- Review of Logic Models recently collected from several NGO’s;
- Review of both financial and program reports from various NGO’s;
- Review of YG Risk Template; and
- Review of several financial and risk templates developed by Madeleine Davidson

Key observations and conclusions are described below.

Key Observations

Transfer Payment Agreement (TPA) format and content (excluding schedules)

- Lack of clarity and common understanding within Social Supports of the existence of the most up-to-date version of the TPA template. As with other facets of the NGO Agreement process, there appears to be a lack of effective document management in place such that the most current version of the TPA is readily available and known to all concerned. What is assumed to be the “latest version” nonetheless has comments added to this Word document that are from a review/edit of the document carried out in early 2021 – as such, this current “final” version seems to be undergoing some form of active revision. Overall, the lack of document version control increases the risk of non-standard, unapproved agreements being utilized.
- A “short” version, also referred to as a “low risk” template, was found, albeit that it appears that this version was not commonly known to exist within Social Supports, and

- was not found to be in use within the current group of TPA's. At the same time, the "full" version TPA appeared to be used for all existing NGO's, including several low-value and, presumably, low-risk agreements (in these instances, the full/long version likely exceeds what is contractually required and, we expect, is not being rigorously followed by either party);
- The content and format of the current TPA template appears to be overly complex and/or formal to most effectively meet the needs of both YG and the NGO. There is likely an opportunity to simplify and streamline the TPA content/format in a way that facilitates more effective agreement management for both YG and the NGO's, while maintaining a robust contractual relationship.

TPA Project content (Schedule A)

- Lack of consistent format and degree of detail regarding the description of services, deliverables, and outcomes. Greater emphasis appeared to be given to describing "what" the NGO was being funded to do (i.e. services to be carried out), with less emphasis and clarity regarding client outcomes and achievements;
- Recently, we understand that a number of NGO's have been instructed to produce Logic Models as a means of providing a more consistent and useful description of services, outputs, and outcomes – the results to date suggest that the NGO's, as a group, may not be sufficiently skilled at developing Logic Models, and necessarily take different approaches and utilize different formats;
- Overall, the Project descriptions were lacking in consistency and clarity, and in providing a solid foundation for measuring the value generated by the NGO's.

TPA Reporting content (Schedule D)

- The NGO's provide a variety of financial report formats at varying depths of detail to fulfill the financial reporting requirements of the TPA's. This variation of format and detail creates challenges for Social Supports to readily review and assess these reports. As well, the variation in the financial skills and capabilities across the NGO's further contributes to these challenges, as does the variation in budget structure found across the full set of NGO agreements;
 - Madeleine Davidson has recently developed a standardized reporting template that connects to a standardized budget structure. This appears to be a significant steps towards improving and simplifying the reporting of financial information for the NGO's, and for the analysis of this information by HSS.
- Social Supports Managers "struggle" with being able to effectively review and analyze this financial information due to a combination of the variety of reporting formats,

- together with a lack of time and mixed financial expertise. Madeleine Davidson has recently taken on the task of supporting the review/assessment of these reports and, given her strong financial expertise, has provided significant value to the Managers;
- Similarly, Managers struggle to keep up with the activity of reviewing project reports and of taking appropriate follow-up action. At the same time, these reports generally focus on describing the activity of the NGO, with little insight as to client-centered outcomes – as such, Managers have little to work with in terms of assessing the overall success of the NGO, and how to support the NGO to better achieve success for its clients.

Additional Observations

- Lack of process and discipline regarding tracking and management of documentation – TPA's; reports, invoices, etc. It appears that all TPA's are registered in front End, albeit that this was not common knowledge outside of Social Services Finance. Additionally, numerous examples were cited regarding documentation that has “slipped through the cracks” – for example, the recent overdue invoice from CNIB. Overall, there is an absence of an effective and robust document management system;
- Lack of clear roles and responsibilities regarding NGO agreements. In addition to the Managers who are seen as the “owners” of the various TPA's, a number of other resources are involved, including Social Services Finance; Corporate Finance; and Social Services Policy. Again, clear roles and responsibilities for all concerned are mixed.
- Lack of an initial Risk Assessment. Each NGO is unique in terms of the inherent risks to YG and its clients and, as such, these risks need to be clearly identified at the onset of forming the agreement, and appropriately managed over the life of the agreement;
- Lack of a structured and standardized Agreement Management methodology and associated set of processes/procedures. While agreements are routinely formed and NGO's carry out services for YG, the overarching method for establishing these agreements and for managing these agreements over time is fragmented and inconsistent.

Key Conclusions

- It is likely that **a high degree of financial, client, and/or reputational risk exists for HSS** with regards NGO agreements
 - It will be necessary to identify the risks associated with each NGO, and to incorporate this insight into an agreement management plan to ensure that known risks are effectively mitigated;
- The **structure, content, and “formality” of the current TPA (long version) is likely contributing to the challenge of effectively managing these agreements**, and is very likely **being “over-used” for low-dollar and low-risk agreements** (when a “short” or similarly simplified TPA agreement would better suit the situation);
- The **lack of a structured methodology for managing NGO agreements is a significant impediment to improving the current situation**. It will be necessary to develop and implement an appropriate methodology and associated set of processes, procedures, and tools to enable any significant degree of improvement to be achieved;
- At the same time, **the level of resourcing allocated to NGO agreement management appears to be less than what is required to effectively manage the over \$16 million per year spend**. Managers have readily “confessed” to doing the best they can “off the sides of their desks” and, further, also recognize that they need support to effectively manage the financial aspects of these agreements.
 - While \$16 million is a significant annual spend, the need for strong and effective NGO agreement management can also be measured in terms of the number of clients served, and the risks associated with utilizing external agencies to deliver services on behalf of HSS. As stated earlier, the degree of client and reputational risk is as critical as financial risk.
- **The systems currently supporting NGO agreement management are rudimentary and insufficient to properly support this work**. It will be essential for improving overall NGO agreement management to significantly improve the system/systems supporting this activity, either through the more effective use of existing systems such as Excel and SharePoint, or through the acquisition of a specific Agreement Management system.

Next Steps

Based on the key observations and conclusions described above, I suggest the following Next Steps for moving forward. My thinking is to concurrently move down 2 paths – one path will focus on getting ready for agreement renewals, as I understand that this will be a focus for the next few months, with the other path being the development of the longer term solution. These 2 paths will necessarily overlap, as elements of the “longer term solution” will appropriately be put in place as quickly as possible in a sequence that makes the most sense – for example, deciding on a Risk Assessment tool, and carrying out at least an initial assessment over the next few months on those NGO’s that appear to present the largest risk (either financial, or by the nature of their clients and services), likely makes sense.

Immediate-Term Steps

- **Streamline the TPA template (long version)**
 - Ensure that all necessary contractual clauses/language are included and clearly stated;
 - Streamline and simplify language where possible;
 - Consolidate the financial reporting requirements into the Reporting Schedule (currently partially duplicated in the body of the template and the Reporting Schedule)
- **Validate and, as required, update the “short” TPA template**
 - Establish criteria for using the “short” version – likely to be based on a dollar-value threshold, and risk;
 - As required, update/revise content, and ensure coordination and consistency with the long version
- **Review full list of existing TPA’s (extract from Front End) and prioritize for renewal action**
 - Assuming that it will be challenging to give all NGO Agreements the same degree of rigorous review prior to renewal, and that it is likely that some NGO Agreements will be more complex and/or time-consuming to finalize due to such activities as updating budgets, changing services, etc., the intent here is to conduct a “quick review” to enable these agreements to be prioritized for renewal action over the next few months;
 - Ensure that Managers and others are appropriately working through these agreements based on priority

- **Determine resourcing requirements for the Renewal Plan, and develop an associated Resource Plan**
 - The intent here is to create a “NGO Agreement Renewal Team” – while it will likely include the same resources (Managers; Finance staff; etc.) that are currently involved, the idea is to form more of a team structure and to realistically identify the time that all resources can contribute to this effort so that these resources effectively “sign up” to contribute their required time. This is in contrast to continuing to have these resources “work off the sides of their desks”;
 - This Plan will also identify key resourcing gaps at an early stage, with the intent that action can be taken to fill any gaps (rather than assuming, or hoping, that the work will somehow get done)

These steps are focused on getting the set of NGO agreements into the “best shape possible” for the start of the new fiscal year, and of clearly identifying what work can get done prior to April 1st and what work necessarily needs to be scheduled for Q1 and perhaps beyond – for example, the development of a Logic Model and associated performance metrics may be appropriate to push off to Q1 for some NGO’s, while for others it will be more critical to get these actions completed earlier.

Longer-Term Steps

- **Finalize the financial reporting requirements and associated template(s)**
 - Utilize the work that Madeleine Davidson has done to date;
 - Ensure that the Social Supports Managers are comfortable with the financial reporting and are provided with guidance for how to assess the results;
 - Roll out to the NGO’s, either as part of the TPA renewal, or shortly into the new agreement year such that they can report, for instance, Q1 results within the new template
- **Incorporate Logic Models into the Project description and associated reporting requirements**
 - Standardize on the Logic Model format used by Social Supports
 - Work with the NGO’s to develop Logic Models and associated performance measurements (again, ideally by April 1st, but can be rolled out over Q1 or beyond)
- **Develop and roll-out an overall Agreement Management Life-cycle methodology and tool-kit**
 - Key elements will include a Risk Assessment tool; a document tracking solution; appropriate resourcing; staff and NGO training etc.



Quarterly Housing Report

Q2 July, August, September 2022



Quarterly Housing Report – Q2 July, August, September 2022

Overview

This report gives an overview of housing and homelessness data from programs provided or funded by the Social Supports Branch (SSB) for Q2 2022-2023 (July, August and September). Data from the following programs is included:

1. Emergency shelters,
2. Transitional and supported housing,
3. Social Assistance (including Yukon Supplementary Allowance), and
4. Community Outreach Services.

Context

There is unmet demand for housing with services, including emergency shelters, transitional housing and housing with supports, as highlighted in the May 2022 [report on Yukon Housing](#) from the Office of the Auditor General (OAG). In response to recommendations from the OAG, the Quarterly Housing Report is intended to support analysis and decision-making pertaining to housing needs.

This report shows an increase in emergency shelter use over the past 18 months (Figure 3). The Whitehorse Emergency Shelter reached capacity on a couple of nights in early September and several guests were turned away due to being full. Multiple factors likely contributed to this increase in shelter use. Many hotels ended monthly rentals for the summer tourist season resulting in loss of provisional accommodation for vulnerable Yukoners and displacement to shelters. Easing COVID restrictions may have also been a factor as shelters were able to increase the number of beds available. Data from the Whitehorse Emergency Shelter appears to show shelter use so far for 2022-2023 returning to pre-pandemic levels (Figure 2).

All Yukoners are feeling the pinch with inflation continuing to rise and housing becoming more unaffordable. The [Consumer Price Index for Whitehorse](#) shows that shelter costs have increased 8.7% between October 2021 and October 2022. According to the Yukon Bureau of Statistics' [Real Estate Report](#), home prices in Whitehorse reached record highs last quarter, at over \$700,000 for a single-detached house. Rental costs also continue to increase, with the most recent [Rent Survey](#) showing median rent increasing by 5.2% to \$1,300 between October 2021 and April 2022 for rental units in all types of buildings in the Yukon. The vacancy rate dropped from 2.5% to only 1.6%, meaning it is more difficult for renters to find a home that is affordable and meets their needs.

In response to the increasing demand for emergency shelter, SSB collaborated with Safe at Home Society in September to cross-reference the By-Name List with data on current housing status of SSB clients accessing the Whitehorse Emergency Shelter, Social Assistance, and Community Outreach Services. This identified 14 individuals in Whitehorse experiencing unsheltered homeless, 19 individuals who may soon be unsheltered homeless, as well as a

Quarterly Housing Report – Q2 July, August, September 2022

number of clients who access Whitehorse Emergency Shelter but have alternate accommodation and may be diverted from shelter stays. SSB is working alongside Yukon Housing Corporation and Safe at Home Society to examine several options to address homelessness in Whitehorse for the winter months.

1. Emergency shelter use

Looking at all shelters together, the total number and average number of guests per night has increased month-to-month over Q2 (Tables 1 and 2, Figure 1).

Table 1: Total shelter use per month (total bed nights per month)

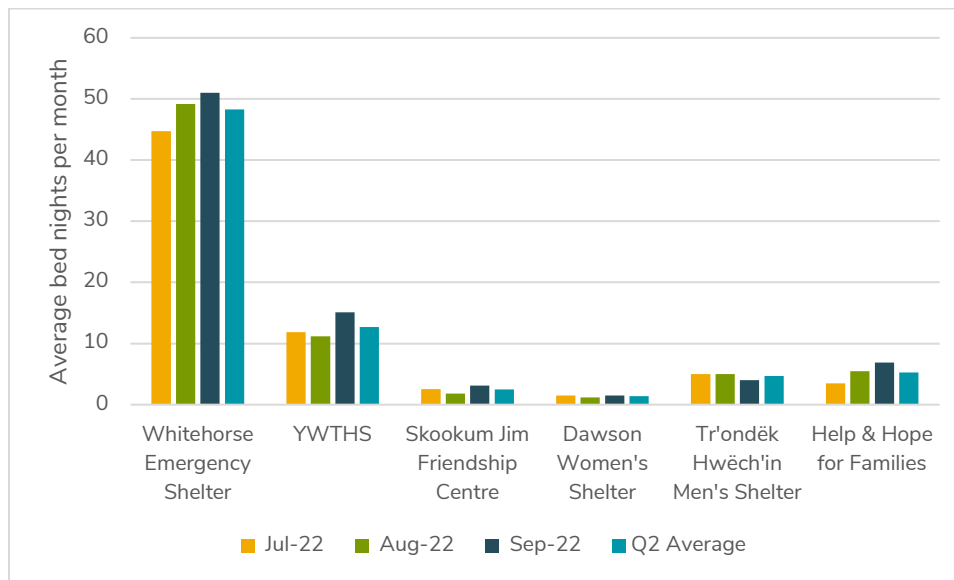
	JUL-22	AUG-22	SEP-22	Q2 TOTAL
Whitehorse Emergency Shelter	1387	1524	1530	4441
Yukon Women's Transition Home Society (YWTHS)	367	347	453	1167
Skookum Jim Friendship Centre – Youth Shelter	78	56	93	227
Dawson Women's Shelter	47	37	45	129
Tr'ondëk Hwëch'in Men's Shelter	155	155	120	430
Help & Hope for Families – Women's Shelter	108	169	207	484
TOTAL	2142	2288	2488	6878

Table 2: Average number of shelter guests per night (average bed nights per month)

	JUL-22	AUG-22	SEP-22	Q2 AVERAGE	CAPACITY (TOTAL BEDS)
Whitehorse Emergency Shelter	44.7	49.1	51.0	48.3	54 (30 are overflow)
Yukon Women's Transition Home Society (YWTHS)	11.8	11.2	15.1	12.7	15
Skookum Jim Friendship Centre – Youth Shelter	2.5	1.8	3.1	2.5	11
Dawson Women's Shelter	1.5	1.2	1.5	1.4	5 (1 is overflow)
Tr'ondëk Hwëch'in Men's Shelter	5.0	5.0	4.0	4.7	5
Help & Hope for Families – Women's Shelter	3.5	5.5	6.9	5.3	11
TOTAL	69.1	73.8	81.6	74.8	101

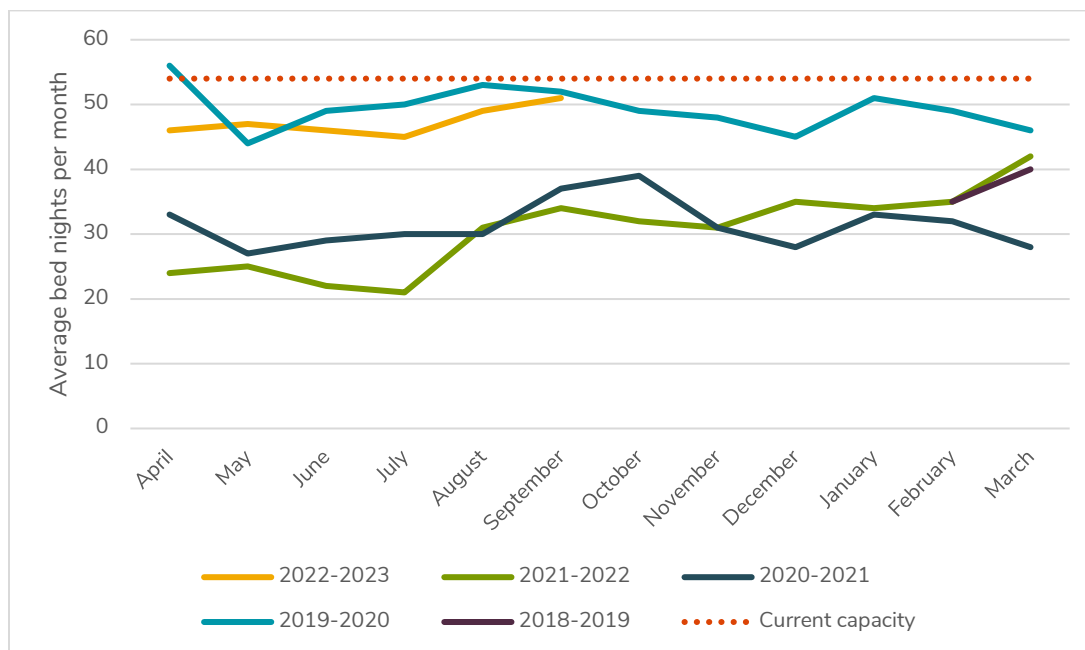
Quarterly Housing Report – Q2 July, August, September 2022

Figure 1: Average number of shelter guests per night (average bed nights per month)



Shelter use data is available for the Whitehorse Emergency Shelter going back to February 2019, when SSB assumed operations. Figure 2 shows the average bed nights per month over the last five years. It appears that shelter use so far in 2022-2023 is returning to levels seen in 2019-2022, pre-pandemic.

Figure 2: Year-over-year average bed nights per month, Whitehorse Emergency Shelter (February 2019 to April 2022)



Quarterly Housing Report – Q2 July, August, September 2022

Across all shelters, usage data is available for the last 18 months from April 2021 onward. Figure 3 and Figure 4 show that shelter use has trended upward during this timeframe.

Figure 3: Total bed nights per month, all shelters (April 2021 to September 2022)

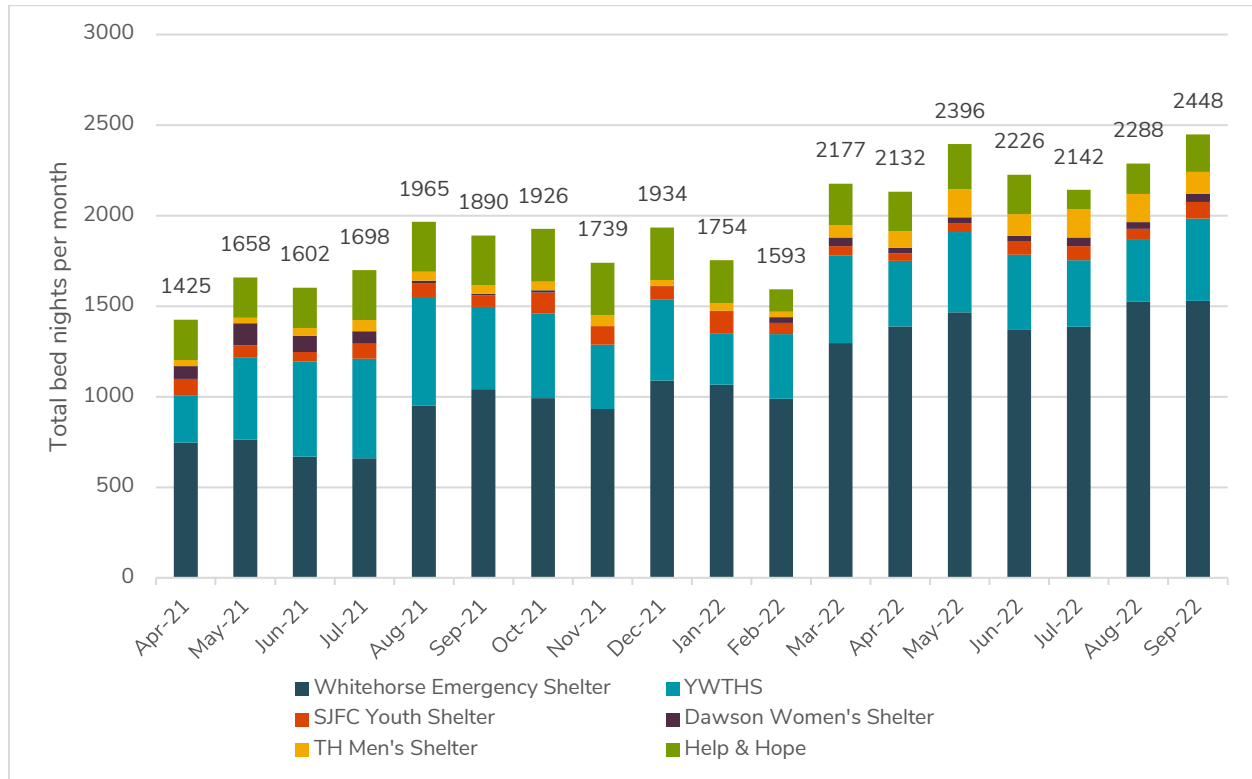
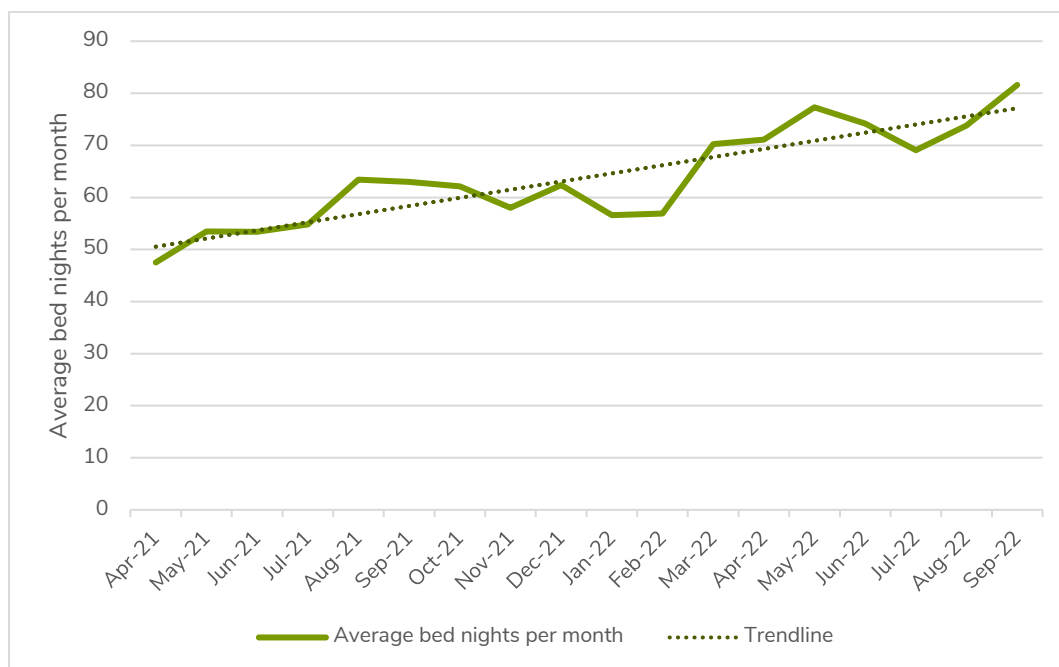


Figure 4: Average bed nights per month, all shelters (April 2021 to September 2022)



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2. Transitional housing and housing with supports

In addition to emergency shelters, transitional housing and housing with supports are essential parts of the housing continuum. The total number of residents living in these housing programs remained consistent month-to-month over Q2 (Table 3). Overall, these housing programs were near or at capacity for Q2, with one program over capacity.

Table 3: Number of residents per month in transitional housing and housing with supports

	JUL-22	AUG-22	SEP-22	CAPACITY	NOTES
Disabilities Services – Clients in residential placements ¹	69	68	68	Varies	Capacity varies depending on number of approved homes and out of territory placements
Whitehorse Emergency Shelter – Housing First	20	20	20	20	20 units, all single units
Connective – Housing First	17	17	17	16 to 18	16 units, including 14 studio-style and 2 one-bedroom units, can accommodate 16 to 18 individuals
Cornerstone – Supported Independent Living (SIL) ²	21	21	21	21	45 units total, all single units, 21 units have supports funded by HSS
YWTHS – Second Stage Housing (transitional)	15	14	14	15	15 units, 10 at Betty's Haven and 5 at Kaushee's, can accommodate 15 adult women plus their children
Help & Hope for Families – Second Stage Housing (transitional)	5	6	6	4	4 units, can accommodate 4 adult women plus their children
TOTAL	147	146	146	Varies	

Notes:

1. Disabilities Services residential placements include Group Homes (Aspen, St. Elias, Granger Haven, Aurora, Max's Place, and Connective YRB client), Approved Homes, Out of Territory Placements, and Options for Independence (a supported apartment program).
2. Cornerstone is a new SIL residence operated by Opportunities Yukon, which opened in June 2022. There are 45 SIL units in the building, 21 of which have support services provided and funded by HSS. The remaining SIL units have supports provided and funded by other organizations.

New projects are planned that will increase the availability of housing with services in the Yukon (Table 4).

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Table 4: Planned housing with services projects

Project	Community	Housing Supports	Timeline
Tr'ondëk Hwëch'in Men's Shelter new building	Dawson City	Will provide 10 new shelter and transitional units that can accommodate 14 beds for men experiencing homelessness	Planned completion December 2022
Watson Lake Housing First building	Watson Lake	Will provide 10 low barrier permanent housing units for individuals experiencing chronic homelessness	Project delayed, no timeline confirmed for completion
Council of Yukon First Nations (CYFN) Women's Shelter	Whitehorse	Will provide 15 units that can accommodate 32 beds for Yukon First Nations women and children escaping family violence	Federal funding awarded June 2021, no timeline confirmed for completion
Safe At Home renovation of High Country Inn	Whitehorse	Will provide 67 supported apartment units for women, youth and Indigenous Yukoners experiencing or at risk of homelessness	Funding awarded January 2022, project delayed, no timeline confirmed for completion

3. Social Assistance clients & Yukon Supplementary Allowance clients

The Social Assistance program supports Yukoner's in meeting their basic needs, including providing payments towards shelter expenses. Table 4 and Figure 5 show a breakdown of the Social Assistance caseload by shelter payment type, and includes the number and percentage of Yukon Supplementary Allowance (YSA) cases across each category. YSA is an additional monthly benefit for recipients who are excluded from the labour force, due to either a disability or being age 65 and older. For Q2, 55% of the Social Assistance caseload was in receipt of YSA on average.

Shelter payment data for this quarter shows there was a decrease in cases staying in hotels, a decrease in cases not receiving any shelter payments, and a slight increase in cases receiving payment for Additional Shelter. Compared to the overall caseload, YSA cases are more likely to be receiving shelter payments towards rent, including rent in subsidized housing and long-term care facilities, and more likely to be receiving Additional Shelter payments. YSA cases are less likely to be receiving payment towards home ownership expenses and Emergency Shelter.

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Table 4: Housing status of Social Assistance (SA) paid cases and Yukon Supplementary Allowance (YSA) paid cases¹ as a percentage of SA paid cases, as per monthly shelter payment data

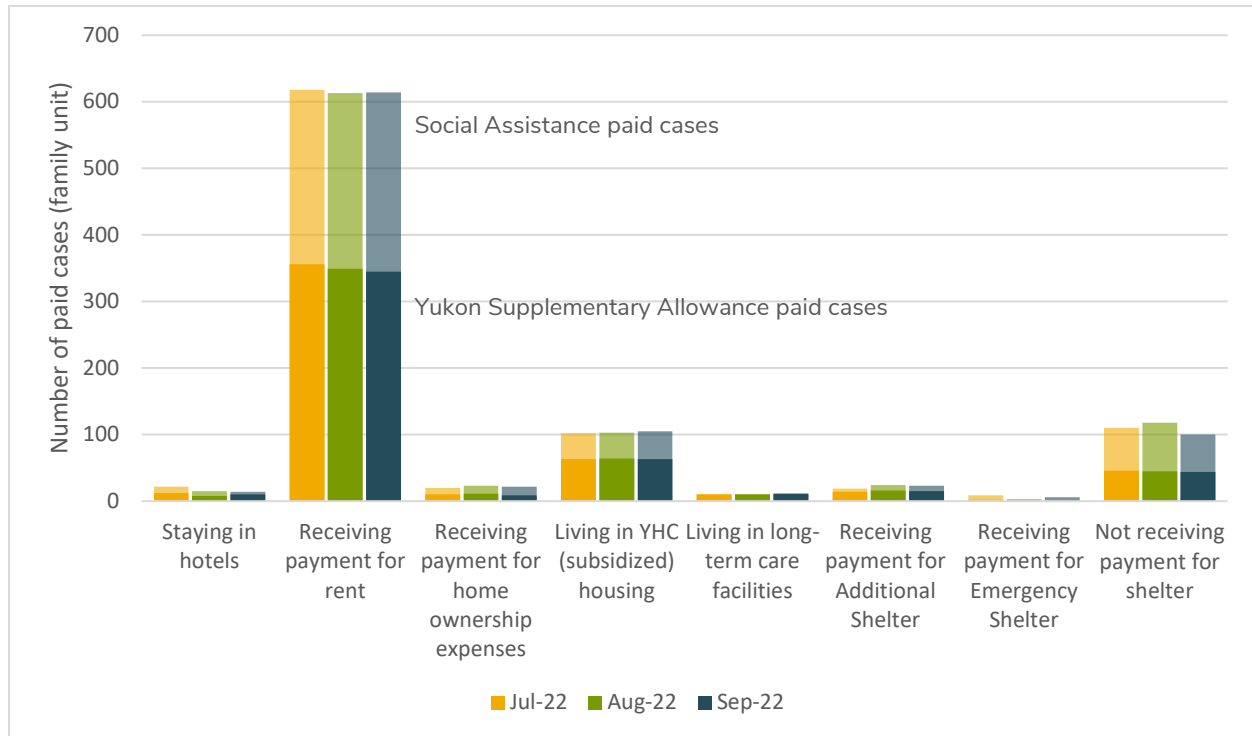
SHELTER PAYMENT TYPE	JUL-22		AUG-22		SEP-22	
	SA	YSA (%)	SA	YSA (%)	SA	YSA (%)
Staying in hotels	22	12 (55%)	15	8 (53%)	14	10 (71%)
Receiving payment for rent ²	618	356 (58%)	613	349 (57%)	614	345 (56%)
Receiving payment for home ownership expenses	20	10 (50%)	23	11 (48%)	22	9 (41%)
Living in YHC (subsidized) housing	102	63 (62%)	103	64 (62%)	105	63 (60%)
Living in long-term care facilities	10	10 (100%)	10	10 (100%)	11	11 (100%)
Receiving payment for Additional Shelter ³	19	14 (74%)	24	16 (67%)	23	15 (65%)
Receiving payment for Emergency Shelter	9	2 (22%)	3	0 (0%)	6	0 (0%)
Not receiving payment for shelter	110	46 (42%)	118	45 (38%)	100	44 (44%)
Caseload total⁴	870	483 (56%)	870	474 (54%)	861	467 (54%)

Notes:

1. YSA paid cases includes all family units with at least one family member who is receiving Yukon Supplementary Allowance.
2. Payment for rent includes payment towards hotel stays (includes cases staying in hotels).
3. Additional Shelter is a top-up payment issued in addition to regular monthly shelter allowance (includes cases receiving payment for rent and cases living in YHC (subsidized) housing).
4. Values do not sum to caseload total because categories are not mutually exclusive.

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Figure 5: Housing status of Yukon Supplementary Allowance caseload as a proportion of Social Assistance caseload by number of paid cases (family unit), as per monthly shelter payment data



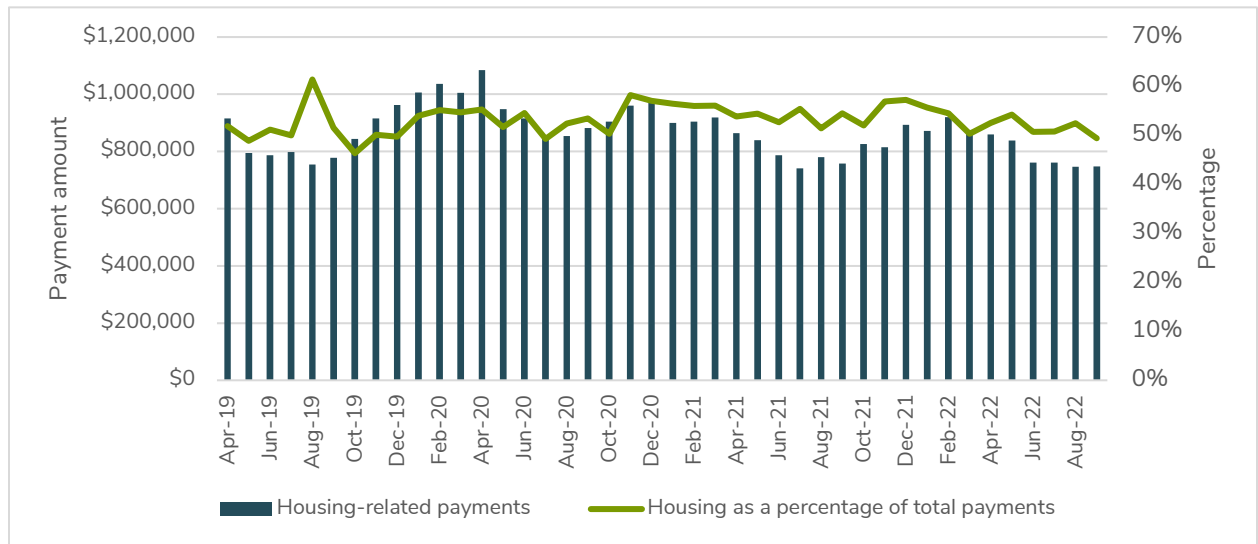
This version of the Quarterly Housing Report includes a new category, “not receiving payment for shelter”, which replaces the previous categories “housed but not receiving payment for shelter” and “homeless”. These previous categories were not based on payment data, but rather were based on social worker populated fields, which may be inaccurate if not manually updated as a case’s housing status changes. For example, in early September all social workers reviewed their caseloads and identified 32 cases experiencing homelessness. Comparatively, filtering by “homeless” identified 47 cases for September, demonstrating that this field is inaccurate.

Longer-term housing trends for the Social Assistance caseload include:

- Housing-related payments (including for shelter and fuel and utilities) accounted for 50.6% of total Social Assistance payments on average from April 2019 to September 2022. This percentage remained relatively consistent over the last three and a half years, as can be seen in Figure 6.

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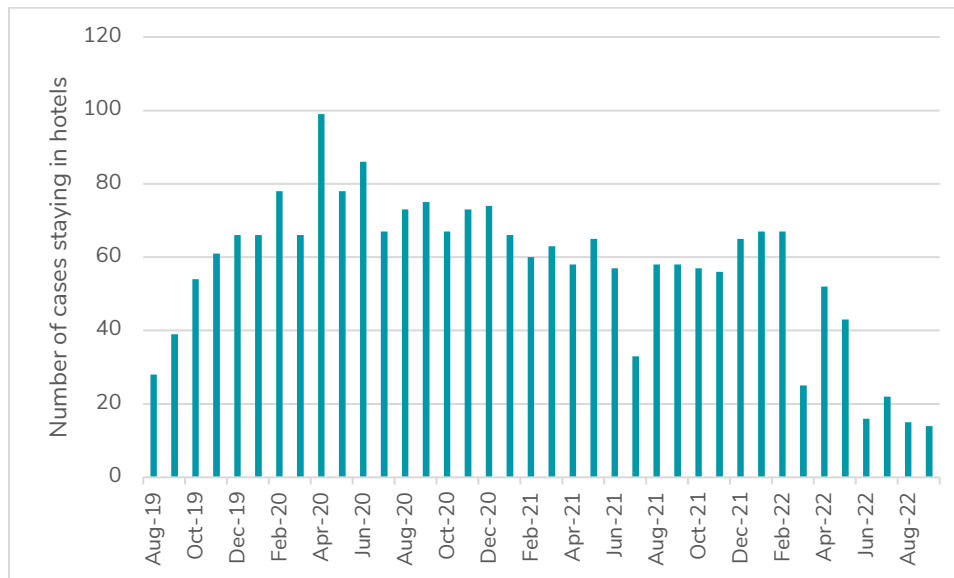
Figure 6: Monthly housing-related payments and housing payments as a percentage of total Social Assistance payments (April 2019 to September 2022)



- 11.6% of Social Assistance cases lived in subsidized housing on average from April 2019 to September 2022. This ranged month to month, with a high of 14.1% of cases in August 2019 and a low of 10.6% of cases in March 2021. As of September 2022, 12.2% of cases lived in subsidized housing.
- The number of cases staying in hotels was 57.0 on average from August 2019 to September 2022, as seen in Figure 7. There was a peak in April 2020 with 99 cases staying in hotels, presumably due to the onset of the COVID-19 pandemic and hotel rooms being made available to provide accommodation for isolating and social distancing. Over the last six months, the number of cases staying in hotels has decreased substantially, with a large decrease in March 2022 due to the closure of the Chilkoot Trail Inn and a second decrease in June 2022 due to other hotels ending monthly rentals for the summer tourist season. As of September 2022, only 14 cases were staying in hotels.

Quarterly Housing Report – Q2 July, August, September 2022

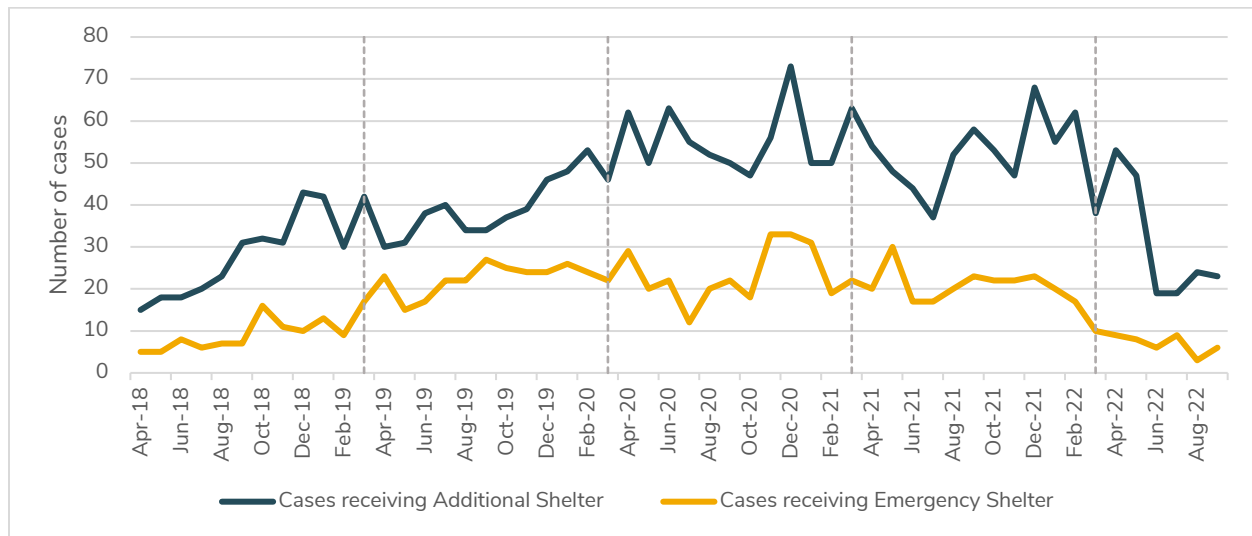
Figure 7: Number of Social Assistance cases staying in hotels (August 2019 to September 2022)



- Additional Shelter and Emergency Shelter are discretionary aid payments issued to Social Assistance recipients or ineligible applicants to help cover the cost of housing due to unanticipated or urgent needs. These are one- or two-time payments and are not intended to be ongoing benefits. From April 2018 to September 2022, 42.5 cases on average received Additional Shelter payments and 17.6 receive Emergency Shelter payments (Figure 8). There was a peak in the number of cases receiving both types of payments in December 2020, with 73 cases receiving Additional Shelter and 33 cases receiving Emergency Shelter. As of September 2022, 23 cases received Additional Shelter and 6 cases received Emergency Shelter.

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Figure 8: Number of cases receiving payment for Additional Shelter and Emergency Shelter (April 2019 to September 2022)





**Yukon Housing Corporation (Y-1)
and Health and Social Services (H-1)
PO Box 2703, Whitehorse, Yukon Y1A 2C6**

December 1, 2022

Currie Dixon, Chair
Standing Committee on Public Accounts
Yukon Legislative Assembly
Box 2703, Whitehorse, Yukon Y1A 2C6

Dear Currie Dixon:

On November 4, 2022, the Yukon Housing Corporation (Corporation) and the Department of Health and Social Services (Department) received the invitation to attend the January 31, 2022 public hearing on the *Report of the Auditor General of Canada to the Legislative Assembly of Yukon – Yukon Housing – Yukon Housing Corporation – Department of Health and Social Services* (OAG Report). We look forward to attending the hearing to address any questions the Public Accounts Committee may have on the OAG Report and the attached Work Plan.

On August 22, 2022, the Corporation and the Department presented a draft Action Plan to the Standing Committee on Public Accounts. The plan outlined the approach being taken by the Corporation and the Department in addressing the nine recommendations made in the OAG Report.

Since providing the draft Action Plan, the Corporation and the Department have conducted various engagement sessions with housing partners to refine the ways in which we will address the recommendations. The Corporation and Department have sought feedback through the *Together for Housing Summit* held on October 4, 2022, subsequent questionnaires, and individual meetings with stakeholders. The Corporation and Department also reached out for input to other Yukon and federal government departments, including the Canada Mortgage Housing Corporation, Yukon First Nations, Non-Government Organizations that provide services to vulnerable Yukoners, Yukon municipalities, Reaching Home Community Advisory Board members, and the private sector such as developers, consultants, and banks.

The Corporation and Department will keep the feedback from engagement activities front and centre as we seek to address the core housing needs of Yukoners through delivering on the Work Plan.

Again, we appreciate the opportunity to attend the hearing and respond to any questions the Public Accounts Committee may have in respect to the OAG Report and Work Plan.

Sincerely,



Mary Cameron
President
Yukon Housing Corporation



Ed van Randen
Deputy Minister
Department of Health and Social Services

c: Allison Lloyd

Attachment: Work Plan

Office of the Auditor General of Canada report on the state of housing for vulnerable Yukoners Yukon Housing Corporation and Health and Social Services Work Plan

Preamble

The Yukon Housing Corporation (Corporation) and the Department of Health and Social Services' (Department) have developed a Work Plan to address the 2022 recommendations made by the Office of the Auditor General of Canada (OAG). The Plan has been informed by internal and external engagement with housing partners to guide improvements in meeting the core housing needs of Yukon's most vulnerable. As an evergreen document, the Work Plan will continue to evolve as it is implemented.

In October 2022, the Corporation and Department held a *Yukon Together for Housing Summit* to showcase innovative housing solutions within the Yukon and Canada, and advance some of the draft actions developed in response to the OAG recommendations. Further to the Summit, the Corporation and Department elicited feedback on the draft actions through questionnaires, which invited organisations to provide more in-depth thoughts on actions to address three of the recommendations. As part of individual meetings with Yukon First Nations, the OAG findings and response actions were also discussed with feedback requested.

Housing partners did not suggest significant revisions to the actions themselves, but rather wished to be included in the implementation of the actions. Our partners want to be involved in the development of housing policies and the evaluation of those policies. They also want to receive the resulting data and information on a regular basis. There is general agreement that this will support evidence-based decisions among governments and housing delivery agents and support collaborative relationships. This approach will help housing partners to provide services to clients and will also help the Corporation and the Department in creating more streamlined services for our clients and housing partners. This feedback is reflected in specific actions such as 31.3, 87.1 and 87.2, but will also be reflected in the implementation of all applicable actions.

Housing partners who contributed to engagement feedback include:

- Federal departments including CMHC
- Yukon First Nations
- Non-Government Organizations that provide services to vulnerable Yukoners
- Yukon municipalities
- Reaching Home Community Advisory Board members
- Housing developers
- Consultants
- Banks

Through discussions, three key policy areas that YHC and HSS will continue to develop in conjunction with partners include:

- **31.2** Amending the prioritization system and eligibility requirements in the Community Housing Operational Policies;
- **40.4** Conducting an in-depth analysis of eligibility and subsequent waitlist to better understand demand/need for YHC's rent-geared-to income program; and,
- **90.2** Identify key indicators and complete an evaluation for the Community Housing Framework that takes into account data derived from housing partners from across the housing continuum.

At the Housing Summit, there was rich discussion on the role of hotels and motels in the housing continuum for vulnerable Yukoners. Yukon government is committed to continuing those discussions, including integrating input as part of the analysis and response to needs of vulnerable Yukoners under Recommendation 62. This includes through collaboration with housing partners to understand current housing needs (62.2) and needs analysis for housing with services (62.3).

Since the release of the audit and the Corporation and Department's update provided to the OAG in August 2022, the Government of Yukon has started to implement Community Housing to address the previous outdated service model for Yukon Housing Corporation's public housing (social housing). As Community Housing begins to replace the social housing service model throughout the territory, there will be further engagement to support the Client-centred approach.

The Corporation's expanding scope from non-market and affordable housing to one that spans all areas of the housing continuum – inclusive of supportive housing through to land/housing development, may position the government to better coordinate across departments and with partners to ensure we achieve the desired outcomes, including meeting the core housing needs of the most vulnerable. The delivery of adequate, suitable, and affordable housing for Yukoners will continue to be a key pillar for the Yukon government as the Work Plan is implemented in response to the OAG Report on Yukon Housing.

* **Winter** (January to March); **Spring** (April to June); **Summer** (July to September); **Fall** (October to December)

Recommendation	Response	Actions	Timeline
31. The Yukon Housing Corporation should conduct a review of rent assessment for those on social assistance, housing eligibility requirements, and its prioritization system to ensure that there is access for those in most need of housing and benefits.	Agreed. The corporation provides a range of services and programs that address diverse needs across Yukon's housing continuum. However, improvements will continue to be made under the 2021 Community Housing Framework and will include: <ul style="list-style-type: none">- review how rents are determined for all tenants to improve program clarity and, where possible, consistency between programs based on unique program mandate (in the 2022–23 fiscal year);- implement the new Community Housing Tenant Selection Policy, including eligibility criteria, and the subsequent removal of the current prioritization system (2022);- continue to work with community and government partners to understand and appropriately support Yukoners most in need (ongoing) (linked to paragraph 40); and- continue to work with community and government partners to provide housing solutions that are responsive to needs of Yukoners across the housing continuum (linked to paragraph 87).	31.1 The Yukon Housing Corporation (YHC)/Health and Social Services (HSS) ADM Steering Committee on Housing to review YHC's rent assessment and eligibility, including those on social assistance.	Fall 2023
		31.2 Amend the prioritization system and eligibility requirements in the Community Housing Operational Policies.	Spring 2024
		31.3 Complete the next 5-year Social Housing Program Evaluation in 2024.	Winter 2024

Recommendation	Response	Actions	Timeline
40. The Yukon Housing Corporation should update its needs analysis across its housing portfolio to identify gaps compared to existing supply and funding levels and take specific actions. This should include realigning the housing stock to meet identified needs, calculating a 5-year deficit for capital and maintenance, and aligning its capital asset and maintenance plans to address gaps and carry out these actions over a planned time frame.	<p>Agreed. The corporation will immediately resume work on the Integrated Housing Strategy to continue identifying housing needs and gaps based on what is currently available. This will provide the necessary gap analysis to strategically determine priority gaps and align funding. Recent Community Housing Needs Assessments and other tools, such as the University of British Columbia's Housing Assessment Resource Tool, will be used to inform this work and improve broader awareness by our community and government partners, including the federal government, over this next fiscal year.</p> <p>This will also be used to inform the corporation's future strategic approach to realigning the housing stock and the capital asset and maintenance plan. Through this work, the corporation will be positioned to implement priority capital plans over the coming years and to triage the non-emergency repairs based on maintenance standards.</p>	40.1 Update the Integrated Housing Strategy (IHS), informed by community needs assessments.	Winter 2024
		40.2 Generate estimates of the value of maintenance and capital items during annual inspections to derive 5-year capital and maintenance deficits.	Winter 2023
		40.3 Continue meeting with representatives from the Housing Assessment Resource Tool (HART) project to integrate Yukon housing needs data into a broad understanding of housing need in the territory.	Ongoing
		40.4 Conduct an in-depth analysis of eligibility and subsequent waitlist to better understand demand/need for YHC's rent-geared-to income program.	Summer 2023
		40.5 The Integrated Housing Plan and accompanying reports will inform Capital Asset Management Plan to better align stock with identified needs.	Winter 2024

Recommendation	Response	Actions	Timeline
		40.6 Continue to work with federal partners on existing and new funding programs and initiatives to align housing resources with Yukon housing needs as informed by community needs assessments and the Integrated Housing Strategy.	Ongoing
48. The Yukon Housing Corporation should ensure that it has appropriate systems and practices in place to identify, document, and complete major and emergency repairs in a timely manner and increase accessibility and energy efficiency of their housing stock.	<p>Agreed. The corporation's ability to meet Yukoners' needs requires us to evolve and adapt to meet changing needs. This in turn requires us to document all emergency and major repairs.</p> <p>The corporation will pursue appropriate process improvements, including potential software system enhancements, to assist tracking repair needs. This will include the realignment of community maintenance with reporting and budget structures within this next fiscal year. As a result, the corporation will be better positioned to improve timely responses.</p>	48.1 In our effort to increase accessibility and energy efficiency, create a responsive maintenance system and a reliable software system for documenting maintenance, including major and emergency repairs.	Winter 2024
		48.2 Continue to conduct energy efficiency and accessibility upgrades to YHC's existing housing in accordance with Our Clean Futures.	Ongoing
62. The Department of Health and Social Services should, in consultation with housing partners, undertake regular and comprehensive needs analysis, including a	<p>Will consult with housing partners to undertake regular and comprehensive needs analysis and develop a framework for forecasting housing with service needs within the year.</p> <p>Needs analyses will include access to housing with services for vulnerable populations and review of accommodations accessed by individuals on social</p>	62.1 Develop a Social Supports Branch Quarterly Housing Report to support analyses and decision-making pertaining to housing needs.	Spring 2022
		62.2 Collaborate with housing partners to integrate data from the Coordinated Access By Name List and other housing related services to establish a common understanding of current housing needs.	Fall 2022

Recommendation	Response	Actions	Timeline
review of the use of hotels as temporary accommodation, and take appropriate action to meet client needs.	assistance. Based on the needs analysis and forecasting, the department will take appropriate action to meet the housing with services needs of Yukoners.	62.3 Complete a needs analysis for housing with services – particularly supportive housing – using population level data and integrating real-time program data as possible.	Summer 2023
		62.4 Explore the possibility of expanding the PiT count to gather additional data for more in-depth analyses.	Winter 2023
		62.5 Finalize a framework for forecasting Housing with Services needs.	Winter 2023
64. The Department of Health and Social Services should ensure that agreements with third-party providers are comprehensive and are monitored for key deliverables.	In November 2021, the department contracted an independent consultant to review its agreement management processes. The review was completed in January 2022. The department is strengthening its agreement management and began updating agreements as they came due, starting 1 April 2022. This work is linked closely to recommendation 91 and the actions the department is taking to integrate performance measurement in its delivery of programs and services.	64.1 Complete an independent review of the department's Agreement Management processes	Winter 2022
		64.2 Update third-party agreements to ensure they are comprehensive and monitored.	Winter 2022
		64.3 Implement recommendations from independent review on enhancing Agreement Management processes.	Ongoing
79. The Yukon Housing Corporation and the Department	The corporation and the department will immediately improve the strategic role of the Joint Deputy Ministers Committee on Housing. To	79.1 Establish multi-year MOU between Ministers.	Summer 2023

Recommendation	Response	Actions	Timeline
of Health and Social Services should ensure that there is governance and oversight in place by effectively working together and with other housing partners to demonstrate meaningful progress, resolve problems, and achieve results.	<p>support this, the corporation and the department will enter into a multi-year memorandum of understanding (MOU), by fall 2022, to formalize cooperation and coordination to improve access and resolve problems.</p> <p>Key MOU elements will include:</p> <ul style="list-style-type: none"> • roles and assignment of responsibilities • mechanisms for engagement with partners • short- and long-term priorities and actions • coordinated approach to information management • reporting and communication of progress and results <p>Implementation of the MOU will be supported by the Joint Corporation/ Department ADM Steering Committee on Housing and working groups formed to implement actions from the MOU. Short-</p>	79.2 Conduct review of partnership framework to ensure alignment with the MOU and to support recommendations for future partnership agreements.	Spring 2023
		79.3 YHC and HSS to initiate the necessary work to address 5.15 of Putting People First.	Completion – to be determined
		79.4 Review Terms of Reference of the Joint YHC and HSS ADM Steering Committees.	Fall 2022

Recommendation	Response	Actions	Timeline
	and long-term housing priorities will include Government of Yukon priorities identified through approved strategic plans and report recommendations, such as the Housing Action Plan and Putting People First, including the planning of Putting People First recommendation 5.15—Align Government of Yukon housing initiatives under one provider. The corporation and the department are committed to working together in a more coordinated and effective way to help Yukoners meet their housing needs on a timely basis.	79.5 YHC/HSS ADM Steering Committee on Housing to agree on short- and long-term priorities and associated timelines.	Spring 2023
87. The Yukon Housing Corporation and the Department of Health and Social Services should work together and with housing partners to identify gaps and improve information systems to provide relevant, accurate,	As key elements of the memorandum of understanding referenced in the joint response to recommendation 79, the corporation and the department will coordinate relevant information management, reporting and communication of results, and engagement with partners. This work will be complemented by the establishment of performance indicators for the corporation and the department, as noted in response to recommendations 90 and 91.	87.1 YHC and HSS establish an interdepartmental Housing Working Group to work with other YG departments to better understand, and respond to, the housing system from land development to Community Housing.	Ongoing
		87.2 Liaise with Yukon First Nations (YFNs) self-governments, Yukon municipalities, community groups, universities, and the Federal government to share information and data on housing in the Yukon: - develop a common understanding of all housing needs; - inform subsequent housing priorities for housing providers.	Ongoing

Recommendation	Response	Actions	Timeline
and timely information to support decision making and to report on the planning, delivery, and results related to housing in Yukon.	Reporting on the outcomes of related strategic plans, such as the Housing Action Plan 2015–2025, will also be implemented by November 2022 and updated annually. Ongoing monitoring of performance will enable the corporation and the department to identify Yukoners’ needs and take effective action.	87.3 Support full implementation of Coordinated Access with tools such as the By Name List, so that the full spectrum of supportive housing and Community Housing needs are captured, and housing access is coordinated.	Ongoing
		87.4 Conduct community assessments of all Yukon communities with an established reporting cycle and publish an annual summary, including recommendations to inform decision making and resource allocation - YHC and HSS to use this summary to inform a coordinated approach to programming and priorities.	Winter 2024
		87.5 Publish the Housing Action Plan (HAP) three-year action plan report for 2019-2022.	Summer 2022
90. The Yukon Housing Corporation should establish appropriate performance indicators—including short-term and long-term targets and outcome measures at the program level—as well as develop and	Agreed. The corporation knows that collective communication, collaboration, and efficiency to support Yukon’s housing issues require reliable data, program monitoring, and evaluation. This supports all housing partners to plan and respond well to current and future housing priorities. Work is currently underway to establish a program evaluation framework for Community Housing, with corresponding performance indicators linked to outcomes and targets. This is a natural next step given the recent Yukon Housing Corporation Board	90.1 Review YHC’s Community Housing – Rent-Geared-to-Income and Canada-Yukon Housing Benefit programs and apply an evaluation framework with key indicators and associated reporting timelines.	Fall 2024
		90.2 Identify key indicators and complete an evaluation for the Community Housing Framework that takes into account data derived from housing partners from across the housing continuum.	Winter 2024

Recommendation	Response	Actions	Timeline
implement a program evaluation framework to assess the achievement of desired results.	<p>approval of the Community Housing Framework and the forthcoming development and implementation of the corporation's 2023–24 to 2027–28 strategic plan.</p> <p>This work will also be reflected in funding agreements as they are established or renewed and any new partnership agreements. Collectively, this will enable the corporation to assess and report on the achievement of the desired results.</p>	90.3 Develop capacity related to data gathering, indicators and evaluation through internal and external sources to further enhance the culture of evidence based decision making within the YHC.	Ongoing
		90.4 Develop the next 5-year strategic plan that is informed by recommendations and findings of the 2022 OAG report.	Fall 2023
91. The Department of Health and Social Services should establish appropriate performance indicators—including	Agreed. Enhancing performance measurement is an ongoing departmental commitment, as demonstrated through the role of the Population and Public Health Evidence and Evaluation Branch and requiring social services program areas to collect and analyze program-level data. As	91.1 Develop monitoring and evaluation frameworks for housing-related programs.	Spring 2023
		91.2 Integrate enhanced performance monitoring into funding agreements with third party housing providers.	Winter 2022

Recommendation	Response	Actions	Timeline
short-term and long-term targets and outcome measures at the funding agreement and program level—as well as conduct regular program and housing provider evaluations to assess and report on achievement of desired results.	<p>recommended in Putting People First, the Quadruple Aim is being used when developing performance indicators. The Quadruple Aim is intended to focus on improving patient experience, health outcomes, management of costs, and system effectiveness, and providing better experiences for care providers.</p> <p>The department is currently establishing program-level monitoring and evaluation frameworks, including performance indicators with short-term and long-term targets. This work is further reflected in funding agreements as they are established or renewed and in recent evaluations of funded housing with services programs. Collectively, this enables the department to assess and report on achievement of desired results and take targeted action as necessary.</p>	91.3 Develop a timeline for completing evaluations on programs not recently evaluated, starting with the Whitehorse Emergency Shelter.	Winter 2023



**Yukon Housing Corporation (Y-1)
and Health and Social Services (H-1)
PO Box 2703, Whitehorse, Yukon Y1A 2C6**

August 22, 2022

Currie Dixon, Chair
Standing Committee on Public Accounts
Yukon Legislative Assembly

Dear Currie Dixon:

On June 22nd, 2022, we received your letter with a request from the Standing Committee on Public Accounts:

"... to provide a report indicating the progress that has been made since the performance audit, as well as a detailed action plan, outlining how the Yukon Housing Corporation and the Department of Social Services will be implementing the Auditor General's recommendations in the future."

Pursuant to that request, please find attached the Yukon Housing Corporation and the Department of Health and Social Services' draft Action Plan and Status update. The document includes responses, actions, timelines and status updates, which link to the nine recommendations made in the *Report of the Auditor General of Canada to the Legislative Assembly of Yukon – Yukon Housing – Yukon Housing Corporation – Department of Health and Social Services*.

The draft Action Plan and Status update is the starting point for a more detailed and finalized plan that will be presented to the Office of the Auditor General in November 2022. Our work on this draft Action Plan and Status update is continuing and we will be engaging Yukon First Nations, Indigenous organizations, municipal governments, private and not for profit housing and service providers to confirm, clarify and enhance the proposed actions.

Part of the engagement process will include our fall 2022 Housing Summit, where we will work with our housing partners to discuss and identify ways to improve housing outcomes for the most vulnerable. As a result, the documents we are providing you today will continue to evolve and be adjusted between now and November, and beyond.

We look forward to sharing additional updates with the Public Accounts Committee as we finalize our action plan with community partners and take further action to implement the Auditor General's recommendations.

Sincerely,



Ms. Mary Cameron
President
Yukon Housing Corporation



Mr. Ed van Randen
Deputy Minister
Department of Health and Social Services

c: Allison Lloyd

Office of the Auditor General of Canada report on the state of housing for vulnerable Yukoners Yukon Housing Corporation and Health and Social Services draft action plan and status update

Preamble

The draft action plan is an interim document to highlight actions identified by the Yukon Housing Corporation (Corporation) and the Department of Health and Social Services (Department) to date, as part of the Government of Yukon's response to the OAG report on Housing in Yukon. The document will be further developed into a work plan by November 2022 as part of the Corporation's and the Department's commitment to the Office of the Auditor General (OAG).

Even then, the work plan will be an evergreen document and will continue to evolve based on the Yukon government's response to affordable housing and housing with services. In implementing the action plan elements, the Corporation and the Department will engage and work with Yukon First Nation governments, Indigenous organizations, municipal governments and private and non-governmental organizations delivering housing and housing with support services.

Part of the Yukon government's response is also outlined in the Cooperation Memorandum of Understanding between the Corporation and Department, signed by the Honourable Ranj Pillai, Minister responsible for the Yukon Housing Corporation and the Honourable Tracy-Anne McPhee, Minister of Health and Social Services.

The actions reflect key initiatives that respond to the OAG recommendations based on implementation status.

* **Winter** (January to March); **Spring** (April to June); **Summer** (July to September); **Fall** (October to December)

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
31. The Yukon Housing Corporation should conduct a review of rent assessment for those on social assistance, housing eligibility requirements, and its prioritization system to ensure that there is access for those in most need of housing and benefits.	<p>Agreed. The corporation provides a range of services and programs that address diverse needs across Yukon's housing continuum. However, improvements will continue to be made under the 2021 Community Housing Framework and will include:</p> <ul style="list-style-type: none"> - review how rents are determined for all tenants to improve program clarity and, where possible, consistency between programs based on unique program mandate (in the 2022–23 fiscal year); - implement the new Community Housing Tenant Selection Policy, including eligibility criteria, and the subsequent removal of the current prioritization system (2022); - continue to work with community and government partners to understand and appropriately support Yukoners most in need (ongoing) (linked to paragraph 40); and - continue to work with community and government partners to provide housing solutions that are responsive to needs of Yukoners across the housing continuum (linked to paragraph 87). 	31.1 The YHC/HSS ADM Steering Committee on Housing to review YHC's rent assessment and eligibility, including those on social assistance.	<p>Winter 2023 (Start)</p> <p>Fall 2023 (Completed)</p>	To be started
		31.2 Amend the prioritization system and eligibility requirements with the Community Housing Operational Policies.	<p>Summer 2022 (Start)</p> <p>Fall 2023 (Completed)</p>	In progress
		31.3 Work with partners to determine how to evaluate Community Housing programs for those most in need and include the application of performance indicators.	<p>Winter 2023 (Start)</p> <p>Winter 2024 (Completed)</p>	To be started
		31.4 Complete the next 5-year Social Housing Program Evaluation starting in 2024, including a new evaluation framework and performance indicators.	<p>Spring 2023 (Start)</p> <p>Winter 2024 (Completed)</p>	To be started

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
40. The Yukon Housing Corporation should update its needs analysis across its housing portfolio to identify gaps compared to existing supply and funding levels and take specific actions. This should include realigning the housing stock to meet identified needs, calculating a 5-year deficit for capital and maintenance, and aligning its capital asset and maintenance plans to address gaps and carry out these actions over a planned time frame.	<p>Agreed. The corporation will immediately resume work on the Integrated Housing Strategy to continue identifying housing needs and gaps based on what is currently available. This will provide the necessary gap analysis to strategically determine priority gaps and align funding. Recent Community Housing Needs Assessments and other tools, such as the University of British Columbia's Housing Assessment Resource Tool, will be used to inform this work and improve broader awareness by our community and government partners, including the federal government, over this next fiscal year.</p> <p>This will also be used to inform the corporation's future strategic approach to realigning the housing stock and the capital asset and maintenance plan. Through this work, the corporation will be positioned to implement priority capital plans over the coming years and to triage the non-emergency repairs based on maintenance standards.</p>	40.1 Update the Integrated Housing Strategy (IHS), informed by the community needs assessments.	Winter 2023 (Start) Summer 2023 (Completed)	To be started
		40.2 Generate estimates of the value of maintenance and capital items during annual inspections to derive- 5-year capital and maintenance deficits.	Summer 2022 (Start) Fall 2022 (Completed)	In progress
		40.3 Continue meeting with representatives from the Housing Assessment Resource Tool (HART) project to integrate Yukon housing needs data into a broad understanding of housing need in the territory.	Spring 2022 (Start) Winter 2023 (Completed)	In progress
		40.4 Conduct an in-depth analysis of eligibility and subsequent waitlist to better understand demand/need for YHC's rent-geared-to income program.	Summer 2022 (Start) Spring 2023 (Completed)	In progress

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
		40.5 The Integrated Housing Plan and accompanying reports will inform Capital Asset Management Plans to better align stock with identified needs.	Fall 2023 (Start) Winter 2024 (Completed)	To be started
		40.6 Collaborate with federal partners to optimize resources to support delivery of current housing priorities.	Ongoing	Ongoing
48. The Yukon Housing Corporation should ensure that it has appropriate systems and practices in place to identify, document, and complete major and emergency repairs in a timely manner and increase accessibility and energy efficiency of their housing stock.	<p>Agreed. The corporation's ability to meet Yukoners' needs requires us to evolve and adapt to meet changing needs. This in turn requires us to document all emergency and major repairs.</p> <p>The corporation will pursue appropriate process improvements, including potential software system enhancements, to assist tracking repair needs. This will include the realignment of community maintenance with reporting and budget structures within this next fiscal year. As a result, the corporation will be better positioned to improve timely responses.</p>	48.1. Improve staff training on work order management information system and establish appropriate mechanisms for accountability.	Fall 2022 (Started) Spring 2023- (Completed)	In progress
		48.2. Review and enhance YHC's system to track and report major and emergency repairs.	Fall 2022 (Start) Spring 2023 (Completed)	In progress
		48.3. Explore how maintenance standards connect to the goals of Community Housing.	Winter 2023 (Start) Fall 2023 (Completed)	To be started

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
		48.4. Continue to conduct energy efficiency and accessibility upgrades to the existing portfolios in accordance with the low carbon economy fund (LCEF) and commitments under the Northern Carve Out Fund.	Ongoing	Ongoing
62. The Department of Health and Social Services should, in consultation with housing partners, undertake regular and comprehensive needs analysis, including a review of the use of hotels as temporary accommodation, and take appropriate action to meet client needs.	Will consult with housing partners to undertake regular and comprehensive needs analysis and develop a framework for forecasting housing with service needs within the year. Needs analyses will include access to housing with services for vulnerable populations and review of accommodations accessed by individuals on social assistance. Based on the needs analysis and forecasting, the department will take appropriate action to meet the housing with services needs of Yukoners.	62.1 Develop a Social Supports Branch Quarterly Housing Report to support analysis and decision-making pertaining to housing needs.	Spring 2022	Complete
		62.2 Collaborate with housing partners to integrate data from the Coordinated Access By Name List, Yukon Housing Corporation's waitlist, and Point in Time Count, etc., to establish common understandings of housing needs.	Fall 2022	In progress
		62.3 Complete a needs analysis for housing with services – particularly supportive housing – using population level data and	Fall 2022	In progress

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
		integrating real-time program data as possible.		
		62.4 Explore possibility to expand the Point in Time count to allow more in-depth needs analysis.	Winter 2023	To be started
		62.5 Finalize a Framework for Forecasting Housing with Services needs.	Winter 2023	In progress
64. The Department of Health and Social Services should ensure that agreements with third-party providers are comprehensive and are monitored for key deliverables.	In November 2021, the department contracted an independent consultant to review its agreement management processes. The review was completed in January 2022. The department is strengthening its agreement management and began updating agreements as they came due, starting 1 April 2022. This work is linked closely to recommendation 91 and the actions the department is taking to integrate performance measurement in its delivery of programs and services.	64.1 Complete an independent consultant review of the department Agreement management processes.	Winter, 2022	Complete
		64.2 Update third-party agreements to ensure comprehensive and monitored.	Winter, 2022	Complete
		64.3 Implement contractor recommendations for enhanced Agreement management.	Winter, 2023	In progress
79. The Yukon Housing Corporation and the	The corporation and the department will immediately improve the strategic role of the Joint	79.1 Establish multi-year MOU between Ministers.	Summer 2022 (Start)	Complete

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
Department of Health and Social Services should ensure that there is governance and oversight in place by effectively working together and with other housing partners to demonstrate meaningful progress, resolve problems, and achieve results.	<p>Deputy Ministers Committee on Housing. To support this, the corporation and the department will enter into a multi-year memorandum of understanding (MOU), by fall 2022, to formalize cooperation and coordination to improve access and resolve problems.</p> <p>Key MOU elements will include:</p> <ul style="list-style-type: none"> • roles and assignment of responsibilities • mechanisms for engagement with partners • short- and long-term priorities and actions • coordinated approach to information management • reporting and communication of progress and results <p>Implementation of the MOU will be supported by the Joint Corporation/ Department ADM Steering</p>		Summer 2023 (Complete)	
		79.2 Review of partnership framework to ensure alignment with the MOU and to support future partnership agreements.	Fall 2022 (Start) Winter 2023 (Complete)	To be started
		79.3 YHC and HSS to initiate the necessary work to address 5.15 of Putting People First.	Summer 2023 (Start) Completion - to be determined	To be started
		79.4 Review Terms of Reference of the Joint YHC and HSS ADM Steering Committees.	Fall 2022 (Start and Complete)	To be started

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
	Committee on Housing and working groups formed to implement actions from the MOU. Short- and long-term housing priorities will include Government of Yukon priorities identified through approved strategic plans and report recommendations, such as the Housing Action Plan and Putting People First, including the planning of Putting People First recommendation 5.15—Align Government of Yukon housing initiatives under one provider. The corporation and the department are committed to working together in a more coordinated and effective way to help Yukoners meet their housing needs on a timely basis.	79.5 YHC/HSS ADM SC to agree on short- and long-term priorities and associated timelines.	Winter 2023 (Start and Complete)	To be started
87. The Yukon Housing Corporation and the Department of Health and Social Services should work together and with housing partners to identify gaps and improve information systems to provide relevant, accurate, and timely information to support decision making	As key elements of the memorandum of understanding referenced in the joint response to recommendation 79, the corporation and the department will coordinate relevant information management, reporting and communication of results, and engagement with partners.	87.1 YHC and HSS work with other YG departments through an interdepartmental Housing Working Group to better understand, and respond to, the housing system from land development to Community Housing.	Fall, 2022 (Start)	Ongoing
	This work will be complemented by the establishment of performance indicators for the corporation and the department, as noted in response to recommendations 90 and 91. Reporting on the outcomes of related strategic	87.2 Liaise with FN self-governments, municipalities, community groups, universities and the Federal Government to share information and data on housing in the Yukon:	Ongoing	Ongoing

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
and to report on the planning, delivery, and results related to housing in Yukon.	plans, such as the Housing Action Plan 2015–2025, will also be implemented by November 2022 and updated annually. Ongoing monitoring of performance will enable the corporation and the department to identify Yukoners' needs and take effective action.	- develop a common understanding of all housing needs; - inform subsequent housing priorities for housing providers.		
		87.3 Fully implement Coordinated Access such as a By Name List, such that housing needs for supportive housing and social housing are reflected through one list (without duplication or gaps) and housing access is coordinated.	Ongoing	Ongoing
		87.4 Conduct community assessments of all Yukon communities with an established reporting cycle and publish an annual summary, including recommendations to inform decision making and resource allocation - YHC and HSS to use this summary to inform a coordinated approach to programming and priorities.	Summer 2022	Ongoing
		87.5 Publish HAP three-year action plan report for 2019-2022.	Summer, 2022	Complete

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
90. The Yukon Housing Corporation should establish appropriate performance indicators—including short-term and long-term targets and outcome measures at the program level—as well as develop and implement a program evaluation framework to assess the achievement of desired results.	<p>Agreed. The corporation knows that collective communication, collaboration, and efficiency to support Yukon’s housing issues require reliable data, program monitoring, and evaluation. This supports all housing partners to plan and respond well to current and future housing priorities.</p> <p>Work is currently underway to establish a program evaluation framework for Community Housing, with corresponding performance indicators linked to outcomes and targets. This is a natural next step given the recent Yukon Housing Corporation Board approval of the Community Housing Framework and the forthcoming development and implementation of the corporation’s 2023–24 to 2027–28 strategic plan.</p> <p>This work will also be reflected in funding agreements as they are established or renewed and any new partnership agreements. Collectively, this will enable the corporation to assess and report on the achievement of the desired results.</p>	90.1 Review all YHC programs to ensure they include an evaluation framework with associated reporting timelines.	<p>Winter, 2023 (Start)</p> <p>Summer, 2024 (Complete)</p>	In progress
		90.2 Hire a Data and Program Evaluation Analyst position.	Summer 2022 (Start and Complete)	In progress
		90.3 Develop the next 5-year strategic plan that is informed by recommendations and findings of the 2022 OAG report.	<p>Fall, 2022 (Start)</p> <p>Fall, 2023 (Completed)</p>	To be started
91. The Department of Health and Social Services should establish	Agreed. Enhancing performance measurement is an ongoing departmental commitment, as demonstrated through the role of the Population	91.1 Develop monitoring and evaluation frameworks for housing-related programs.	Winter, 2023	In progress

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Recommendation	Response	Draft Actions	*Draft Timeline	Status
appropriate performance indicators—including short-term and long-term targets and outcome measures at the funding agreement and program level—as well as conduct regular program and housing provider evaluations to assess and report on achievement of desired results.	<p>and Public Health Evidence and Evaluation Branch and requiring social services program areas to collect and analyze program-level data. As recommended in Putting People First, the Quadruple Aim is being used when developing performance indicators. The Quadruple Aim is intended to focus on improving patient experience, health outcomes, management of costs, and system effectiveness, and providing better experiences for care providers.</p> <p>The department is currently establishing program-level monitoring and evaluation frameworks, including performance indicators with short-term and long-term targets. This work is further reflected in funding agreements as they are established or renewed and in recent evaluations of funded housing with services programs. Collectively, this enables the department to assess and report on achievement of desired results and take targeted action as necessary.</p>	91.2 Integrate enhanced performance monitoring into funding agreements with third party housing providers.	Winter, 2022	Complete
		91.3 Develop a timeline for completing evaluations on programs not recently evaluated, starting with the Whitehorse Emergency Shelter.	Fall, 2022	In progress

Updated: August 19, 2022

Completed	In progress	To be started	Ongoing
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Housing support for Yukoners

Across the Yukon, there are numerous housing options with services currently available, including:

- **Whitehorse Emergency Shelter** (20 homes and up to 54 emergency shelter beds) – provides low-barrier emergency shelter and drop-in services for vulnerable Yukoners based on the Housing First philosophy.
- **Yukon Women's Transition Home Society** (24 homes/beds) – provides both emergency housing at Kaushee's Place (9 rooms, 15 beds) and transitional housing at Betty's Haven (15 apartments) with services for women and children responding to and resisting violence.
- **Skookum Jim Friendship Centre Youth Emergency Centre** (11 beds) – provides shelter and supportive services for youth between 17 and 23 years of age.
- **Dawson Women's Shelter** (9 beds) – safe house for women and children experiencing violence, abuse and homelessness.
- **Dawson Men's Shelter** (4 to 5 beds) – provides short-term emergency accommodation program with priority to support Dawson City men (Trans, Two-Spirit and Cis).
- **Help and Home for Families** (9 homes) – emergency and transitional housing for women and children in Watson Lake.
- **The Housing First Residence in Whitehorse** (16 homes) – provides low-barrier, permanent housing to a moderate-to-high need client groups, with on-site support services 24/7 provided by Connective and the Council of Yukon First Nations.
- **Options for Independence** (14 homes) – independent supportive apartments for people with fetal alcohol spectrum disorders (FASD).
- **Granger Haven** (4 beds), **Max's Place** (3 beds), **Aspen Group Home** (5 beds), **Aurora House** (3 beds) and **St. Elias Adult Group Home** (10 beds) – offers supportive placements for individuals with varying disabilities.
- **Cornerstone Community** (46 total apartments, 21 of which for those needing supports) – provides affordable rentals and supported independent living services to tenants requiring supports.
- **Nts' äw Chua** (4 beds for youth aged 15-17 and 4 semi-independent suites for older youth aged 17-19) – an innovative program to support young people transitioning out of care

New housing with services being developed:

- **Housing First Residence in Watson Lake** (10 homes) – The Yukon Housing Corporation and Health and Social Services are developing a new Housing First residence which will provide independent living units with supportive services.
- **Normandy Living** (84 homes) and **Vimy Heritage Housing Society** (75 units) – once completed, these facilities will serve the needs of seniors who want housing with supports such as meals and assistance with day-to-day living. Some units will be reserved for Yukon Housing Corporation clients.
- **Safe at Home** (55 homes) – The Safe at Home Society is converting the former High Country Inn into permanent, supportive housing for women, youth and Indigenous Yukoners.
- **New Indigenous Women's Shelter** – being developed by the Council of Yukon First Nations, the new emergency shelter will provide vital refuge with culturally relevant supports and services to assist victims of family violence.
- **4th and Jeckell in Whitehorse** (47 homes) – This project will bring much needed affordable housing options to downtown Whitehorse. The tenant allocation will follow a mixed-income model including seniors, families and single people.
- **Jëjë Zho (10 homes/11 transitional beds and 3 emergency shelter beds)** – once completed, the Tr'ondëk Hwech'in new men's shelter and transitional housing will provide vital refuge with culturally relevant supports and services to assist men in need.





Women's Transition Home
Box 31392 Whitehorse, Yukon, Y1A6K8
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edywth@northwestel.net
W: womenstransitionhome.ca

Currie Dixon, Chair
Public Accounts Committee
Yukon Legislative Assembly
P.O. Box 2703
Whitehorse, YT Y1A 2C6

November 18, 2022

Re: Action Plan in Response to Auditor-General's Report

The Yukon Women's Transition Home Society was pleased to receive the invitation to comment on the Yukon Government's Action Plan in response to the Auditor-General's report on Yukon housing. We would like to offer the following comments for your consideration.

First and foremost, there are a number of positive actions found in the action plan jointly prepared by the Yukon Housing Corporation and the Department of Health and Social Services.

Secondly, it is also terrific that the two entities are working together, which will hopefully fill some of the gaps that our service users and others have encountered through the years. For example, one of the comments of the Auditor-General that we find astonishing is the inordinate amount of time it takes to find housing for the alleged priority group of women and children fleeing violence—much higher than non-priority groups, in fact. We cannot seem to find any identified reasons for this, which raises the question of whether the solutions will actually fix the problem.

Thirdly, the Auditor-General's recommendations seem to be based on best practices for large governments and organizations. Unfortunately, issues of size and value of implementing some of the recommendations are not discussed. We have a number of concerns about the impact of some of the recommendations and the corresponding items in the action plan, as outlined in the attached analysis. We hope our concerns are considered as the Yukon Government moves forward with its action plan, to avoid 'letting the perfect drive out the good.'

Finally, we want to commend the Public Accounts Committee for reaching out beyond the confines of the government for comment. Thank you very much for your consideration.

Sincerely,

JP Pinard, President
Yukon Women's Transition Home Society

Auditor-General's Report on Social Housing 2022

The Yukon Women's Transition Home Society (YWTHS) provides shelter and support to women and children resisting violence. Two shelters are owned and operated by the society: Kaushee's Place and Betty's Haven. The Department of Health & Social Services (H&SS) is the major government funder for operational costs, and Yukon Housing Corporation (YHC) for acquisition and building, with some grey areas.

Access to safe, affordable, and suitable housing is of critical importance to these women and children. The report reveals a number of areas of concern. Wait times for social housing for allegedly-prioritized victims of violence¹ exceed those for non-priority YHC clients, averaging 195 days compared to 141 days. Thirty percent of tenant evictions from 2012 to 2017 were victims of violence. No analysis is provided on the reasons.

The report comments on issues around maintenance, estimating annual maintenance costs per unit at \$6013 given the age of the facilities. This is an issue that YWTHS encounters on an ongoing basis, amplified by a seeming disagreement between H&SS and YHC about who is responsible for funding maintenance costs (let alone energy efficiency).

Recommendations of possible concern from the Auditor-General

31. Review of rent assessment – we are concerned that any moves to tighten eligibility may negatively affect women and children in need of safe and suitable housing that the private sector may not have available.

64. Submitting reports – H&SS conducted an evaluation of YWTHS in 2020. There were a number of recommendations made which YWTHS has been implementing without additional funding. The society commissioned an analysis of the data required in the evaluation and the funding agreements and found a significant lack of systems, personnel, and financial capacity to implement these. The Society does timely reports as required by the funding agreements, but implementing the evaluation findings is not possible without additional support. We would note that YHC is hiring a permanent analyst position to help implement the AG's recommendations. (see also recommendation #87 regarding housing partners improving info systems).

91. Conduct regular evaluations of housing providers to assess and report on achievement of desired results - Evaluations can reveal positive insights and ways ahead for improvement of service to the people we serve². However, the impact of these evaluations on managerial and staff time can be significant, both in terms of participation and implementation. Recommendations are rarely costed or funded, and

¹ Terminology used by the Auditor-General and Yukon Government

can add to the stress of an organization already stretched through external events like COVID, the new Societies Act, changes to WCB regulations, and difficulty with staff retention and recruitment given disparity in wages/benefits with the Yukon Government.

Also found under 91 – establish targets and outcome measures in funding agreements – see comments under recommendation #64.

YHC and H&SS Action Plan

31.1, 31.2 – YWTHS hopes that the review of rent assessment and eligibility, and prioritization requirements, will have some form of consultation with housing partners.

31.3, 31.4 – the capacity of partners to participate must take account of the resource requirements of said partners.

40 and 48 – government may want to include ‘housing partners’ in identifying their capital/maintenance needs.

64 – it would be nice if partners could see the independent consultant review of H&SS agreement management processes, particularly if it affects partners.

91.2 – H&SS enhancing performance monitoring through funding agreements will require additional support/funding for the YWTHS.

November 23, 2022

Standing Committee on Public Accounts
c/o Currie Dixon, Chair

Re: Comments on Auditor General's Report

To whom it may concern,

We are very pleased to be invited to provide comments on the Office of the Auditor General's recent report regarding access to social housing in Yukon. Likewise, we were pleased to be to provide feedback on some of the recommendations made by the office of the Auditor General by the Yukon Housing Corporation last week. As an organization with a strong belief in the importance of collaboration, the sincere and frank words we heard at the summit on the housing needs in the Yukon – and that no organization or government alone can address them – rang true.

From our beginnings at SHARP, to the development of customized residential support programs and the assumption of operations at the Housing First Residence, and now, with our latest chapter at the Whitehorse Emergency Shelter – we have and continue to learn a great deal about delivering services in the territory. This learning, together with our extensive experience providing person-centered supports, and the valuable contributions of our partners, leaves us well primed to continue meeting the unique needs of those in the Yukon.

Below are some initial thoughts and reflections on the specific feedback requested. Beneath that, I have included some additional comments on the importance of this work to improve community engagement & understanding and would be happy to expand on this if it is of interest to YHC.

Recommendation #31

The Yukon Housing Corporation should conduct a review of rent assessment for those on social assistance, housing eligibility requirements, and its prioritization system to ensure that there is access for those in most need of housing and benefits.

Actions

31.1

The YHC/HSS ADM Steering Committee on Housing to review YHC's rent assessment and eligibility, including those on social assistance.

31.2

Amend the prioritization system and eligibility requirements with the Community Housing Operational Policies.

31.3

Work with partners to determine how to evaluate Community Housing programs for those most in need and include the application of performance indicators.

31.4

Complete the next 5-year Social Housing Program Evaluation starting in 2024, including a new evaluation framework and performance indicators.

1. An opportunity is....

To reduce the confusion in, or replication of, housing application pathways to ensure that all lists of housing need are aligned.

2. A next step would be...

Automate updates to all lists of housing need simultaneously, to continually maintain updated lists reflective of current needs. See below for further comments on performance indicator development.

3. Wise actions: What useful and constructive actions would help us on our way forward with the OAG findings?

Having observed significant turnover in key leadership positions in government departments responsible for housing strategy and support, and in light of the OAG's critical report, a sustainable and consistent body responsible for housing strategy could be established, ensuring that it remains a priority, regardless of transition within leadership positions.

Recommendation #62

The Department of Health and Social Services should, in consultation with housing partners, undertake regular and comprehensive needs analysis, including a review of the use of hotels as temporary accommodation, and take appropriate action to meet client needs.

Actions

62.1

Develop a Social Supports Branch Quarterly Housing Report to support analysis and decision-making pertaining to housing needs.

62.2

Collaborate with housing partners to integrate data from the Coordinated Access By Name List, Yukon Housing Corporation's waitlist, and Point in Time Count, etc., to establish common understandings of housing needs.

62.3

Complete a needs analysis for housing with services – particularly supportive housing – using population level data and integrating real-time program data as possible.

62.4

Explore possibility to expand the Point in Time count to allow more in-depth needs analysis.

62.5

Finalize a Framework for Forecasting Housing with Services needs.

1. An opportunity is....

To develop a comprehensive system of gathering data on housing need from the various community partners who currently hold this information (62.3). For Connective, we have been challenged to navigate multiple lists of priority need when tenanting a program. Furthermore, we are currently using anecdotal information and organization experience to inform applications to meet the needs of Yukoners and fill gaps in the housing continuum in the territory, as opposed to being able to rely on validated data.

2. A next step would be...

Adequately fund and endorse a single entity to host and steward the by-name list so that tenanting decisions can be made swiftly, equitably, and efficiently with all relevant parties' support.

Task an experienced agency to develop a full understanding of the current and future housing needs in the territory to inform a comprehensive and effective strategy. We have a strong relationship with such an agency and would be willing to bridge introductions and connections to further this opportunity.

3. Wise actions: What useful and constructive actions would help us on our way forward with the OAG findings?

Establish means and develop accountability for collaboration throughout all housing responses & services. As an organization new to providing services in Yukon over the last 2 years, it was very evident when we launched our programs how disbursed and separated efforts to support people facing housing insecurities are. There is an absence of clarity in responsibilities, and direction which further hinders individual efforts to make change. By embedding collaboration into the process, and ensuring the means and accountability to do so, would benefit the ability for all to make meaningful strides towards change.

Recommendation #90

The Yukon Housing Corporation should establish appropriate performance indicators—including short-term and long-term targets and outcome measures at the program level—as well as develop and implement a program evaluation framework to assess the achievement of desired results.

Actions

90.1

Review all YHC programs to ensure they include an evaluation framework with associated reporting timelines.

90.2

Hire a Data and Program Evaluation Analyst position.

90.3

Develop the next 5-year strategic plan that is informed by recommendations and findings of the 2022 OAG report.

1. An opportunity is....

To understand how performance indicators are measured in other provinces and territories, and adapt for the Yukon.

2. A next step would be...

Consult with agencies that operate in other provinces and territories to share their experiences around performance measurement for housing programs.

3. Wise actions: What useful and constructive actions would help us on our way forward with the OAG findings?

Consider hiring the analyst position outside the territory with experience in other provincial and territorial performance measurement processes for housing.

In addition to our feedback on above, we further wanted to draw your attention to the matter of public opinion about the types of housing need in the territory. We transitioned the operations of the Whitehorse Emergency Shelter to Connective on October 1, 2022. It was brought to our attention well in advance of this transition that there is a significant division of opinion around the purpose and value of the emergency shelter in Whitehorse. We believe that the lack of coordination between community services and government departments involved in housing response serve to fuel this division of opinion and community unease, a perspective that has been echoed by the OAG report.

In advance of the transition, we heard various reports of concern about the conduct of people who use the shelter, as well as questions of the validity of their need, and concern for those clearly facing multiple barriers. With a community aware of the lack of coordination between responsible agencies, and aware that inefficient systems are at risk of simultaneously failing those most in need and at highest risk of being exploited by others, there is little faith that current services can make real impact.

You can view the WES info sessions we held recently and see our FAQs which were developed in direct response to expressed community views [here](#). Leadership and conviction are required to rebuild faith in the housing and social supports in the territory, and Connective is willing and capable of supporting that mission.

Furthermore, as an operator of several programs aimed at reducing homelessness, we are aware that they are funded via different government departments. This means that the various government departments involved (YHC, HPW, Health & Social Services) have differing relationships with one another and with other government bodies, and different expectations of residents. This frustrates opportunities to create flow in the housing continuum, not support. Our recommendation would be to establish a cohesive funding strategy & body that had overall accountability for social housing in the territory.

We are a collaborative organization, having built fruitful and long-last relationships with government agencies across BC & Yukon, as well as with other community-serving agencies. We intend to be an active part of the solutions to bring positive and sustainable change to the Yukon and in working towards safe, healthy, and inclusive communities for all. We are honoured to work alongside you in achieving mutual and impactful goals, and would love to gather together again to discuss further opportunities to do so.

Kind regards,

Mark Miller



Chief Executive Officer



November 25, 2022

Currie Dixon, Chair
Standing Committee on Public Accounts
Yukon Legislative Assembly

Dear Currie Dixon:

On behalf of the Board and Staff at the Safe at Home Society (SAHS), I'd like to thank you for the opportunity to provide input to the Public Accounts Committee on the Auditor General's report regarding *Yukon Housing – Yukon Housing Corporation & Department of Health and Social Services*.

First and foremost, I would like to recognize that the Government of Yukon has been a longstanding partner of the *Safe at Home Community-Based Plan to End and Prevent Homelessness*, adopted in 2017. Since this time, the Safe at Home Plan has evolved into an organization – the [Safe at Home Society](#) - and works to end and prevent homelessness in the Yukon, bringing together service agencies, government partners, landlords, the private sector, community members and people with lived experience of homelessness.

With regards to planning and policy work, SAHS works closely with the Yukon Housing Corporation (YHC) and Department of Health and Social Services (HSS) to support alignment between what we see happening on the frontline with work being done to resource and streamline services for marginalized individuals and families experiencing or at imminent risk of homelessness.

The results of the Office of the Auditor General (OAG) report regarding the state of *Yukon Housing* was a long overdue validation of what many non-profit organizations and community partners have known for years. The needs of marginalized Yukoners continue to be overlooked across the continuum, especially for individuals and families who need access to deeply affordable, subsidized, and permanent supportive housing. This gap is evidenced by a well-documented and steady increase in chronic homelessness over time according to Whitehorse's By-Name List. *See Appendix A for data overview and explanation of the By-Name List.*

SAHS would be remiss if we didn't remind the Public Accounts Committee of the Government of Yukon's commitment in the *Putting People First Report* whereby recommendation 5.15 and 5.16 highlight the necessity of coordination of housing stock and housing-related services. Since 2020, SAHS has been diligently working towards the implementation of a Coordinated Access system with the fiscal and frontline support of both YHC and HSS.

A Coordinated Access system is a way for communities to bring a consistent, person-centred approach to how service providers help people who are experiencing or at risk of homelessness. The community of Whitehorse, under the direction of [Reaching Home: Canada's Homelessness Strategy](#), have been working on implementing a Coordinated Access system since 2017. There are currently 18 organizations, First Nations governments and territorial government programs participating in the Coordinated Housing Access Team (CHAT). See *attached Yukon Coordinated Access Guide for more information about Coordinated Access*.

The above work underway is important for the Public Accounts Committee to consider. **Both the OAG report and YHC/HSS draft action plan presented are at odds with work that is ongoing and has actively been invested in by the territorial and federal governments.** SAHS cannot understate enough that there is inherent risk to centralizing YHC and HSS as the sole entities responsible for planning, data collection, implementation of programs, or housing provision. This directly contradicts the spirit of the *Putting People First Report* and of Government of Yukon's partnership in the Safe at Home Plan to End and Prevent Homelessness.

At the outset, many of the recommendations suggested in the draft action plan, while meant to be specific to work internal to YHC and HSS, are a duplication of work underway at the community level. This leaves non-profit organizations feeling undervalued, unheard, and as 'partners' brought to the table when convenient or for consultation.

Further, SAHS has been working closely and collaboratively to help inform YHC's forthcoming Community Housing Transformation. There is overlap in this planning and the arrival of the OAG report, which is why the Transformation work underway is contextually important. In 2019, SAHS heard that this Transformation will improve housing outcomes for vulnerable Yukoners by moving towards a mixed-income, mixed-used model of Rent Geared to Income housing owned by YHC. This approach was something our organization could support at the time by virtue of it being lauded as person-centered.

Since 2019 the framework, scope, and related policies are coming to fruition and SAHS is adamantly opposed to YHC's tenant allocation policy in particular. We have come to understand that through YHC's new approach, **the most vulnerable Yukoners (i.e. survivors of violence and individuals who are currently homelessness) will receive less access to Yukon Housing units than in the previous model.** Similarly, the Household Income Limit, or HILs, threshold has been increased which means that those with low and no income will also have decreased access to subsidized housing.

We have actively worked with YHC to support a pivot away from this approach, suggesting that layering in a more assertive approach to support provision for Yukon Housing tenants could offset the concerns around housing retention and asset damages. Our understanding is that the new 47-unit YHC building at 4th and Jeckell will be the flagship building for this Community Housing Transformation. **9 of the 47 units will be home to those who are actively homeless, tenanted off the By-Name List.** Moving forward, 20% of all YHC units will be tenanted through the By-Name List IF the person being offered the unit fits within the required income band.

The OAG's recommendations are premised on the fact that vulnerable Yukoners have been under-supported and further marginalized due lack of coordination, planning with urgency, and making decisions based on evidence. Likewise, at a time when we have **211** actively homeless individuals and families, **79%** of whom are survivors of violence and who are parents or guardians to 64 children, the tenant allocation policy is a move in the opposite direction of the OAG's recommendation to prioritize vulnerable Yukoners.

Overall recommendations - some of which are mentioned above

1. No explicit mention of working with people with lived/living experience (PWLE) outside of being research subjects, for development of action plans, assessments, or programs.

- *Issue:* A common theme that surfaces in this report is that past initiatives and even action plans following previous OAG reports have failed to provide for vulnerable people in the territory. A key component of effective and sustainable policies is to engage with the people that are directly impacted by the policies, the true experts.
- *Potential solution:* Government of Yukon (YG) cannot simply check a box that they are consulting with PWLE by working with third parties in the community (such as NGOs). YG must recognise PWLE as experts and as an equal stakeholder in the housing continuum. YG must respond to this with the development of PWLE-specific advisory groups, committees, and positions within all actionable items that pertain to social and supportive housing. This must be matched with a robust compensation strategy to recognize time and expertise brought by PWLE.

2. Government of Yukon doesn't have to reinvent the wheel: many of the actionable items overlap, if not are entirely redundant, to information that already exists or is already being collected within the community.

- *Issue:* The SAHS, who partners with approximately 18 other government and non-government homelessness service organisations in the community, has maintained a By-Name List (BNL) that tracks the inflows and outflows into homelessness and housing precarity effectively since 2020. This list was created and is monitored by Built for Zero Canada (BFZ), which is a national network that works in partnership with the federal

government to address homelessness and housing instability in the country. In January 2022, the SAHS's BNL was given "Quality BNL" status from BFZ, which affirms the following about the data:

- a) touches everyone who is experiencing homelessness in the community
 - b) can be used to accurately assess who is entering homelessness system on an ongoing basis
 - c) can be used to track a person's progress through the system
 - d) can be used to measure how successful the organisation/community is at implementing prioritisation and providing permanent housing to those who need it
- *Potential solution:* If YG is actively investing time and funding into Whitehorse's Coordinated Access system, all resources, policies, and action plans should make clear linkages to the work at the community-level. The role of HSS and YHC as funder and in some cases, service provider, needs to be made clear and there needs to be mechanisms for transparency and accountability. Prior to determining whether new research around data/systems is warranted, a community-wide audit of data collection efforts and programs should be prioritized.

3. Action Plan does not provide list of "community partners" and nor does it identify *who* and *how* relationships will be different this time around.

- *Issue:* The Draft Action Plan mentions that HSS and YHC will "continue" to work with community partners but does not identify which partners, nor how the relationships will be different moving forward. Lack of meaningful and sustainable collaboration has been identified, in the current and previous reports, as a barrier to service provision. The Draft Action Plan fails to identify why it is different this time around.
- *Potential solution:* Publish a list of community partners and identify who and how the relationships will be different moving forward (per actionable item).

4. Contradictions in investments.

- *Issue:* YG indicates the intention to research and implement a prioritisation system by 2024, while also planning to participate in Coordinated Access, which has its own assessment and prioritisation system.
- *Potential Solution:* YG should commit to either completely redesigning a prioritisation system for the entire community or improving the system in place for Coordinated Access. This decision must not be made in isolation of the mandates and funding

directives provided by Infrastructure Canada. Since the onset of Reaching Home, these investments have brought millions of homelessness-specific dollars to the territory all of which are premised on the implementation of a coordinated access system and a Homelessness Management Information System, like HIFIS (Homelessness Individuals Family Information System).

5. Yukon's Housing Action Plan (HAP 2015 – 2025) is outdated and should be updated to reflect the changes that have occurred in the territory's housing continuum since the 2015 (i.e. Global pandemic, the Truth and Reconciliation Calls to Action, the housing affordability crisis, and a rapid increase in homelessness).

- *Issue:* Draft Action 87.5 speaks to the HAP three-year action plan report. It is noteworthy that a key 'pillar' of HAP is to facilitate "increased access to adequate and affordable market and non-market rental housing and support for tenants and landlords". While there has been some momentum in building out housing options as evidenced by various announcements and re-announcements of initiatives underway, few options are deeply affordable or provide the supports necessary for the most vulnerable to thrive and maintain their housing.
- *Potential Solution:* An urgent and evidenced-based action plan to build, operationalize and maintain more permanent supportive housing options for vulnerable Yukoners is essential. Current modelling suggests that Whitehorse's chronically homeless numbers will grow exponentially if we don't collectively address the shortfalls in how affordability is understood, in how rent supplement programs are used, and if we don't put more energy into eviction prevention initiatives.

6. Overall lack of transparency with the public and other providers impacted by constraints across the housing continuum.

- *Issue:* Members of the public and community-level organizations do not have open access to information that is used to inform public housing policy and programs. Inter-governmental conversations occur frequently and are often at odds with community-level conversation leaving funding organizations in the dark about upcoming shifts or developments in housing policy and program development.
- *Potential solution:* Develop quarterly status update reports for the public, as well as a report for partners that includes data, upcoming meetings, community consultations, events, etcetera. This should be readily available online.

Moving forward, SAHS remains open and committed to working with both Yukon Housing Corporation and Health and Social Services. We actively sit together at the Reaching Home Community Advisory Board, on the Housing Action Plan Implementation Committee, and on the Housing and Homelessness Task Force. These are intentional and ongoing forums to collaborate and reach alignment on planning, programming, funding, research, data collection and related policies. A balanced approach to responding to the Office of the Auditor General Report while simultaneously working with organizations like SAHS to effectively address the current homelessness crisis is paramount.

As a key housing stakeholder impacted directly by the shortfalls addressed in the OAG's recommendations, SAHS looks forward to the Finalized Action Plan when presented by HSS and YHC. These YG Departments have a unique opportunity to lead by example - writing a plan that includes mechanisms for accountability and clear linkages to building on strengths and successes underway both internal and external to the territorial government. The Action Plan also presents an opportunity to have transformational conversations about what hasn't been working with an eye for rebuilding trust and momentum that will result in meaningful changes for marginalized Yukoners.

If you have questions, require further evidence or information regarding SAHS comments or initiatives more generally, don't hesitate to contact Kate Mechan, Executive Director at ed@safeathomeyukon.ca or at 867-334-9310. Once again, thank you for this opportunity.

Sincerely,

A handwritten signature in black ink, appearing to be 'KM' with a stylized flourish.

Kate Mechan
Executive Director

APPENDIX A

Built for Zero Data: Whitehorse – Safe at Home Society – November 25, 2022

Chronic Homeless:



By-Name List Dashboard

12 Month Snapshot

Select the population, sub-population, and BNL data point from the drop down menus below for data to appear in the chart to the right.

Population:

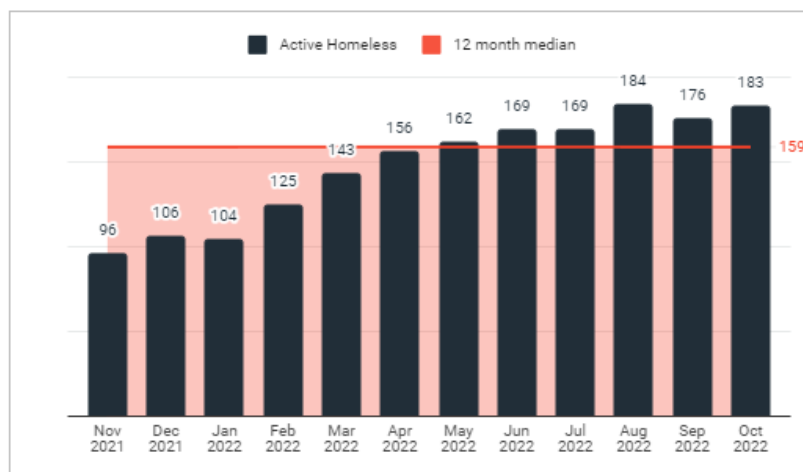
Chronic

Sub-population:

Total

BNL data point:

Active Homeless



All Homeless:



By-Name List Dashboard

12 Month Snapshot

Select the population, sub-population, and BNL data point from the drop down menus below for data to appear in the chart to the right.

Population:

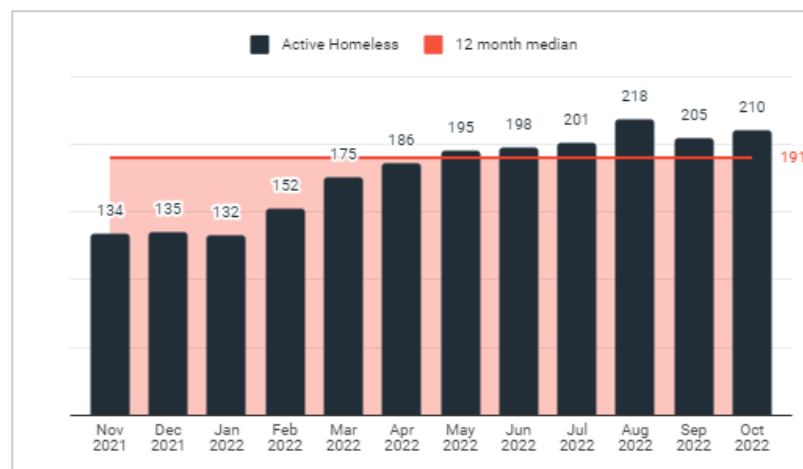
All Homeless

Sub-population:

Total

BNL data point:

Active Homeless



APPENDIX A

Built for Zero Data: Whitehorse – Safe at Home Society – November 25, 2022

Inflow/Outflow – All Homeless:

By-Name List Analysis: Inflow/Outflow

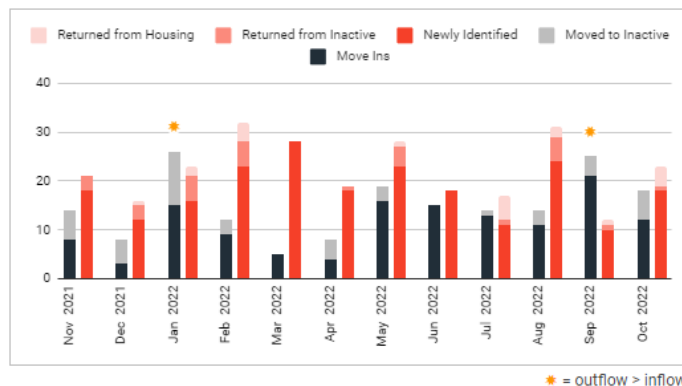
Select the population and sub-population from the drop down menus below for a breakdown of inflow and outflow data to appear in the chart and table to the right.

Population:

All Homeless

Sub-population:

Total



	Most recent	12 month avg.
Inflow		
Newly Identified	78%	82%
Aged In		
Returned - Inactive	4%	10%
Returned - Housing	17%	8%
Outflow		
Move-Ins	67%	74%
Moved to Inactive	33%	26%

Chronic & All Homelessness:

By-Name List Analysis: Chronic & All Homelessness

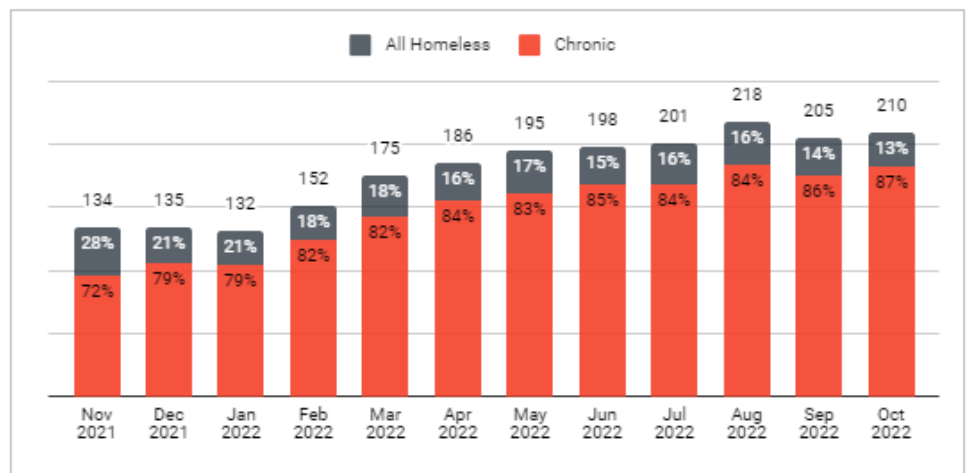
Select the sub-population and BNL data point from the drop down menus below for a breakdown of all homelessness and chronic homelessness for the past 12 months in the chart to the right.

Sub-population:

Total

BNL data point:

Active Homeless



**** The By-Name List** is a single, shared list of people experiencing homelessness. The By-Name List helps us understand the scope of homelessness in Whitehorse, prioritize resources based on need, and make sure every housing referral is the best fit possible. It is not a wait list but is rather about making a best possible match based on each person's needs and the available housing units.

Being on the By-Name List can help people connect with housing or supports (such as rent subsidies), but it does not guarantee housing immediately. Because available units fluctuate, we can't predict how quickly someone might be matched with a place that meets their needs.

The By-Name List is also a tool for understanding how many people are experiencing homelessness in Whitehorse and what the needs are for housing and services. Being on the By-Name List helps provide accurate information so we can advocate for the resources needed in our community.



Yukon Coordinated Access Guide

Updated October 6 2022

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ACKNOWLEDGEMENTS

This is a living document and is meant to be revised regularly as Coordinated Access grows and operating procedures evolve to meet changing needs.

This document was created by the Safe at Home Society team, with contributions from the following partners: Blood Ties Four Directions Centre, Built for Zero – Canada, Fetal Alcohol Syndrome Society of Yukon (FASSY), Government of Yukon – Health and Social Services, Victoria Faulkner Women’s Centre, Yukon Anti-Poverty Coalition (YAPC), Yukon Women’s Transition Home, community members with lived experience, and the Reaching Home Community Advisory Board. Yukon Housing Corporation funded the creation of the first edition of this document by Jacqueline Mills, an independent contractor hired through Safe at Home.

Safe at Home Society and the current members of the Coordinated Housing Access Team are located on the traditional territories of the Kwanlin Dun First Nation and Ta’an Kwäch’än Council.

HOW TO USE THIS GUIDE

This guide is designed to be used by anyone who is curious about the Coordinated Access process in Whitehorse; including front line staff, policy analysts, housing services providers, other service providers, people with lived or living experience of homelessness and the general public.

This guide follows a step-by-step process how Coordinated Access is to be implemented here in Whitehorse. Not all sections will be relevant for all readers. The **guide itself** is intended to provide a high-level overview of this process. **Appendices** that are added to the end of the document are for those who would like to know more details including: forms used, policies, processes, and additional resources. This guide is a living document and is expected to change during the implementation process.

This process guide is divided into three phases:

Phase 1: Raise Awareness

This step is required to provide clear information about what Coordinated Access is and why it is important, in order to build understanding and buy-in from service providers, individuals with lived/living experience, decision-makers, and the general public (see page 17).

Phase 2: Implementation

Building the Coordinated Access system in partnership with key stakeholders takes time. The Reaching Home Community Advisory Board and the Community Entity will need to actively support the implementation process from beginning to end. Roles and responsibilities associated with the governance structure will be clearly defined once implementation has taken place (see page 19).

Phase 3: Maintenance and Continuous Improvement

After initial implementation, participating agencies will work to sustain the new service delivery model and improve it through intentional reviews and performance monitoring. Having better local data will allow us to respond more quickly and effectively to trends happening on the ground (see page 29).¹

REVISIONING COORDINATED ACCESS

Purple boxes found throughout this guide indicate how we, in Yukon, are striving to implement the recommendations from [Revisioning Coordinated Access: Fostering Indigenous Best Practices towards a Wholistic Systems Approach to Homelessness](#) in our Coordinated Access process.

¹ The overview of each of these sections is adapted from *Reaching Home Coordinated Access Guide* (2019)



INTRODUCTION

Purpose

This guide is to provide an overview of the Coordinated Access process in Whitehorse, Yukon.

Goals

This guide is to be used as a resource for service providers, to establish community expectations, ensure transparency between participating organizations, produce standards for Yukon's Coordinated Access system, and to help to better align efforts to house people experiencing homelessness in the territory. The intent is that this guide will change as the process is adjusted, improved, and streamlined over time. **This document was last updated May 30th, 2022.**

Timelines

Implementation of Coordinated Access is part of the community's Reaching Home funding agreement with Employment and Social Development Canada. We demonstrated the basic Coordinated Access implementation in May 2022 and are committed to continued improvement of the system.

Guiding Principles

This Coordinated Access process aims to be:

- **Accessible:** access points are clear across the community. There are no basic requirements to access housing. Community partners and the Coordinated Access System will provide high quality, low-barrier services to those experiencing homelessness.
- **Equitable:** through dynamic prioritization based on identified community priorities instead of a first-come, first-serve model.
- **Effective:** people will be matched to the right housing resources for their needs.

Coordinated Access Standards

Agencies participating in Coordinated Access agree to reach the following set of standards:

- All clients will be treated with respect and dignity.
- Individuals can receive immediate support accessing services regardless of where the first point of contact is made and expect the same level of service at any Coordinated Access intake point.
- Every effort will be made to divert individuals and families from homelessness at every opportunity.
- Partner agencies will collaborate in addressing process issues for the purpose of evaluating service quality and efficiency and

**RECOMMENDATION 2:
ENACT THE CALLS TO
ACTION FROM THE TRUTH
AND RECONCILIATION
COMMISSION OF CANADA
WHEN DEVELOPING
COORDINATED ACCESS
SYSTEMS.**

The Reaching Home Community Advisory Board (CAB) is working to implement the recommendations put forward by Inspire. Reconcile. Potential. Consulting to ensure there is a reconciliation lens on how the CAB operates. Under this guidance the 2022-2024 RH funding was prioritized for Indigenous led organizations or groups working with a First Nation.

participate in training sessions as needed to align agency practices with the Coordinated Access system.

- All partners will comply with any and all applicable laws and regulations, First Nations' OCAP principles, as well as common policies and procedures concerning the confidentiality and privacy of client records, storage of client files or communications.

Responsibilities

It is the responsibility for the Coordinated Access Coordinator at Safe at Home² to ensure this guide is updated and modified. It is also their responsibility to ensure that this guide is accessible to participating agencies. If requested, this document should be made publicly available.

It is the responsibility of each participating agency to ensure that their staff contributing to Coordinated Access have read this process guide and consult it as necessary.

Guiding Documents

The following documents help to guide Yukon's Coordinated Access Process.

YUKON PLANS AND REPORTS

- Forward Together; Yukon Mental Wellness Strategy (2016-2026)
- Safe at Home Plan to End and Prevent Homelessness (2017)
- Housing Action Plan for Yukon (2019-2022)
- Yukon FASD Action Plan (2019)
- Putting People First; Final Report of the Comprehensive Review of Yukon's Health and Social Programs and Services (2020)

NATIONAL PLANS AND BEST PRACTICES

- Reaching Home Coordinated Access Guide (2019)
- Revisioning Coordinated Access: Fostering Indigenous Best Practices Towards a Wholistic Systems Approach to Homelessness (2020)
- Reaching Home, Canada's Homelessness Strategy (2019)
- National Housing Strategy (2017)
- Truth and Reconciliation Commission of Canada, Calls to Action (2015)

² Safe at Home is both an organization (as referred to here) and is also a plan to end homelessness. Both of these are referred to throughout the report.

BACKGROUND

Definitions

The Canadian Observatory on Homelessness defines homelessness as “the situation of an individual or family without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is the result of systemic or societal barriers, a lack of affordable and appropriate housing, the individual/household’s financial, mental, cognitive, behavioral or physical challenges, and/or racism and discrimination.” This definition has been expanded to incorporate youth homelessness: “young people between the ages of 13 and 24 who are living independently of parents and/or caregivers, but do not have the means or ability to acquire a stable, safe or consistent residence.” Homelessness can include several living situations, including:

- **Unsheltered or absolutely homeless** - living on the streets or in places not intended for human habitation;
- **Emergency sheltered** - staying in overnight shelters on a temporary basis (examples include: Whitehorse Emergency Shelter or the Skookum Jim Youth Shelter as well as shelters for people that are fleeing violence such as Victoria Faulkner Women’s Centre and Yukon Women’s Transition Home);
- **Provisionally accommodated** - living in an accommodation that is unsafe or lacks security of tenure (examples include: hotel rooms, a hospital, a correctional facility, drug or alcohol treatment facilities or couch surfing); and
- **At risk of homelessness** - where one has a home but where one’s current economic situation or housing situation is precarious, or does not meet public health and safety standards (examples include: unsafe housing due to mold, lack of running water etc., potential job loss and inability to pay rent or violence in the home).

These definitions recognize that homelessness is not a static state but a fluid experience, where one’s housing circumstances and options may shift and change.

The above definition, however, does not necessarily reflect Indigenous experiences of homelessness. According to the Aboriginal Standing Committee on Housing and Homelessness, “*Indigenous homelessness is a human condition that describes First Nations, Métis and Inuit individuals, families or communities lacking stable, permanent, appropriate housing, or the immediate prospect, means or ability to acquire such housing. Unlike the common colonialist definition of homelessness, Indigenous homelessness is not defined as lacking a structure of habitation; rather, it is more fully described and understood through a composite lens of Indigenous worldviews. These include: individuals, families and communities isolated from*

RECOMMENDATION 5: ACKNOWLEDGE AND ADDRESS THE RACISM INDIGENOUS PEOPLE FACE IN THE COMMUNITY.

We have committed to selecting Indigenous tenants for at least 2 out of every 3 units, reflecting the number of Indigenous people on the By-Name List.

A question about clients’ experiences with discrimination also helps prioritize clients for whom racism creates a barrier to housing.

their relationships to land, water, place, family, kin, each other, animals, cultures, languages and identities. Importantly, Indigenous people experiencing these kinds of homelessness cannot culturally, spiritually, emotionally or physically reconnect with their Indigeneity or lost relationships.”³

Following the Indigenous definition of homelessness, it is important to acknowledge that systemic racism against Indigenous people has, and continues to take place in Whitehorse, Yukon, and Canada. Through Coordinated Access in Whitehorse we hope to address the discrimination and racism that exists against Indigenous people experiencing homelessness by working together with Indigenous partners and service providers to provide equitable and accessible access to housing and related supports using trauma-informed, and culturally safe approaches.

Safe at Home Plan

In 2017, Kwanlin Dūn First Nation, the City of Whitehorse, Ta’an Kwäch’ān Council and the Government of Yukon joined with non-governmental organizations, people with lived experience, and the business community to formally endorse the vision, goals and actions in the Safe at Home Plan to Prevent and End Homelessness.

The Plan was an unprecedented success for Yukon, and a model for how diverse partners could work through complex matters with urgency and care. In November 2020, the Safe at Home Society (SAHS) was formed as a registered Yukon society to serve as an umbrella entity coordinating and providing homelessness services and supports, providing dedicated staffing and resources to expand on the work of the partnership to date.

The Plan set out three core goals:

- **PREVENT:** Preventing homelessness,
- **SUPPLY:** Increasing the supply of safe, stable and affordable housing, and,
- **SUPPORT:** Ensuring access to housing, programs, and services within a system of care.

Coordinated Access addresses the first and third goal of Safe at Home. This system intends to provide **support** to **prevent** homelessness. The system is built on four supporting strategies:

- Build a strong, collaborative governance structure;
- Strengthen community engagement, advocacy and communications;
- Achieve sustainability through consistent resources, partnerships, and training; and,

RECOMMENDATION 17: COORDINATED ACCESS SYSTEMS NEED TO TAKE AN INTERSECTIONAL, CULTURALLY SAFE, AND TRAUMA-INFORMED LENS IN IMPLEMENTATION.

Safe at Home Staff are actively completing training on cultural competency and trauma-informed care on an on-going basis. As relevant, these trainings are being made available to partner agencies.

The VI-SPDAT tool used for intakes includes guidance on its use with Indigenous people.

³ *Aboriginal Standing Committee on Housing and Homelessness (2012)*

- Mobilize knowledge and take action based on research, data and evaluation.

Highlights from the [Safe at Home Progress Report 2020](#)

Since Safe at Home was established in 2017 there has been progress towards preventing homelessness, increasing access to stable and affordable housing, and ensuring access to housing, programs, and services within a system of care. Key areas of progress include:

- improvement to family and youth supports for youth transitioning from care,
- identifying gaps in discharge planning for Yukoners living in rural Yukon,
- preventing evictions and retaining tenants,
- funding support for housing including: community housing and loan programs as well as housing programs geared to help Yukoners maintain core housing,
- supportive housing projects,
- commitments to affordable housing,
- rural housing projects including affordable housing and retrofits, and,
- movement towards a Coordinated Access system in Whitehorse.

This guide builds upon the progress already made through Safe at Home Society for people experiencing homelessness by outlining the Coordinated Access process in Whitehorse. The hope is to improve the alignment and awareness of services, and strengthen partnerships, to ultimately be better equipped to address community needs.

Point in Time Count

A Point in Time (PiT) Count is a snapshot of homelessness on a single night, conducted in communities across Canada with the support of Employment and Social Development Canada.

In Whitehorse, PiTs have been conducted in 2016, 2018 and 2021. At least 151 people experienced homelessness on the night of April 13th, 2021, when the latest PiT count was completed. Many of these people (35%) were experiencing absolute homelessness⁴ while 60% were provisionally accommodated⁵.

The age breakdown of people experiencing homelessness was:

⁴ Absolute homelessness is defined as sleeping unsheltered (4% in 2021) or staying at an emergency shelter (31% in 2021).

⁵ For the purposes of this count, provisionally accommodated means people were staying in a hotel/motel, on a friend's couch, in a public system or in transitional housing. 5% of people asked did not know where they would stay that night.

- 7% youth (ages 16-24)⁶
- 67% adults (ages 25-54)
- 26% older adults (ages 55+)⁷

Of these people 55 % identified as male while 44% identified as female and 2% identified as other gender. Most people experiencing homelessness (85%) self-identified as Indigenous.

This information provides a snapshot in time of people who are experiencing homelessness and is valuable in program planning and evidence-based decision-making. However, this information does not provide a measure of everyone who experiences homelessness in Whitehorse over time, nor does it fully account for people who are accessing non-formal housing supports and are experiencing “hidden homelessness.” Collection, management, and analysis of data related to people experiencing homelessness is one of the key features of Coordinated Access to track progress and changes over time. This is described further in the section outlining the Implementation Phase.

For additional background please refer to:

- [Safe at Home Plan to End and Prevent Homelessness](#) (2017)
- [Reaching Home, Canada’s Homelessness Strategy](#) (2019)
- [Built for Zero Canada website](#)

⁶ There were 21 non-surveyed dependent children, under the age of 18, who were reported by their parent or guardian as experiencing homelessness at the time of the count.

⁷ Less than 5 participants reported being over age 65 at the time of the count

COORDINATED ACCESS OVERVIEW

Coordinated Access is an integrated process that streamlines access to housing and resources in the community. Without a coordinated, person-centered approach, individuals and families trying to access resources or facing a housing crisis often find themselves repeating their story many times to different service providers. This can result in being mismatched to services and having to navigate a complex web of related but disconnected services. This also leads to poorer outcomes for the individuals involved, continued diminished quality of life, and an inefficient use of limited resources. Uncoordinated service provision also means that people remain unhoused for longer, and while they wait for stable housing they must lean heavily on crisis and emergency supports.

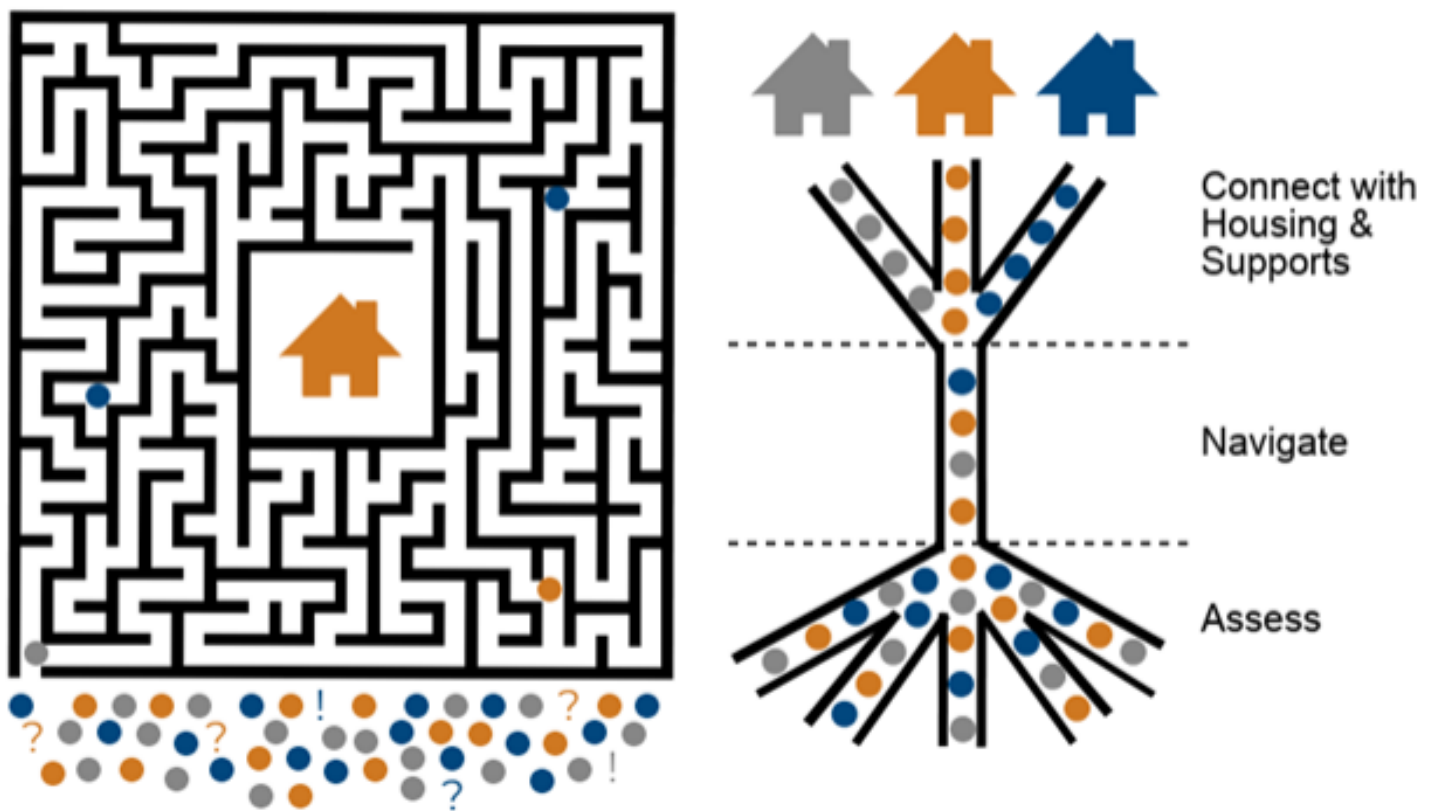


Figure 1: Before and after the implementation of Coordinated Access⁸

Coordinated Access in Yukon not only intends to address the issues outlined above by improving collaboration between service providers, but also includes comprehensive data collection with the consent of

⁸ Retrieved from <https://bfzcanada.ca/wp-content/uploads/Guelph-Wellington-Coordinated-Entry-Guide-Feb-2019-Final.pdf>

individuals experiencing homelessness to establish a baseline and to measure progress and changes in trends.

Whitehorse is a Reaching Home funded community. As a requirement of this funding Whitehorse must implement a Coordinated Access system.

SWOT Analysis⁹

The following analysis was completed on October 16th, 2020 at the Coordinated Access Forum hosted by Safe at Home Society. Participants at the forum identified Strengths, Weakness, Opportunities, and Threats with remaining with the Status Quo and with implementing Coordinated Access.¹⁰ Results are summarized in the figure below. These results were used to guide the creation of this document ensuring that strengths were drawn out, weaknesses addressed, opportunities used, and threats avoided or managed.



Figure 3: SWOT analysis of Coordinated Access in Whitehorse.

In Whitehorse, Coordinated Access uses a decentralized model. The potential risks include:

- Risk of inconsistency in service across access points,

⁹ Full SWOT analysis responses are available upon request.

¹⁰ In the figure (P) represents the present state or status quo, and (F) represents the future state with Coordinated Access implemented.

REVISIONING COORDINATED ACCESS

Indigenous communities have highlighted ways Coordinated Access can better serve Indigenous people, for example in [Revisioning Coordinated Access: Fostering Indigenous Best Practices Towards a Wholistic Systems Approach to Homelessness](#) (2020).

See the [appendix](#) for a detailed overview of how we are working to incorporate these recommendations into our Coordinated Access process in Whitehorse.

- Developing, implementing, and sustaining a shared approach between service providers, and,
- Potential for duplication of data across access points.

These risks can be mitigated by the continued effort of both the Data Lead and Coordinated Access Coordinator at Safe at Home Society who have the responsibility of ensuring a streamlined approach between service providers. Shared community objectives and agreement on a governance structure, both of which are outlined in this document can help to avoid inconsistencies in approaches by different service providers.



PHASE 1: RAISE AWARENESS

Goal

The goal of this stage was to identify a core group of partners willing to move forward with Coordinated Access implementation.

Timeline

January 2017 to June 2021.

Background

In Whitehorse, the process to implement Coordinated Access began in 2017. Since then, community agencies and service providers have been engaged and involved in the design and implementation of Coordinated Access in various capacities. Many service agencies were highly engaged with the development of the process, while others have participated to the extent capacity allows, and still others are on the sidelines but may increase their involvement over time.

The Community Advisory Board has brought together many community stakeholders around the implementation of Coordinated Access, while front-line homelessness service providers have been working together through the Coordinated Housing Access Team (CHAT). Partners have had the opportunity to learn more about Coordinated Access through networking and training opportunities, including Yukon delegations to Built for Zero Canada learning sessions. In 2018, the **Point in Time Count** provided a first opportunity for awareness-raising among people experiencing homelessness in Whitehorse and generated a surge in intakes to the By-Name List.

In 2020, the Safe at Home Society brought on a **Data Lead** and a **Coordinated Access Coordinator**, whose roles include helping to support service providers and the community at large to understand Coordinated Access. Also in 2020, Safe at Home Society launched the **100 Homes** campaign to reach landlords on the private market with the ambitious goal of securing 100 homes for the Coordinated Access system and housing 100 people. This campaign generated widespread community awareness of Coordinated Access and is ongoing into 2022.

An **Intake and Referrals Coordinator**, hired in 2021, has increased outreach to other service providers, especially groups that work with youth. The Coordinated Access Coordinator also met with people with lived experience (through Voices Influencing Change and the Blood Ties Peer Group) to discuss coordinated access and receive feedback. This type of engagement should be ongoing as the Coordinated Access system evolves.

RECOMMENDATION 3: AS ADVISED BY LOCAL INDIGENOUS COMMUNITY LEADERS, ENGAGE IN CEREMONY WHEN DEVELOPING CA SYSTEMS.

Safe at Home and the Community Advisory Board are working with IRP Consulting to determine appropriate ways to engage with Indigenous culture. The 2022 CHAT Retreat was planned with the guidance of an Indigenous Elder.

RECOMMENDATION 4: ENGAGE WITH LOCAL INDIGENOUS EXPERTS TO CONTEXTUALIZE LOCAL ISSUES IMPACTING THE INDIGENOUS COMMUNITY.

KDFN and TKC were partners in developing the Safe at Home Plan and continue to participate in Coordinated Access as capacity allows.

Safe at Home is partnering with CYFN under Reaching Home and First Nations are represented on the CAB.

2021 also saw the further expansion of the Safe at Home Staff to include a **Housing Stability Worker** who will support Yukon Housing Corporation clients to retain better tenancy. In 2022 Safe at Home Society intends to expand on this work through the creation of the **Evictions Prevention Worker** whose primary focus will be working with clients currently housed to help maintain their tenancy.

The first version of this Process Guide was developed in late 2020 with support from Yukon Housing Corporation. This revised version reflects ongoing engagement with the CHAT to develop and adopt the policies and procedures included in the appendices. This process included:

- Aligning common triage and assessment tools,
- Training on the VI-SPDAT and community learning opportunities such as the April 2022 Built for Zero learning session,
- Determining agreed upon prioritization criteria, and
- Putting in place appropriate tools for the management and sharing of data.

Ongoing engagement and awareness-raising priorities include:

- Training on specific aspects of Coordinated Access (ie. Case conferencing, HIFIS, ect.)
- Training on shared values and skills for front-line staff (e.g. First Nations cultural competency, Trauma-informed care, and others as needed)
- Meetings with service providers, housing providers and other community partners to discuss how Coordinated Access can support their work
- Regular check-ins with individuals on the By-Name List and email updates about system-level progress
- Engagement with First Nations leadership to ensure Coordinated Access works for their citizens and is integrated with their services
- In-person outreach, posters in the community, and electronic posts on social media, to build community support/awareness and ensure that Coordinated Access is accessible by all.

Across the board, it is essential to take direction from the expertise of individuals with lived/living experience of homelessness to ensure the Coordinated Access processes in place reduce barriers, augment support, and increase confidence in systems of care as intended.

**RECOMMENDATION 11:
AN EFFECTIVE
COMMUNICATIONS
STRATEGY, INCLUDING IN-
PERSON OUTREACH,
POSTERS IN TRAVEL HUBS,
AND ELECTRONIC POSTS
ON SOCIAL MEDIA, IS
NECESSARY TO ENSURE
THAT COORDINATED
ACCESS SYSTEMS ARE
ACCESSIBLE BY ALL.**

The Safe at Home workers are conducting in-person outreach, to the Whitehorse Public Library and at the Whitehorse General Hospital. The Housing Stability Worker is communicating this work throughout many social housing buildings. Safe at Home is working with SMRT POPUPS to maintain an active social media presence and conducted a radio ad campaign in 2022. Safeathomeyukon.ca launched in 2021.

Outreach through other service agencies is ongoing with plans to continually expand.



PHASE 2: IMPLEMENTATION

Goal

The goal at this stage is to complete all the tasks associated with:

- choosing community-level outcomes and associated prioritization criteria;
- implementing the Homelessness Individuals and Families Information System (HIFIS);
- designing access sites; and
- developing service planning processes including:
 - triage and assessment; and,
 - vacancy matching and referral.

Timeline

August 2020 to March 2022

Governance

COMMUNITY LEVEL-OUTCOMES

Under the federal Reaching Home Directives, we have committed to working toward the following four core community-level outcomes:

- chronic homelessness in the community is reduced;
- homelessness in the community is reduced overall and for priority populations (e.g. individuals who identify as Indigenous);
- new inflows into homelessness are reduced; and
- returns to homelessness are reduced.

Other community level outcomes could be added to reflect community priorities if deemed necessary by participating organizations. This process should involve all agencies that contribute to Coordinated Access in Yukon and happen as early as possible, as these outcomes will help to guide the implementation and reporting processes. For examples of unique community level outcomes adopted in other regions in Canada see the [appendix](#).

As a Designated Community, Reaching Home funding disbursed by Employment and Social Development Canada (ESDC) is administered and distributed by the Community Entity, Yukon Anti-Poverty Coalition (YAPC). As the Community Entity, YAPC is ultimately responsible for reporting on progress toward our community-level outcomes and implementing Coordinated Access. They have subcontracted Safe at Home Society to fulfill this responsibility.

SYSTEM STRUCTURE

The governance structure ensures that there is appropriate leadership for the planning, implementation, and ongoing management of the coordinated access system.

Figure 4 shows how five components of the Coordinated Access System contribute to the system, each with their own equally important role.

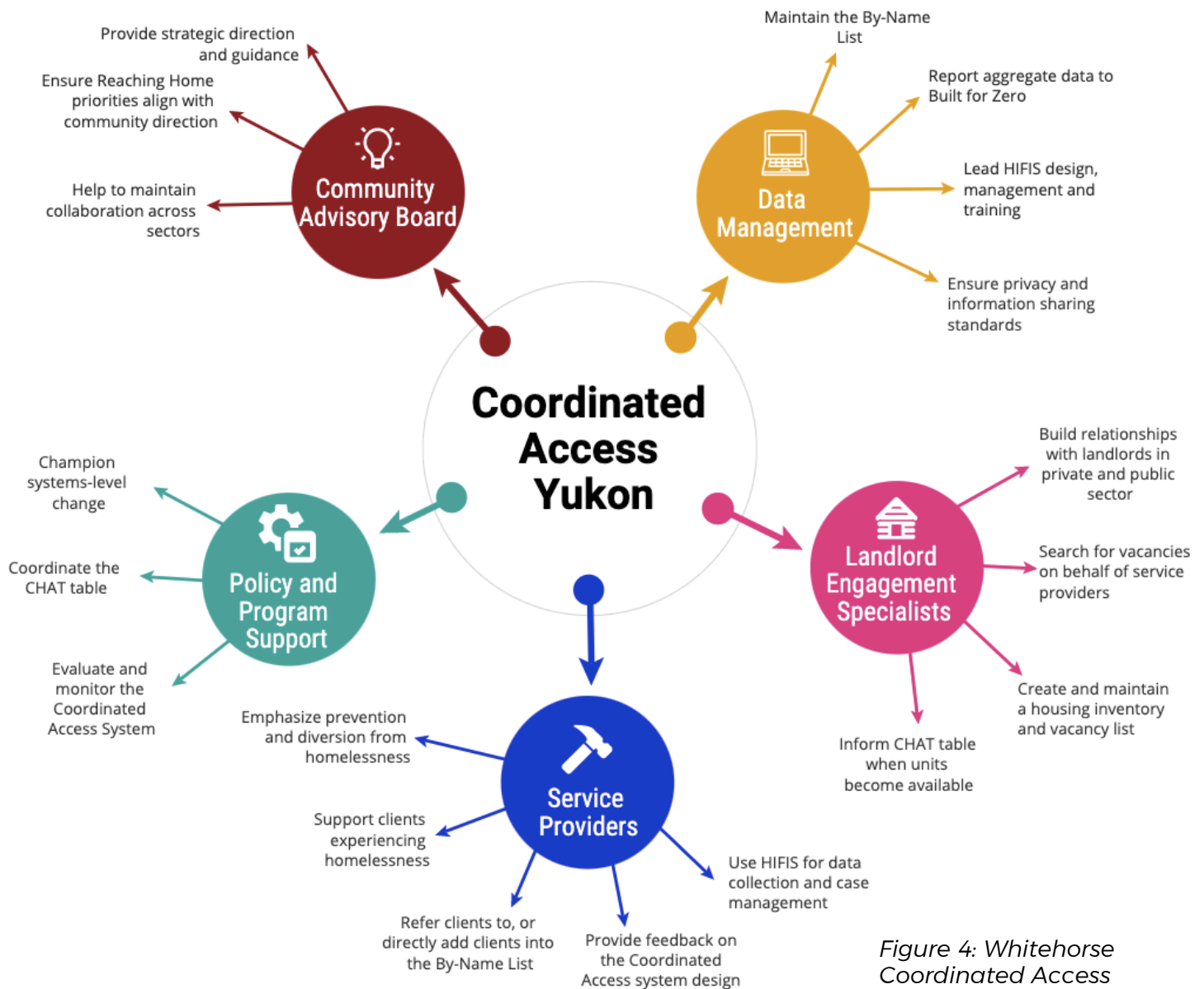


Figure 4: Whitehorse Coordinated Access Governance Structure

Service Providers

Service providers responsible for immediate decisions that affect individuals or families. They provide front-line support and at times actual units of housing to ensure that basic needs of individuals and families are met. Service providers can be further separated into 2 core groups:

- Homelessness Response Providers (HRP) – providers that assist directly with addressing housing challenges. Representatives from

RECOMMENDATION 8: IN ORDER TO ENSURE THAT NO INDIGENOUS PERSON OR FAMILY FALLS THROUGH CRACKS CREATED BY THE LACK OF SYSTEMS INTEGRATION AND SYSTEM FAILURES, REPRESENTATION FROM THE CHILD WELFARE SECTOR, THE CORRECTIONAL SYSTEM, THE MENTAL HEALTH SYSTEM, THE HOSPITAL SYSTEM, AND OTHER SYSTEMS UNIQUE TO EACH COMMUNITY SHOULD BE CONVENED WITH INDIGENOUS HOUSING AND HOMELESSNESS TABLES, PARTICULARLY THOSE RELATED TO COORDINATED ACCESS.

The Community Advisory Board (CAB) convenes representatives from across systems, and Safe at Home is working to build greater ties through, for example, the Referrals coordinator and Housing Stability worker. We are also working closely with CYFN's support team to help ensure Indigenous people seeking services do not fall through the cracks.

the HRP sit in on the Coordinated Housing Access Team. This team has collaborative case meetings. Examples of HRP include the Blood Ties Four Directions Centre Housing Coordinator, FASSY Housing Outreach, Connective Housing First Program and more.

- Other Service Providers (OSP) – those that frequently provide services to people who experience homelessness but do not directly assist with housing needs. Examples of OSP include Kwanlin Dün Health Centre, Community Outreach Services, Whitehorse Correctional Centre, and more.

Both groups are responsible for helping individuals access the By-Name List either directly (HRP) or indirectly (OSP).

Policy and Program Support

The organizations in this group may or may not provide front-line support. They are responsible for:

- updating policies (e.g., to avoid bottlenecks, poor service, or operations that are out of date with written policies and protocols);
- identifying gaps and barriers, provide feedback and recommendations for policy changes to streamline the system; and,
- documenting and ensuring that appropriate training for staff is occurring (training should be organized at a community level, not an agency level when possible).

Data Management

The data management lead is employed through Safe at Home. Data is used by CHAT, a community group of service providers chaired by the Coordinated Access coordinator, that meets regularly to improve the continuity of care for people experiencing homelessness with the highest complexity of needs, by ensuring the smooth implementation and improvement of Coordinated Access. This group will foster collaboration and communication among community partners to support the individuals on the BNL.

The data lead is responsible for maintaining the By-Name List, submitting aggregate reports to federal agencies, creating reports for quality improvement. A **HIFIS Project Manager** position was created to help support the implementation of the HIFIS database and ensure privacy and confidentiality as more members are onboarded.

Community Advisory Board (CAB)

The Community Advisory Board is made up of members from a diverse range of community agencies. They provide strategic support and direction for the implementation and improvement of Coordinated Access

Landlord Engagement Specialist

Since Coordinated Access in Whitehorse follows a decentralized model there are several positions that focus on helping to find

vacancies in the community, communicating with landlords, resolving tenant-landlord disputes and updating the CHAT of unit vacancies.

DISPUTE RESOLUTION

The Coordinated Access governance structure is made up of a diversity of agencies, all which function under different mandates and priorities. While all agencies have agreed to the common principles and values of Coordinated Access which are listed in [the introduction](#), it is still possible for disputes to arise. Ideally consensus would be reached in all circumstances, however, this will not necessarily be possible. If consensus cannot be reached the following dispute resolution process ensures that alignment between supporting agencies is maintained even if agreement is not.

Examples of **case** specific disputes are:

- accuracy of assessment scores,
- prioritization on the BNL, and,
- program placement.

Disputes of this nature will be addressed using the steps below:

1. Members of the CHAT will discuss the issue during their meeting and seek a resolution.
2. If a resolution is not achieved during Step 1, the Coordinated Access Coordinator will bring the issue forward to the Safe at Home Executive Director. The Safe at Home Executive Director will involve other agency members as necessary depending on the issue needing resolution.

Examples of **systemic** disputes are:

- administrative or procedural differences
- differences in service philosophy, principles, or policies

Disputes of this nature will be addressed using the steps below:

1. The Policy and Program Support Team will identify the nature of the dispute and discuss it with the Coordinated Access Coordinator.
2. Agency members identified as part of the dispute will discuss the issue to seek a resolution.
3. If a resolution is not achieved during Step 2, the Coordinated Access Coordinator will bring the issue forward to the Built for Zero Improvement Advisor to recommend a strategy to resolve the issue.
4. The Safe at Home Executive Director and the Community Entity will present the recommended strategy and work to resolve the issue.

**RECOMMENDATION 16:
COORDINATED ACCESS
SYSTEMS SHOULD INCLUDE
MULTIPLE MODES OF
ACCESS, INCLUDING
TELEPHONE, VIDEO CALLS,
AND ONLINE PLATFORMS.**

At present, intake is offered in person or by phone, to be as accessible as possible while safeguarding confidentiality and providing opportunities to engage directly with individuals around diversion and prevention. We have not heard any requests for other modes of intake (e.g. online).

**RECOMMENDATION 19: A
STRENGTH-BASED
ASSESSMENT TOOL
CREATED SPECIFICALLY
FOR INDIGENOUS
INDIVIDUALS AND
FAMILIES SHOULD BE
DEVELOPED.**

Safe at Home and the CHAT have been provided with guidance from Indigenous partners on how to complete the VI-SPDAT in culturally appropriate ways. Researching alternative tools is ongoing and CHAT is prepared to adopt a better common assessment tool when the right fit for Yukon is found.

Intake, Assessment and Referral

ACCESS POINTS TO TRIAGE

Currently Whitehorse is operating a decentralized access model. This means that there are multiple access point to triage and intake (ie. “no wrong door” approach). Current access points include:

- **Blood Ties Four Directions Centre** (Housing Coordinator, Safe Consumption Site staff, Outreach Van staff)
- Yukon Government - **Community Outreach Services**
- **Fetal Alcohol Syndrome Society Yukon (FASSY)** (Housing Outreach)
- **Safe at Home Society** (Outreach & Referrals Workers)
- **Victoria Faulkner Women’s Center** (Housing Navigator)
- Yukon Government - **Whitehorse Emergency Shelter**
- **Yukon Women’s Transition Home** (Low Barrier Outreach Worker)
- **Kwanlin Dün First Nation** (Housing Liaison Support Worker)
- **Skookum Jim’s Friendship Centre** (Emergency Youth Shelter)
- **Connective** (Housing First staff)
- **Queer Yukon Society** (Outreach staff)
- Yukon Government – **Transitional Supports Services**
- **BGC of Yukon** (Frontline Staff)

Child Youth and Family Treatment Team (CYFTT), Ta’an Kwäch’än Council Family Support Worker and other service providers may refer clients to these entry points. We continue to engage with other service providers as well as housing providers to become intake points or warm referral spots. Our community goal is to ensure any client wishing to be on the By-Name List can connect with a service provider whom they have a previously established relationship.

There are many community partners involved in providing services to those who experience homelessness. This means that our system relies heavily on inter-agency collaboration and exchange of information. There are shared policies, documents, protocols, and accountability across the system. Methods to mediate risk of inconsistency in service across access points, challenges associated with developing, implementing, and sustaining a shared approach between service providers and methods to avoid duplication of data are explored in the risk assessment section.

TRIAGE AND ASSESSMENT PROCESS

When an individual or family comes to an access point for housing/support, service providers work to solve housing challenges and prevent evictions. If this is not possible, or if the family or individual specifically requests an intake onto the By-Name List, the service provider will complete the intake process with them.

Having one's name placed on the By-Name List does not guarantee housing. Who is housed and when is determined after a prioritization process that ensures individuals and families with the highest need are placed first.

See the appendix for the intake protocol and related forms. Agencies' responsibilities in terms of intakes and referrals are documented in the [Policy on Intake, Adding to, and Updating the By-Name List](#).

VACANCY MATCHING AND REFERRAL

Housing providers participating in Coordinated Access commit to closing "side-doors" to housing and only filling their dedicated units from the By-Name List through the agreed-upon matching process. Housing providers may have other units that they continue to fill through a different process, if those units are not restricted to individuals experiencing homelessness, and these processes are transparent to the CHAT. See the appendix for more information in the [Coordinated Access Resource Inventory Sharing Agreement](#).

It is recommended that communities keep a common inventory of housing units and other supports (e.g. rent subsidies) available to individuals and families in the Coordinated Access system. In Whitehorse, this list will be maintained by Safe at Home Society, with contributions from participating agencies. Accurate information about available units helps make matching and referrals more successful.

Matching

When a housing unit or spot in a housing support program becomes available, the By-Name List will be filtered by the unit's eligibility

	Filter 1	Filter 2	Filter 3		Sorting
Eligibility	Length of Homelessness	Survivors/At risk of Violence	Risk Factors		
Subset of people on By-Name-List who <ul style="list-style-type: none"> Are <u>not inactive</u> (e.g. no contact for 90 days, moved away, deceased) Are <u>move-in ready</u> Meet the <u>requirements for this housing unit</u> For 2 of every 3 units: <ul style="list-style-type: none"> Are <u>Indigenous</u> 	Chronically homeless	Survivors/at risk of violence	Multiple/Severe risk factors	List 1	VI-SPDAT score (highest to lowest)
			No risk factors	List 2	VI-SPDAT score (highest to lowest)
		NOT survivors/at risk of violence	Multiple/Severe risk factors	List 3	VI-SPDAT score (highest to lowest)
			No risk factors	List 4	VI-SPDAT score (highest to lowest)
	Not chronically homeless	Survivors/at risk of violence	Multiple/Severe risk factors	List 5	VI-SPDAT score (highest to lowest)
			No risk factors	List 6	VI-SPDAT score (highest to lowest)
		NOT survivors/at risk of violence	Multiple/Severe risk factors	List 7	VI-SPDAT score (highest to lowest)
			No risk factors	List 8	VI-SPDAT score (highest to lowest)

Figure 5: Whitehorse Coordinated Access Prioritization Scheme

criteria and then sorted by community priorities to find the highest-priority eligible matches. A meeting of the Coordinated Housing Access Team (CHAT) will identify any relevant information not captured through this process and they will decide the order in which people will be offered the unit.

Keep in mind that although there may be relevant information that was not included in the By-Name List or has changed since intake, this should still be with the goal of better understanding eligibility or priority under the agreed-upon community priorities. Matching decisions should not take into account unrelated considerations (including urgency, agency affiliation, etc.) Clients who are eligible for a unit should be given the option to consider it, even if service providers do not expect that they will be interested.

The full MATCHING AND REFERRAL (Process Guide) MATCHING AND REFERRAL (Process Guide) can be found in the appendix.

Figure 6: The creation of a prioritization list



**RECOMMENDATION 22:
HOUSING OPTIONS
SHOULD MEET THE NEEDS
OF EACH PRIORITIZED
GROUP.**

Records are kept of the units offered to Coordinated Access, who they are offered to and reasons for any refusals in order to be able to advocate for housing to better serve the needs of those whose needs are not being met.

Referrals

If the individual or family accepts the offer, appropriate steps must be taken to ensure there is a care and housing stability plan, including wrap around supports (ie. health, food). A front-line worker, preferably the person who has had the most contact with the individual or family, will either support the client or conduct a warm referral to other supports. If the individual or family has supports outside of the CHAT (for example, through Disability Services), this process might involve them with consent.

Matching & Referral Challenges

Refusal of Unit

- When an individual or family is selected from the priority list and matched to a housing unit, they are allowed to refuse the unit for any reason. They remain on the list and will be prioritized for future

units no differently than before. The unit will be offered to the next best matched individual or family on the priority list.

Unable to Locate the Future Tenant(s)

- Housing and support service providers should make every effort to locate the individual or family to connect them to the available housing and/or supports. This includes consultation and collaboration with other community partners. Communication should include the reason for contact and a timeline within which a response is needed.
- If the timeline is reached and the individual or family has still not properly responded regarding their interest, the unit will be offered to the next best matched individual or family on the priority list.
- The By-Name List will be updated accordingly, and the appropriate agencies will seek to engage with the individual if/when they reengage with the system. If the system loses contact with a client for 90 days, whether they have moved away, or disengaged, they will be moved to an “inactive” status on the By-Name List.

Privacy/confidentiality

- All CHAT members are required to sign an oath of confidentiality. However, there may be clients for whom that is not enough of a guarantee of safety. These clients may be entered on the By-Name List with only a unique identifier (no name) and discussed only in the most general terms during matching meetings. The agency that completed the intake is responsible for knowing who to contact if that unique identifier is matched.

Exceptional Circumstances

In almost all circumstances the priority list should be used to house those in the community. However, there are some exceptional circumstances which could lead to a concession. For example, dislocation of tenants from a closed apartment building, or natural disasters that might displace vulnerable people

In these circumstances, the CHAT will meet and discuss how to best address housing these individuals. The decision that comes from this group may override the existing prioritization list. This will be addressed on a case-by case basis as these situations are both rare and unique.

The CHAT may also meet to discuss how best to support individuals or groups of people who are not well-served by the Coordinated Access System. This may include:

- People unable to complete assessment themselves (e.g. due to developmental disabilities)
- People who refuse to participate in assessment (or complete the assessment inaccurately) but desire housing
- People who repeatedly reject the units offered to them

**RECOMMENDATION 18:
STRICT TIME-FRAMES FOR
THE COMPLETION OF
INTAKES SHOULD NOT
APPLY TO INDIGENOUS
INDIVIDUALS AND
FAMILIES EXPERIENCING
HOMELESSNESS.**

The Yukon Coordinated Access system takes a client-directed approach. No timelines apply to the completion of intakes, either for Indigenous or non-Indigenous people.

- Families with ongoing changing composition, often due to considerable child welfare involvement
- Families who cannot find a suitable unit for their family size.

Ongoing system operations

MAINTENANCE OF THE BY-NAME LIST

The Coordinated Access process can only be successful if we have access to accurate, up-to-date information about both vacancies and potential tenants. The By-Name List is maintained by the Safe at Home Society Data Lead, but members of the CHAT are responsible for providing regular updates on clients they are in contact with, as outlined in the Policy on Intake, Adding to, and Updating the By-Name List (see appendix).

The process for sharing, viewing, and updating the By-Name List securely is described in the ADDING/UPDATING THE BY-NAME LIST (Process Guide) (see appendix). This will change once HIFIS is implemented (see below).

SUPPORTING CLIENTS ON THE BY-NAME LIST

In a well-functioning Coordinated Access System, clients are supported throughout their time on the list to avoid people falling through the cracks and to ensure they are housing-ready once a potential match is found (e.g. all documents in order, financial and social supports are in place, and a transition plan has been developed).

Many communities accomplish this through targeted case conferencing, and/or using the Coordinated Access System to match clients with support workers (like matching them to housing units). This is not yet in place in Whitehorse, but is an area actively being discussed.

SUPPORTING TENANTS ONCE HOUSED

For housing placements to be successful, tenants will need support through the move-in process and beyond. Currently, the decision of who is responsible for follow up support is based on a discussion between the CHAT. This process should be formalized and expanded to include other service providers who may be involved in clients' lives.

ACCESS TO RECORDS

Upon request, an individual or family may access their records in the HIFIS system once it has been fully implemented. In the meantime, individuals or families wishing to access their records should contact data@safeathomeyukon.ca to receive access to their personal files.

**RECOMMENDATION 20:
AS PART OF AN INTAKE
PROCEDURE, CLEAR
INFORMATION ON THE
CONFIDENTIALITY OF THE
DATA THAT A CLIENT CAN
TAKE FOR THEIR RECORDS
SHOULD BE MADE
AVAILABLE.**

*This is included on the
Consent to Release
Information form signed
before an intake is begun.*

*A sample form is included
in the appendix.*

The Homeless Individuals and Families Information System

The Homeless Individuals and Families Information System (HIFIS) is "a web-enabled Homeless Management Information System that can provide communities with the information they need to further their efforts with addressing homelessness. It allows multiple service providers from the same geographic area to implement coordinated

access using real-time information about people experiencing homelessness and the resources they need to find and keep a home.”¹¹ Use of HIFIS or an equivalent system is a core component of a Coordinated Access system as required by ESDC.

The HIFIS license for Yukon is to be hosted by Safe at Home Society. During the training and implementation of this system the Yukon Government Department of Health and Social Services will continue to hold a separate license to complete bed counts at the Whitehorse Emergency Shelter. Under ESDC recommendation there will eventually be only one license for the Territory which will be maintained by Safe at Home Society.

DESIGN AND IMPLEMENTATION

Safe at Home Society staff, the Blood Tie’s housing navigator and the FASSY outreach lead are currently completing a HIFIS masterclass through ACRE consulting. This training will enable us to design the HIFIS system that will meet community needs in Whitehorse. Other resources include the [HIFIS Implementation Guide](#) and [OCAP training](#).

The HIFIS planning and implementation process will address:

- Data privacy concerns
- Safety of data
- Storage of individual agency data vs. community level data
- Aggregate information that will be reported locally and on a national level
- Reporting practices
- Quality insurance of data
- Training on HIFIS use (who/how often)
- Who adds to the BNL
- Terms of reference for HIFIS users

¹¹ [Homelessness Learning Hub](#)



PHASE 3: MAINTENANCE AND CONTINUOUS IMPROVEMENT

Goal

The goal of this phase is to work toward real-time, high-quality data, provide training and technical assistance and to monitor progress towards the community-level outcomes set at the planning stage, adjusting course as needed.

Timeline

April 2022 and beyond.

Data-Informed Improvement

Part of the purpose of Coordinated Access is to facilitate data-informed decision-making. Data sources available to the Coordinated Access system include the By-Name List, Point in Time count, HIFIS (once implemented), and any other community feedback gathered.

HIFIS

As well as being used for casework and maintaining the By-Name List, aggregate information pulled from HIFIS can tell us how close we are achieving our community objectives as well as direct our program and policy work toward where it is needed most. HIFIS is still being implemented in Whitehorse, and the information available will depend on the ways in which it will be used, how often, and by whom, which are not yet fully decided.

FEEDBACK MECHANISMS

Feedback from service users, front-line service providers, program managers and other Coordinated Access partners is imperative to the improvement of the process in Whitehorse. Feedback mechanisms have not yet been formally created; this will be done throughout this phase. When collecting the following mechanisms can be used:

- Bi-annual surveys
- Online feedback forms through the Safe at Home Society's website
- In-person opportunities during regular meetings

Review of Community Priorities

Community Priorities were set in December 2020 by the CHAT table. These priorities are scheduled to be revisited in June 2022 and then every 18 months to ensure they are still relevant for the people that Coordinated Access is serving.¹² As part of this process,

**RECOMMENDATION 27:
INCLUDE ACCESSIBLE
FEEDBACK MECHANISMS
FOR CLIENTS, FRONT-LINE
SERVICE PROVIDERS, AND
PROGRAM MANAGERS ON
REGULAR INTERVALS.**

These mechanisms are still being designed but ensuring accessibility and equity will be a priority.

¹² This process should not occur more frequently as this takes away from the purpose of priorities.

1. The Data Lead will review any existing data to determine which population(s) experiencing homelessness may be over-represented (this includes the most recent PiT count and information from the By-Name List).
2. The Coordinated Access Coordinator will conduct an engagement process with service providers and alter prioritization scheme if necessary
3. Service providers will agree as a group on the prioritization scheme.

PRIORITY-SETTING PROCESS

The CHAT began by identifying their highest priorities (listed here, with relevant data from the By-Name List at the time.)

People with multiple risk factors	<i>Not currently tracked</i>
People who use drugs/with addictions	<i>Not currently tracked</i>
Families or Family status of client	12% of BNL (4 housed, 8 inactive, 7 active)
Unsheltered/Emergency Sheltered	5% (all inactive) / 13% (12 active, 9 inactive)
Youth <24 years	5% of BNL (1 housed, 5 inactive, 2 active)
Length of time spent homeless	Chronic = 6 mo in past year / 18 mo in 3yrs
People with mental health concerns	<i>Not currently tracked</i>
People fleeing violence	<i>Not currently tracked</i> (new Q: Do you feel safe where you're currently sleeping?)
People living with Hep C and/or HIV	<i>Not currently tracked</i>
Indigenous	70% of BNL (32 housed, 62 inact., 25 active)
Intake date	active: 2 in '17, 3 in '18, 9 in '19, 34 in '20

Figure 6: Potential priorities identified by service providers

The priorities were narrowed down to three (Chronicity, Surviving/At Risk of Violence, and High-Risk Populations) by combining certain factors and removing others that would likely be sorted for in the unit eligibility criteria (e.g., family size). It was agreed upon that 2/3 of units would be matched from a priority list of only Indigenous people, in order to reflect the make-up of the By-Name List.

See Prioritization Criteria in the appendix for a guide to how membership in priority categories is determined.

Evaluations

An evaluation of the Coordinated Access program should be completed regularly. An initial timeline of once per 12-18 months is suggested to avoid overburdening the system or changing directions too frequently. An evaluation is also warranted if data indicates a sharp increase in levels of chronic homelessness with no other reason or

explanation, feedback from clients or staff indicate major changes need to occur, or there is a communication or system breakdown.

INDICATORS

Performance measurement will occur at three levels: system, program and client. For each performance measure, indicators and targets have been assigned to measure them to ensure accountability and continuous improvement. See [Indicators for Evaluation](#) in the appendix.

AREAS TO REVIEW

Evaluations should include:

- a review of policies and procedures to make sure they are being followed and/or to identify where changes may be needed
- a review of prioritization criteria
- a review of inflows and outflows to the By-Name List for patterns that would suggest areas of improvement or concern
- a review of which agencies are participating in Coordinated Access and any populations being underserved or under-resourced
- opportunities for CHAT members, clients, and other stakeholders to provide feedback on the process and be heard
- updating this Process Guide as needed

Sustainability

The following helps to ensure sustainability of the Coordinated Access process in Whitehorse:

- Lead organization (Safe at Home Society has been decided on as the lead organization for implementing and sustaining Coordinated Access)
- Government buy-in and the Safe at Home Plan

**RECOMMENDATION 6:
INDIGENOUS AGENCIES
NEED TO BE ADEQUATELY
AND SUSTAINABLY FUNDED
TO PROVIDE WHOLISTIC
SERVICES. DESIGNATED
COMMUNITIES SHOULD BE
RESPONSIBLE FOR FINDING
CREATIVE FUNDING
SOLUTIONS IN ORDER TO
ENSURE LONG-TERM
SUSTAINABILITY OF
INDIGENOUS AGENCIES.**

In Yukon, we have an opportunity to break new ground in establishing how self-governing First Nations relate to a non-Indigenous Community Entity. YAPC and the CAB must keep this front of mind in both in the allocation of funds and in their advocacy work. The 2022-2024 Reaching Home Funding was prioritized for First Nations, partners of First Nations,, and Indigenous led organizations.

APPENDICES

The appendices are divided into three sections:

Measuring Our Progress

[Appendix A](#): Minimum Requirements of Coordinated Access

[Appendix B](#): Recommendations from Revisioning Coordinated Access

Additional Resources

[Appendix C](#): Examples of Community-Level Outcomes

[Appendix D](#): Prioritization Criteria

[Appendix E](#): Indicators for Evaluation

[Appendix F](#): Other Tools and Resources

Policies, Protocols and Forms

[Appendix G](#): Policy on Intake, Adding to, and Updating the By-Name List

[Appendix H](#): ADDING/UPDATING THE BY-NAME LIST (Process Guide)

[Appendix I](#): MATCHING AND REFERRAL (Process Guide)

[Appendix J](#): Coordinated Access Resource Inventory Sharing Agreement

[Appendix K](#): CHAT/BNL Consent and Intake/Update Form

[Appendix L](#): BNL Unit Description Form

APPENDIX A: MINIMUM REQUIREMENTS OF COORDINATED ACCESS

The funding agreement between Employment and Social Development Canada and the Yukon Anti-Poverty Coalition (the Community Entity for Yukon) states that *'Through working with community partners the Recipient shall be required to have a Coordinated Access system in place by March 31st, 2022, that fully meets all Reaching Home minimum requirements for Coordinated Access. The minimum requirements, as prescribed by Canada, outline Canada's expectations for the design of Coordinated Access systems across the following areas: coverage, governance operating model, access, assessment, prioritization, matching and referral, and Homeless Management Information System (HMIS) platform.'*

Minimum Requirements	Status of Implementation
All Designated Communities are required to have a Coordinated Access system in place by March 31, 2022.	Built for Zero Canada officially recognized and confirmed that Whitehorse met the basic requirements for Reaching Home Coordinated Access on May 9 th , 2022.
Reaching Home requires all projects receiving funding from the Designated Communities stream to participate in the Coordinated Access system. This includes, but is not limited to, emergency shelters, transitional housing providers, outreach teams and supportive housing providers.	Participation in Coordinated Access is set as an expectation in all 2022-2023 funding agreements for all projects funded by the Reaching Home Designated Communities Stream. Each agreement includes a rubric of expected engagement for the following fiscal year. Some groups continue to participate despite not receiving RH funding.
Communities are required to build an appropriate governance operating model to exercise proper leadership for the planning, implementation, and ongoing management of the Coordinated Access system. This includes identifying a lead organization to manage implementation and operationalization of the Coordinated Access system.	YAPC has subcontracted the Safe at Home Society to lead the implementation of the Coordinated Access System in Whitehorse, with core staff in place to support service providers. The Coordinated Housing Access Team focuses on combining resources and matching from the BNL. The Community Advisory Board provides direction on how Coordinated Access can be improved.
Where the streams are delivered by distinct Community Entities, it is expected that the Community Entities and Community Advisory Boards of both streams will engage in the planning and implementation of Coordinated Access to support active participation of all service providers. In addition, co-planning with the streams will also help facilitate appropriate and culturally sensitive referrals to the Community Entities administering the Indigenous Homelessness streams.	There is no Indigenous Community Entity in Yukon, however, Safe at Home Society is committed to working with self-governing First Nations to ensure complementarity of services. The Community Advisory Board has also engaged Inspire. Reconciliation. Potential. Consulting to create an Indigenous Lens for future funding projects. Priority was given to First Nations and/or Indigenous Led organizations when determining the 2022-2024 Reaching Home funding agreements.
The use of HIFIS will be mandatory in all Designated Communities where an equivalent	Safe at Home has hired a HIFIS Project Manager and is in the process of completing the HIFIS

Homelessness Management Information System is not already being used.	Masterclass with ACRE consulting. Employment and Social Development Canada has provided Safe at Home Society with the licensing for HIFIS. Yukon Government facilitated a Security Threat Assessment to guide Safe at Home Society throughout the implementation phase of HIFIS.
In all Designated Communities, Community Entities must set-up a governance structure to oversee decisions related to implementing and maintaining HIFIS and the data collected.	This is being developed through the ACRE Consulting HIFIS masterclass and should be in place by December 2022.
<p>Communities must develop policies and procedures outlining how the Coordinated Access process operates (for example, the process for evaluating individuals' eligibility for assistance). The purpose of the policies and procedures is to help govern the operation of Coordinated Access and should be made publicly available, if requested.</p> <p>At a minimum, the following policies and procedures must be developed:</p> <ol style="list-style-type: none"> 1. Standard assessment procedures, including documentation of a set of criteria to support uniform decision-making across access points. 2. List of prioritization factors and assessment procedures (for example, acuity assessment form, functional impairments including physical disabilities) with which prioritization decisions are made. 3. Referral procedures, including standardized criteria by which a participating project may justify rejecting a referral; and 4. Protocols for obtaining participant consent to retain and share information for purposes of assessing and referring participants. 	These are in place (see appendices) and are revised as necessary.
In all Designated Communities, Community Entities must develop a set of local agreements to manage privacy, data sharing, and client consent in compliance to municipal, provincial, and federal laws.	Safe at Home Society worked with Yukon Government's Privacy Department to create the CHAT/BNL Consent Form (appendix K). This form, while not bound under local privacy legislation, follows the same authorizations for security of client's information.
All Community Entities must access a server and establish corresponding security and safeguards to secure the data collected.	Safe at Home has contracted Aurora Technologies to ensure all digital files, including the By-Name List, are secure and encrypted on Sync. The 2022 Security Threat & Risk Assessment (STRA) completed by MacGregor-Olsson Consulting confirmed that the proposed HIFIS

	Host does have all necessary safeguards in place. Ongoing policy around data usage and access will follow the recommendations presented in the STRA.
Community Entities that operate with HIFIS are required to sign a Data Provision Agreement and an End-user License Agreement with ESDC. Community Entities that operate with an equivalent Homelessness Management Information System other than HIFIS are required to sign a Data Sharing Agreement with ESDC.	Safe at Home Society is in the process of signing the Data Provision Agreement with ESDC.
Access points must be easily accessed by individuals and families seeking homeless or homelessness prevention services.	There are many access and referral points accessible to diverse populations. Identifying and outreach to other organizations is ongoing.
Coordinated Access process must be implemented throughout the geographic area covered by a Designated Community.	ESDC has agreed that Coordinated Access be implemented beginning in Whitehorse, with expansion to other communities as it is possible. Safe at Home Society will begin expansion to the communities, starting with relationship building in Watson Lake, as early as May 2022.
All people experiencing or at-risk of homelessness must have equitable access to Coordinated Access sites, regardless of the way that sites are organized in the community.	Some intake access points are referral only services (e.g. Community Outreach Services) and do not have opportunity to support any Yukoner experiencing homelessness. CA intake points are a mix of organizations that can support internal and external clients. This mix as a collective ensures all people experiencing or at-risk of homelessness have equitable access to CA sites.
Individuals may not be denied access to the Coordinated Access process because of perceived barriers to housing or services (for example, income, drug, or alcohol use).	There are no eligibility requirements for participating in the Coordinated Access system, although only people experiencing homelessness can be on the By-Name List.
There must be an established and agreed upon intake procedure for the entry of individuals and families into the system.	This is documented in Appendix G .
All Coordinated Access locations and methods (for example, phone, in-person) must offer the same assessment approach using uniform decision-making processes.	A common assessment process is in place and documented in the Intake Protocol – Appendix G .
Communities must use a common assessment tool for all population groups (for example, youth, women fleeing violence, Indigenous peoples) so that there is a shared approach to understanding of people's depth of need. However, the questions and approaches used to conduct the assessment	The VI-SPDAT suite of tools includes comparable tools adapted for each of these populations. Exploring other tools for common assessment that better reflect vulnerable populations

can be adjusted for specific populations (for example, a conversational approach rather than an interview-like approach may be more appropriate for Indigenous clients.	
Prioritization is established through a series of triaging factors, including but not limited to an acuity assessment score from the common assessment tool. It is also important to note, that only information relevant to factors listed in the Coordinated Access written policies and procedures may be used to make prioritization decisions.	The common assessment tool for the Coordinated Assess process in Whitehorse is the VI-SPDAT. This tool is used by all access points to the coordinated access program. There will not be deviances from this process unless agreed upon in a formal process by all Coordinated Access partners.
Referral to housing services must be made based on prioritization guidelines, project-specific eligibility requirements (for example, age restrictions, geographic location) and the specific needs and preferences of the client.	See the Matching and Referral Process for details on how this is implemented.
Reaching Home funded projects providing housing placement (for example, rapid rehousing, transitional housing, supportive housing) and associated supports (for example, case management) must receive referrals and fill vacancies through the Coordinated Access process.	This is included in 2021-2023 funding agreements with the Community Entity. For partners already participating in Coordinated Access their housing resources and the process on how they are filled through Coordinated Access can be found in the Coordinated Access Resource Inventory Sharing Agreement – Appendix J .
As part of the planning process, communities must establish a set of prioritization criteria for each project type (for example, rapid rehousing, supportive housing).	This was completed in January 2021 and will be revisited regularly to ensure priorities are effective and reflect community needs.
In order to manage prioritization for referral and placement in a housing program, communities must maintain a Priority List.	The Priority list is updated and maintained through Safe at Home Society. Currently this is held in an Excel file hosted by Sync. However, this will be transferred over to the HIFIS system when this option becomes available.
Methods of dealing with referral challenges, concerns or disagreements such as refusal of various referrals must be in place.	See the Referral Challenges section, under Phase 2: Implementation.
Referral must remain person-centered allowing participant self-determination and choice without repercussions or consequences, other than the natural consequences that occur with choice (for example, clients who refuse a housing placement would maintain their spot on the priority list).	There are no repercussions for refusal of a unit.

APPENDIX B: RECOMMENDATIONS FROM REVISIONING COORDINATED ACCESS

Revisioning Coordinated Access: Fostering Indigenous Best Practices Towards a Wholistic Systems Approach to Homelessness incorporated Indigenous perspective for a Coordinated Access System. The table below outlines how we are addressing the recommendations put forward in this document.

<p>Engaging with the Federal Government and Designated Community Entities</p>	
<p>Recommendation 1:</p> <p>Reaching Home should create clear guidelines on cross-stream engagement between Community Entities and Indigenous Community Entities. With the overarching aim of enhancing Indigenous decision-making and leadership, these guidelines must be developed in a manner that allow local Indigenous leaders to align with local community traditions, cultures and needs at the grassroots level. These guidelines should also be completed in collaboration with national Indigenous homelessness experts, such as the new national gathering of members from Indigenous Community Entities and Indigenous Community Advisory Boards.</p>	<p>In the absence of clear guidelines from Reaching Home on cross-stream engagement between Community Entities and Indigenous Community Entities our Coordinated Access program will strive to continue engaging with all Entities in a one-on-one manner and through collaborative working groups. Indigenous decision making and leadership will continue to be valued throughout this process.</p>
<p>Recommendation 2:</p> <p>Enact the Calls to Action from the Truth and Reconciliation Commission of Canada when developing coordinated access systems.</p>	<p>The development of this guide and the continuous maintenance and improvement of our Coordinated Access system will rely on the Calls to Action from the Truth and Reconciliation Commission of Canada.</p>
<p>Recommendation 3:</p> <p>As advised by local Indigenous community leaders, engage in ceremony when developing coordinated access systems.</p>	<p>During the development of this guide there was no engagement done with local Indigenous leaders to advise on how ceremony could be incorporated. This is currently a gap and is intended to be addressed during the Raising Awareness phase of our Coordinated Access system.</p>
<p>Recommendation 4:</p>	<p>During the development of this guide there was no engagement done with local</p>

Engage with local Indigenous experts to contextualize local issues impacting the Indigenous community.	Indigenous experts to contextualize local issues. This is currently a gap and is intended to be addressed during the Raising Awareness phase of our Coordinated Access system.
Recommendation 5: Acknowledge and address the racism Indigenous people face in the community.	This acknowledgement is made in the background section of this document. We are working to address this by incorporating these recommendations into our Coordinated Access system as well as challenge the barriers that systemic racism causes for people living with homelessness.
Recommendation 6: Indigenous agencies need to be adequately and sustainably funded to provide wholistic services. Designated Communities should be responsible for finding creative funding solutions to ensure long-term sustainability of Indigenous agencies.	The Community Entity appealed to and prioritized applicants for Reaching Home Funding 2022-2024 if they were Indigenous Led and/or in partnership with local First Nations.
Recommendation 7: Any service hub where multiple services can be accessed under one roof should facilitate an Indigenous wholistic system of care and should be created/sustained in communities.	One of our current partners has funded an Elder on Site to facilitate an Indigenous wholistic system of care. More work needs to be done in this area. Safe at Home Society commits to continuing moving towards this recommendation.
Recommendation 8: In order to ensure that no Indigenous person or family falls through cracks created by the lack of systems integration and system failures, representation from the child welfare sector, the correctional system, the mental health system, the hospital system, and other systems unique to each community should be convened with Indigenous housing and homelessness tables, particularly those related to coordinated access.	There are multiple access points to Coordinated Access in Whitehorse. The Coordinated Access Coordinator will continue to work with other service providers in the community to make sure all appropriate organizations can become an intake point or a warm referral to the program.
Recommendation 9: Indigenous communities need to be equitably funded to rollout a coordinated access system, which includes increased funding for Indigenous housing stock.	Whitehorse is the Designated Community in the case of this process guide. We will work to ensure that Indigenous people are treated equitably throughout this process.
Recommendation 10:	This is a gap.

<p>In order to support capacity for Indigenous communities to co-create and lead coordinated access, governance models and framework documents centered on enhancing Indigenous leadership within a coordinated access system must be co-developed by Indigenous homelessness experts and the federal government. These framework documents should cover areas such as policy and practice, technical standards, roles and responsibilities and accountability.</p>	
<p style="text-align: center;">Implementation of Coordinated Access</p>	
<p>Recommendation 11:</p> <p>An effective communications strategy, including in-person outreach, posters in travel hubs, and electronic posts on social media, is necessary to ensure that coordinated access systems are accessible by all.</p>	<p>As part of the Raising Awareness step in our Coordinated Access system we will continue to reach out in person and find other innovative ways to ensure we are able to reach those affected by homelessness. In 2022 Safe at Home Society paid for a Radio Ad Campaign on a local Indigenous station to this end.</p>
<p>Recommendation 12:</p> <p>In mainstream coordinated access systems, an Indigenous agency or agencies should be included as an access point for coordinated access.</p>	<p>The 2022-2023 Funding Agreements have opened further partnership opportunities. In these agreements at least one Indigenous agency will become an access point for coordinated access.</p>
<p>Recommendation 13:</p> <p>Indigenous representation among staff of mainstream agencies needs to be increased so that Indigenous individuals and families who access these agencies can speak with an Indigenous service provider.</p>	<p>Hiring processes in most partnering agencies have Indigenous priorities in place. The Elder on Site at FASSY is an indication of how mainstream agencies are working towards ensuring Indigenous clients can be supported by Indigenous service providers.</p>
<p>Recommendation 14:</p> <p>Indigenous outreach workers should be hired to collaborate with mainstream services to ensure that coordinated access systems are accessible by Indigenous individuals and families.</p>	<p>Safe at Home Society continues prioritize Indigenous applicants and to encourage other partners to hire Indigenous outreach workers as well.</p>
<p>Recommendation 15:</p> <p>Provide free transportation, such as monthly bus passes, so that Indigenous community members can enter access points in person.</p>	<p>Currently Safe at Home Society provides bus tickets for transportation within town however ordering monthly passes is a future goal.</p>

<p>Recommendation 16:</p> <p>Coordinated access systems should include multiple modes of access, including telephone, video calls, and online platforms.</p>	<p>Currently intakes can be completed in person or over the phone. We continue to explore the possibility of online submissions.</p>
<p>Recommendation 17:</p> <p>Coordinated access systems need to take an intersectional, culturally safe, and trauma-informed lens in implementation.</p>	<p>The staff at Safe at Home Society have all completed Yukon First Nations 101 training and commit to ongoing trauma-informed care training. Service providers in Coordinated Access will be offered training opportunities around these areas when possible.</p>
<p>Recommendation 18:</p> <p>Strict time frames for the completion of intakes should not apply to Indigenous individuals and families experiencing homelessness.</p>	<p>The intake process is designed to be low barrier. This means there is no time-limit, and an intake can occur over multiple sessions.</p>
<p>Recommendation 19:</p> <p>A strength-based assessment tool created specifically for Indigenous individuals and families should be developed.</p>	<p>The assessment tool currently used is the VI-SPADT. We will ensure that everyone administering the assessment is trained in administering this tool for Indigenous people while we continue to search for a more culturally appropriate tool.</p>
<p>Recommendation 20:</p> <p>As part of an intake procedure, clear information on the confidentiality of the data that a client can take for their records should be made available.</p>	<p>Our intake procedure clearly indicates information on the confidentiality of client records and that if desired clients can access their records.</p>
<p>Recommendation 21:</p> <p>For communities that have a separate prioritization list for Indigenous people experiencing homelessness, the Indigenous Community Entity, in collaboration with the Indigenous Community Advisory Board, must be given authority to determine prioritization procedures. For communities that choose to maintain a single priority list, Indigenous individuals and families should be prioritized and the Indigenous community must be given authority to determine their own prioritization procedures.</p>	<p>In Whitehorse there is a single common prioritization list that includes Indigenous and non-Indigenous people. The matching and referral process ensures that 2 out of 3 units are allocated to clients who identify as Indigenous. Safe at Home Society is working with Whitehorse First Nations to support ways for their internal prioritization procedures to include insight from the Coordinated Access process.</p>
<p>Recommendation 22:</p> <p>Housing options should meet the needs of each prioritized group.</p>	<p>When a vacancy arises the Coordinated Housing Access Team meets to discuss who on the priority list is a best fit for the</p>

	housing option based on priority level, needs and preferences.
Recommendation 23: Housing for Indigenous people needs to be created and federal, provincial, and municipal funding needs to be provided. From the federal perspective, this includes the release of the National Urban, Rural, and Remote Indigenous Housing Strategy.	In Whitehorse, we will advocate for a National Urban, Rural, and Remote Indigenous Housing Strategy.
Recommendation 24: Designated Community Entities must dedicate a proportion of their funding to receive cultural competency training from local agencies and experts, and work with local experts to determine how to meaningfully incorporate Indigenous representations within their spaces.	The Community Entity has hired Inspire. Reconciliation. Potential – an Indigenous consulting firm that has provided recommendations on how to further engage Indigenous people. Cultural training for all staff is a recommendation.
Data Collection and Indigenous Data Sovereignty	
Recommendation 25: Federally mandated benchmarks and data requirements should be co-created with national Indigenous homelessness experts (for example, the new national gathering of members from Indigenous Community Entities and Indigenous Community Advisory Boards).	This is a gap.
Recommendation 26 In collaboration with national Indigenous homelessness experts (for example, new national gathering of members from Indigenous Community Entities and Indigenous Community Advisory Boards), Reaching Home should co-create opportunities for the collection of qualitative data.	We will continue to advocate for the collection of qualitative data based on the advice of local and national Indigenous homelessness experts. Where and if possible and as appropriate, we will collect qualitative data as part of our overall data collection mechanism in the future.
Recommendation 27: Include accessible feedback mechanisms for clients, front-line service providers, and program managers on regular intervals.	Through the Maintenance and Continuous improvement phase of Coordinated Access we will collect regular feedback from clients, front-line service providers, and program managers at regular intervals. This will be made accessible by online forms as well as in person opportunities for discussion around improvement.
Recommendation 28	This is a gap.

<p>In collaboration with national Indigenous homelessness experts (for example, new national gathering of members from Indigenous Community Entities and Indigenous Community Advisory Boards), the federal government must co-develop informational materials related to Indigenous data sovereignty.</p>	
<p>Recommendation 29:</p> <p>The inclusion of Indigenous agencies in data governance committees in Designated Communities should be a requirement in Reaching Home directives.</p>	<p>This is a gap.</p>
<p>Recommendation 30:</p> <p>Indigenous Community Entities should be given the autonomy to choose the data management system that fits their needs and provided adequate, sustainable funding to develop and manage their coordinated access system and analyze their data.</p>	<p>This is a gap.</p>

APPENDIX C: EXAMPLES OF COMMUNITY-LEVEL OUTCOMES

- House ___ of the longest-term shelter stayers to bring the average length of stay in shelters down to ___ days.
- House ___ of rough sleepers who are not connected to shelter, eliminating street homelessness.
- Develop targeted prevention, diversion, and rapid rehousing measures to stem the flow into homelessness for ___ high acuity youth, families, and singles.
- Fully operationalize a system planning approach to most effectively meet community priorities, including the immediate rollout of coordinated entry and outreach, program and system key performance indicators, and contractual re-negotiations across all funded programs.

APPENDIX D: PRIORITIZATION CRITERIA

The following paragraphs detail how membership in a priority population is determined based on intake questions recorded on the By-Name List.

Chronic Homelessness

- If someone has been homeless for at least 6 of the past 12 months or 18 of the past 36 months.

Survivors/at risk of violence

If ANY of the following are true:

- Person selects “Survivor of violence/at risk of violence” under Household Info on the Intake Form
- Person answers NO to the question “Do you feel safe where you are currently sleeping?” on the Intake Form
- The person answers YES to one of the following VI-SPDAT questions:
 - 8a – Since you have been homeless, have you been beaten up or assaulted?
 - 8d – Since you have been homeless, has anyone threatened you with violence or made you feel unsafe?
 - 8e – Since you have been homeless, has anyone tried to control you through violence or threats of violence, whether that be a stranger, friend, partner, relative or parent?
 - 11 – Does anyone trick, manipulate, exploit or force you to do things you do not want to do?
 - 19b – Would you say that your current homelessness was caused by an unhealthy or abusive relationship?
 - 27 – Has your homelessness been caused by any recent or past trauma or abuse?

High-risk populations

If two or more of the following are true:

- Are you 60 years of age or older? (VI-SPDAT Q. 21)
- Do you have any physical health issues that might require assistance in order to access or keep housing? (VI-SPDAT Q. 22)
- Do you have any issues with your mental health or cognitive issues, including a brain injury, that might require assistance in order to access or keep housing? (VI-SPDAT Q. 24)
- Do you use alcohol or drugs in a way that it impacts your life in a negative way most days, makes it hard to access housing, or would require assistance to maintain housing? (VI-SPDAT Q. 25)
- Do you think stigma or prejudice (for example linked to race, ethnicity, drug use, disability, ...) has affected your ability to get housing or stay housed? (Intake Form)
- The person identifies that they need intensive/round-the-clock supports to stay housed under “Services needed” on the Intake Form

APPENDIX E: INDICATORS FOR EVALUATION

The following indicators are examples of what information could be tracked during the maintenance and continuous improvement phase.¹³

System Level Performance Measures:

- Overall homelessness is reduced by ___% by MM/YYYY.
- Chronically and episodically homeless numbers are reduced by ___% by MM/YYYY.
- ___% of clients are stabilized in permanent housing by 20__.
- Usage of emergency shelters is reduced by ___% by MM/YYYY.
- The average length of stay in shelter is reduced to ___ days.
- ___% of clients have improved self-sufficiency at program exit.
- Inappropriate use of public systems is decreased by ___% among clients at program exit.
- ___% of homeless programs participate in integrated information system by MM/YYYY.
- ___% of clients will be successfully matched to a housing first program within ___ days.

Program Level Performance Measures:

- Length of stay in program.
- Occupancy rate of ___% for all programs.
- Number of clients served.
- Housing retention of ___% for all programs.
- Destinations at exit.
- Return to Homelessness.
- Improved self-sufficiency.
- Engagement with mainstream services.
- Reduce negative reasons for leaving program.
- Turnover rate increased/reduced depending on program type.

Based on the above performance benchmarks an appropriate monitoring, evaluation and reporting framework will be developed.

¹³ These indicators were adapted from [Red Deer's Coordinated Access Guide](#).

APPENDIX F: OTHER TOOLS AND RESOURCES

For more information about Coordinated Access systems and other topics discussed in this guide, the following websites may be helpful.

- [Built for Zero](#)
- [CAEH Coordinated Access Scorecard](#)
- [OCAP Training Link](#)

APPENDIX G: POLICY ON INTAKE, ADDING TO, AND UPDATING THE BY-NAME LIST

[Updated January 13, 2022]

Objectives

To have reliable data about homelessness in the community and to ensure housing is prioritized for the people who most need it, a Quality By-Name List must:

- come as close as possible to including all individuals experiencing homelessness in the community;
 - This includes people who are unsheltered (living on the streets or in places not intended for human habitation), emergency sheltered (staying in shelters for people who are experiencing homelessness or are impacted by family violence), and provisionally accommodated (in temporary accommodations or lacking security of tenure, e.g. couch surfing).
- be updated at least monthly to reflect changes to individuals' housing status,
- use a common intake and assessment process that includes all information necessary for making decisions about prioritization,
- provide for each person to be followed through the system to ensure they get the help they need.
- ensure there is No wrong door. There are 3 types of agencies in our community; this means:
 1. certain homelessness serving agencies are open to anyone walking through their door for intakes/ViSPDATs;
 2. some will do intakes/ViSPDATs only for their clients.
 3. some will do an intake with their clients but do a warm transfer for the ViSPDAT assessment.
 - Dependent children should be added to the By-Name List (BNL) as part of the responsible adult's intake. For spouses or partners, conduct separate intakes and get consent from each partner to be included on the BNL and to receive services together.
- take into consideration people at risk of losing their housing. People whose housing situation is not ideal may complete an intake to the By-Name List however they will not be prioritized for housing intended for people experiencing homelessness. Note that people in this situation should still be assigned a lead agency to do eviction prevention work or assist with a housing search. If there is a known eviction date or present risk of violence that makes homelessness imminent, a follow up should be scheduled to keep ahead of housing status changes.

Eligibility

- All clients who are experiencing homelessness or are at imminent risk of becoming homeless are eligible to be added to the BNL.
- Individuals who are chronically homeless are top priority for housing. Chronicity is defined as:
 - An individual or family experiencing homelessness for 6 months within the last year.
 - An individual or family experiencing homelessness for 18 months within the last three years
 - Note: returning to homelessness after a brief stint in housing is a common occurrence so the overall time spent unhoused is what is used to determine chronicity.

Consent and Confidentiality

- DO NOT send personal information by email without password protections.
- DO store any hard copies or electronic versions of confidential documents securely in a locked file or encrypted/password protected drive, or shred/delete them if not needed.
 - Note: This is a temporary process until HIFIS is adopted and/or there is a data sharing agreement that will allow electronic sharing. HIFIS/Electronic updating will allow for real-time additions/updates to the By-Name List without having to go through these steps.

Because the By-Name List deals with sensitive personal information, client consent and confidentiality are vital.

- Use common scripts to ensure consistent service across intake points.
- Clients should give explicit, informed written consent, whenever possible, to be included on the By-Name List and have their personal information shared.
- If a client cannot write, verbal consent must be documented by the service provider who is doing the intake and include the date and service provider's initials.
- Allow for phone intakes; again, verbal consent should also be documented with date and service provider's initials.
- Clients who do not wish to share their information with other service providers can still be added to the BNL as non-consenting (N/C); they will still be considered for housing, but they will not be discussed in CHAT and only the lead agency will be contacted if they come up for housing.
- Clients who decline to be included on the By-Name List will not lose access to other services offered by service providers.

Refusal to Participate

- Individuals or families may decline to complete the assessment. This does not prevent them from accessing services.
- Clients should be informed that the assessment is used to prioritize housing matches and they may not be prioritized appropriately without one.
- If consent is given and the Intake Form is completed but the ViSPDAT assessment is not, the family/individual will be added to the By-Name List and follow-up can take place later to determine their acuity.
- All staff who will discuss client data/the BNL must sign a Confidentiality Agreement before participating in Coordinated Housing Access Team meetings and/or before discussing clients.
- An individual or family may access their records on the By-Name List by requesting them verbally or in writing from the Data Lead at Safe at Home or through their Lead Agency.
 - Service providers should document when a request is made and if it is filled. The Data Lead at Safe at Home can assist with retrieving/removing records from the BNL.

Security

- Safe at Home uses [Sync.com](https://sync.com) for secure backups and document sharing. Safe at Home email is encrypted from end to end for Safe at Home staff.
- Sync.com stores all data on PIPEDA-compliant, Canadian servers.
- The By-Name List is stored on Sync.com in a separate account from other users at Safe at Home. It is currently only viewed by the Data Lead and is password protected.
- The Data Lead at Safe at Home also has their hard drive encrypted and inaccessible with Windows Bitlocker in the event the laptop is lost or stolen.

Intake

- Intakes can be dropped off to Safe at Home Monday to Friday or arrangements for someone to pick them up can be made. All Intake forms are stored in a locked filing cabinet. A complete intake for the By-Name List includes:
 - a signed informed consent form (or verbal consent; with date & signature of service provider)
 - a completed BNL intake/update form
 - a completed common assessment tool (VI-SPDAT) is highly recommended but not mandatory. Refusal to complete the assessment may impact the client's prioritization on the BNL.
 - assignment of a lead agency for ongoing follow-up with the client.
 - Note: One's lead agency might change during their time on the BNL.

By-Name List Statuses

- Statuses for those on the BNL are:
 - Actively Homeless: Anyone that does not currently have permanent housing will fall into this category. For Actively Homeless individuals/families the current living arrangement can be recorded as:
 - Couch Surfing / Hidden Homeless
 - Hotel/Motel
 - Public Institutions/Correctional Facilities
 - Public System (hospitals and treatment centres)
 - Shelter
 - Unsheltered
 - Unknown
 - Permanently housed: An individual or family is considered 'permanently housed' if their housing situation meets all of the following criteria:
 - There is no designated length of stay (i.e. it is meant to be long-term)
 - They have a tenancy agreement that provides them protection under the [Residential Tenancy Act](#)
 - They self-identify as being permanently housed – this includes individuals that have moved back to a family home (i.e. family reunification).
 - Temporarily housed: An individual or family is considered 'temporarily housed' if their housing situation meets any of the following criteria:
 - There is a designated length of stay
 - It is meant to bridge the gap between homelessness to permanent housing (i.e. Transitional housing)
 - They are not protected under the [Residential Tenancy Act](#) (e.g. Hotels/motels)
 - Note: All BNL statuses of 'temporarily housed' should be reviewed after 90 days to determine if the housing placement is more permanent than suspected.
 - Inactivity: Being marked Inactive removes an individual or family from consideration for available housing. An individual or family's status may be changed to "Inactive" if:
 - They have not been in contact with an intake/access point for 90 days
 - They have left the community
 - They are incarcerated, hospitalized, or institutionalized for longer than 90 days
 - They are deceased.
 - Note: If the individual or family reconnects with any access point their status can be quickly changed back to Active.

Timeliness

- Service providers are encouraged to spend up to two weeks on diversion before completing an intake for the By-Name List if the client is not yet chronically homeless.

- Intakes should be submitted as soon as possible, ideally in the month that they were done. Service providers should submit intakes in person until HIFIS/Electronic Sharing Agreements are in place.

Updates

- The BNL must accurately track people's current housing situation to prioritize them appropriately and maintain an accurate snapshot of homelessness in the community.
- Members of the CHAT can inquire about their clients who are on the By-Name List by contacting the Data Lead at 867-334-9307. Clients who are on the BNL can also call this number to update their info or reach out to a Safe at Home outreach worker by email, website, or social media.
- Service providers are contacted monthly by the Data Lead to determine the current situation of those on the BNL who are transitioning into inactive status.
- Reassessment should be completed as needed if there have been major changes in the individual's life since the last assessment. Changes in housing history, updates to ViSPDAT etc. do not require an assessment to be redone; updates can be over the phone with the Data Lead or by filling in the highlighted boxes on the Intake/Consent form.

Service provider responsibilities

- Service providers should inform the Data Lead of any updates to the list whenever they are aware of a change in an individual or family's housing situation.

Safe at Home responsibilities

- The Safe at Home Data Lead will flag clients who are at risk of going inactive (no contact for 90 days) to ensure no one goes inactive simply due to a delay in updates. Three contact attempts should be made before the 90-day mark.
- Update the Last Contact Date field after any successful contact attempt.
- Maintain adherence to this policy and the processes around Adding and Updating the By-Name List.

APPENDIX H: ADDING/UPDATING THE BY-NAME LIST (PROCESS GUIDE)

Updated March 18th, 2021

Note: This is a temporary process until HIFIS is adopted. HIFIS will allow for real-time additions/updates to the By-Name List without having to go through these steps.

BASIC PRINCIPLES OF CONFIDENTIALITY

DO NOT send personal information by email without password protections.

DO store any hard copies or electronic versions of confidential documents securely in a locked file or encrypted/password protected drive, or shred/delete them if not needed.

ABOUT SYNC.COM

- Safe at Home uses [Sync.com](https://sync.com) for secure backups and document sharing.
- Sync.com stores all data on PIPEDA-compliant, Canadian servers.
- Access to shared documents can be revoked by Safe at Home at any time.
- You will need to create a free account to access shared folders securely

VIEWING & UPDATING THE BY-NAME LIST

The full By-Name List is stored in a password-protected Excel file. A blank sample file can be viewed on the [Built for Zero website](#) under *Sample BNL Excel Workbook*.

- **A limited version of the By-Name List** (with admin functions removed) will be stored on Sync.com and each CHAT member will get a unique secure link. The file will be:
 - Read-only (not editable or downloadable)
 - Password protected
 - Updated every 2 weeks
- At least once per month, service providers should:
 - **Review all clients' current housing status** for accuracy. Complete an Update Form for anyone whose information has changed.
 - **Check the individuals marked as Nearing Inactive.** If you have seen them recently, complete an update (even if their status has not changed). If you are the Lead Agency and have not been in contact with the person, attempt contact now.

Remember: everyone is jointly responsible for the entire list, not only your clients!

- **A secure shared folder** will be created for each service provider, shared only with Safe at Home. You can use this folder to upload the completed intake or update forms for the Data Lead. It is also ok to drop hard copies off in person or request a pick-up.

APPENDIX I: MATCHING AND REFERRAL (PROCESS GUIDE)

Updated March 18th, 2021

This process relies on an up-to-date By-Name List, so regular updates must be completed (see Adding/Updating process) in order to ensure accurate matching and prioritization.

ELIGIBILITY AND UNIT DESCRIPTION

1. **Housing Provider** should identify the eligibility criteria for the unit, and if possible provide a description that can be provided to the client. In the case of private market units, the landlord engagement specialist can work with the landlord to write these.
 - Eligibility criteria may vary per unit to maintain a desired mix but must be transparent and clear. Include, at a minimum: size of unit (single person/couple/family), minimum or maximum acuity, suitability for an individual with limited ability or wheelchair users. Eligibility can also include any limitations on income source, or restriction to specific populations.
 - Unit description should also note any requirements such as mandatory program participation, sobriety, etc. as well as any included supports.
2. Provide eligibility criteria, unit description, and deadline for filling the unit (if applicable) to the **Coordinated Access Coordinator** cacoordinator@safeathomeyukon.ca

CLIENT MATCHING PROCESS

PRIORITIZATION

1. **Data Lead** filters the By-Name List to active status records who meet the identified eligibility criteria
 - For the first two of every three units, Data Lead will limit the list to Indigenous applicants (First Nations, Inuit and/or Métis)
2. **Data Lead** breaks these records down into several priority lists:
 - *One* Those who meet chronic, violence, AND high-risk criteria, from high to low acuity (VI-SPDAT score)
 - *Two* Those who meet chronic and violence criteria ONLY, high to low acuity
 - *Three* Those who meet chronic and high-risk criteria ONLY, high to low acuity
 - *Four* Those who meet chronic criteria ONLY, high to low acuity
 - *See chart below for all lists*
3. **CA Coordinator** brings together agencies supporting the top five clients for a matching meeting to discuss any reasons the order might need to be changed.

Eligibility	Prioritization Filters				Sorting
<div>Subset of people on By-Name-List who</div> <div><ul style="list-style-type: none">• Are <u>not inactive</u> (e.g. no contact for 90 days, moved away, deceased)• Meet the <u>eligibility requirements</u> for this housing unit</div> <div>For 2 of every 3 units:</div> <div><ul style="list-style-type: none">• Are <u>Indigenous</u></div>	<div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div></div>	Length of Homelessness	Risk of Violence	High-Risk Populations	
		✓ Chronically homeless	✓ Survivor or at risk of violence	✓ Meets 2+ high-risk criteria	High to low VI-SPDAT score
				✗ Meets < 2 high-risk criteria	High to low VI-SPDAT score
			✗ NOT a survivor or at risk of violence	✓ Meets 2+ high-risk criteria	High to low VI-SPDAT score
				✗ Meets < 2 high-risk criteria	High to low VI-SPDAT score
		✗ NOT chronically homeless	✓ Survivor or at risk of violence	✓ Meets 2+ high-risk criteria	High to low VI-SPDAT score
				✗ Meets < 2 high-risk criteria	High to low VI-SPDAT score
			✗ NOT a survivor or at risk of violence	✓ Meets 2+ high-risk criteria	High to low VI-SPDAT score
				✗ Meets < 2 high-risk criteria	High to low VI-SPDAT score

REFERRAL

1. Starting with the top candidate, the client's **Lead Agency** contacts the **client** to offer them the unit, and arranges a meeting with the housing provider if client is interested.
2. The Lead Agency then informs the Coordinated Access Coordinator of the client's acceptance or refusal.
 - The client may refuse any unit for any reason with no penalty.
 - If a client refuses the unit, inform the Coordinated Access Coordinator. The offer is then made to the next candidate on the list.
 - If there is a deadline for filling the unit, the Coordinated Access Coordinator may set a shorter deadline for the Lead Agency to contact the client, so a second person can be offered the unit if it is refused.

“WARM HAND-OFF”/MOVE-IN

1. The housing agency contact or assigned support worker meets with the client (and any previous supports, if possible) to learn about support needs and get any paperwork in order for move-in.
2. Once hand-off is complete, the **Lead Agency** should file an update to the By-Name List indicating the referral has been made and the person is housed.
3. Contact Safe at Home for support with move-in, if needed.

APPENDIX J: COORDINATED ACCESS RESOURCE INVENTORY SHARING AGREEMENT

Draft: Updated September 29th, 2022

The Coordinated Housing Access Team, in their efforts to streamline Whitehorse's provision of housing and supports to people experiencing homelessness, has agreed to the following processes for the following housing resources. Each process is individual to the needs of the organization supplying the units and final say falls to them. This document has been created to provide transparency to all CHAT members and to establish guiding principles around community resources.

Blood Ties Four Directions (BT4D):

- **LWEH**

Under the Landlord's Working to End Homelessness program BT4D has 4 units that they rent in their name. This ensures that the unit owner is covered with rent and damages. The tenant is someone connected to BT4D and requires additional supports to maintain housing. They work directly with BT4D for rental payments and other tenant needs. When any of these units become available, supposing that the relationship with the landlord remains and the unit comes back to the program, BT4D will use the BNL/CHAT to tenant the next unit.

The Process:

1. When a LWEH is available the Housing Coordinator at BT4D will advise the Coordinated Access Coordinator. The Housing Coordinator will complete a BNL Unit description form to advise the parameters around the units and any restrictions for the client.
2. Matching for these units will take place at our regularly scheduled CHAT. Only clients who fit the BT4D mandate will be discussed in order their priority on our BNL. The clients must have already established a relationship with staff at BT4D as the lack of connection has resulted in failed tenancies in the past.
3. CHAT will discuss 3-5 names in order on how they land on the BNL. The BT4D Housing Coordinator will reach out to the clients to determine interest in the unit. Since all candidates are BT4D clients, their staff can manage who is contacted if the first client is not interested.
4. At the next scheduled CHAT meeting the BT4D Housing Coordinator will update the group on who was housed.

- **Steve Cardiff Tiny Homes**

BT4D have 5 Tiny Homes and are willing to use the BNL/CHAT process to tenant all 5 if they have the final say on who moves in. Previously CHAT to determine the tenancy based mostly on clients' priority level, and this resulted in very poor matches. These Tiny Homes form a community that provides supported case management housing to people living with addictions, complex health challenges, and histories of homelessness. To maintain the right level of support all new tenants entering the community must demonstrate the ability to work with the staff and the current tenants.

The Process:

1. When a Tiny Home is available the Housing Coordinator at BT4D will advise the Coordinated Access Coordinator. These units all have similar a description of low barrier housing for clients willing to accept the supports provided by BT4D. The

size is 240 sq. feet and allows clients to live independently while also preventing guests from putting clients with poor boundaries in difficult situations.

2. Matching for these houses will take place at the regularly scheduled CHAT were clients who fit the BT4D mandate will be discussed in order of priority. The clients must have already established a relationship with staff at BT4D as the lack of connection has resulted in failed tenancies in the past.
3. CHAT will discuss 3-5 candidates who are known to be interested in the Tiny Homes.
4. BT4D Housing Coordinator will meet with those determined as good fit/who are interested and BT4D staff will determine who is the best fit for the Tiny Homes Community. A BT4D staff will advise the clients directly of their decision.
5. At the next scheduled CHAT meeting a BT4D staff (ideally the Housing Coordinator) will advise the group of who received the unit and the reason why. Generally, this will come down to best fit.

- **Outreach Van**

The outreach van is a service provided in partnership with BT4D and FASSY. This service is for anyone in the Whitehorse community. Many of the staff who operate the Van are trained to do intakes to the BNL/CHAT process and do so when appropriate.

Connective (Formerly John Howard Specific Society):

- **Housing First at 5th and Wood Street**

There are 16 Housing First units managed by Connective and all of them will come through the CHAT/BNL process. These units were originally managed by the Yukon Government (YG) with Connective and the Council of Yukon First Nations (CYFN) taking over management in 2021. Because this was inherited by Connective, there was a previous agreement that YG and or CYFN could refer clients to a wait list for these units. Several Connective staff are trained to do intakes to the BNL/CHAT, and they are actively encouraging anyone on their wait list to get on the BNL. Those who are not able/willing to connect with BNL/CHAT are still eligible for the interview portion of the process. The experience has been that most clients on Connective's waitlist are either on the BNL or willing to be added.

The Process:

1. Connective's Housing First Program Manager will contact the Coordinated Access Coordinator at SAHS to advise when a unit will be available. They will complete a BNL Unit description form or provide a basic emailed description on the parameters of the unit. Since these units are very low barrier there is a strong possibility that they won't work for many of our BNL clients, and the overall staffing ability needs to be considered when tenanting.
2. A CHAT meeting outside of our regularly scheduled time will be called when one or more of these units become available.
3. A significant number of names need to be discussed for these units. The filtered BNL names will be read and a selection of 5-10 clients, those who service providers are confident they would be interested, is determined. This is tracked by SAHS staff.
4. The application process for Housing First Units requires Connective staff to ask questions that can be triggering and have generally already been answered during the BNL/CHAT intake process. Because of this the short-listed clients are discussed at length and service providers can give responses for their clients - if known. This allows Connective staff to pre-fill their internal applications for these units.
5. An interview with Connective staff is set up for all prospective clients. This is meant to be an informal meeting between possible tenant and staff to determine best fit for the community of Housing First units. Questions unanswered during our CHAT

process can be asked at this meeting but for the most part we will rely on service providers to limit the need for client to re-tell their story.

6. Connective staff will determine who will receive the unit and contact the client and/or their service provider to advise.
7. At our next regularly scheduled CHAT meeting the Connective Housing First Program Manager will advise who the unit went to and answer any questions regarding the unsuccessful candidates. Generally, this will be due to best fit/support availability.

- **Housing First/ Supportive Housing at 405 Alexander Street**

There are 20 housing first units under supervision of Whitehorse Emergency Shelter. These units are not supported through Reaching Home Funding however the staff at WES see the value in using the CHAT/BNL process to tenant such units.

The Process:

1. WES social worker will contact the Coordinated Access Coordinator at SAHS to advise when a unit will be available. They will complete a BNL Unit description form to advise of the parameters of the unit. Since these units are very low barrier there is a strong possibility that they won't work for many of our BNL clients and the overall staffing ability needs to be considered when tenanting.
2. A CHAT meeting outside of our regularly scheduled time will be called when one or more of the WES units become available.
3. A significant number of names need to be discussed for these units. The filtered BNL names will be read and a selection of 5-10 clients, those who service providers are confident would be interested, is determined. This is tracked by SAHS staff.
4. The application process for Housing First Units requires WES staff to ask questions that can be triggering and have generally already been answered during the BNL/CHAT intake process. Because of this the short-listed clients are discussed at length and service providers can give the responses for their clients - if known.
5. An interview with WES staff is set up for all prospective clients. This is meant to be an informal meeting between possible tenant and staff to determine best fit for the community of other WES tenants. Questions unknown to by service providers can be asked at this meeting but for the most part the CHAT/BNL process should have dealt with those to limit the need for re-telling one's story.
6. The WES Staff will determine who will receive the unit and contact the client and/or their service provider to advise.
7. At our next regularly scheduled CHAT meeting WES staff will advise who the unit went to and answer any questions regarding the unsuccessful candidates. Generally, this will be due to best fit/support availability.

Disability Services (YG):

- **Max's Place**

Disability Services has various housing options for clients who fit their mandate. Rent is calculated at SA Standard Rates with utilities included. Max's Place is a group residence based on a low-barrier, harm reduction model. It is in Riverdale a short walk from public transit and is operated by Opportunities Yukon. All residents are clients of or willing to become clients of Disability Services. Max's Place is staffed 24/7 with a staff to resident ratio of 2/3 during the day and evening. There is one staff overnight. Staff provide, to a limited degree, support with Instrumental Activities of Daily Living (IADL's such as curing/reminders of doctor appointments). Max's Place staff do not distribute medications; however, there is a close relationship with the Referred Care Clinic for resident's that need significant medication support.

The Process:

1. When a unit becomes available Disability Services will submit a Unit Description Form to data@safeathomeyukon.ca with all required criteria (ex: FASD or suspected FASD, willingness to be a client of Disability Services, ect.)

2. Matching for these units will take place at our regularly scheduled CHAT unless there is urgency and a need for a pop-up CHAT meeting is required.
3. CHAT will identify up to 5 clients that would be potential tenants and then identify which lead agency will confirm with each client their interest in the unit.
4. Once confirm the names and contact information of the confirmed interested tenants will be passed along to Disability Services so that follow up on their end can take place.
5. Disability Services will advise the CA Lead or Data Lead of which client was successful in receiving the unit.
6. CHAT will be updated at next scheduled meeting, after tenant placement, of who was the successful match for the unit.

***Kwanlin Dün First Nation (KDFN):**

- **Citizen Housing**

There are currently 220 units that are managed by the Tenant Relations department of this FN Government. Discussions on incorporating the Whitehorse community CHAT/BNL process into their internal process have started. The two KDFN staff that sit on CHAT are not able to approve any commitment to this process however they are in support of a partnership. Discussions with the KDFN Tenant Relations Officer and their Director of Community Services are forthcoming.

***Fetal Alcohol Syndrome Society Yukon (FASSY):**

- **LWEH**

Under the Landlord's Working to End Homelessness program FASSY has 5 units that they rent in their name. This ensures that the unit owner is covered with rent and damages. The tenant is someone connected to FASSY and requires additional supports to maintain housing. They work directly with FASSY for rental payments and other tenant needs. When any of these units become available, supposing that the relationship with the landlord remains and the unit comes back to the program, FASSY will use the BNL/CHAT to tenant the next unit.

The Process:

1. When a LWEH unit is available the Housing Coordinator at FASSY will advise the Coordinated Access Coordinator. The Housing Coordinator will complete a BNL Unit description form to advise of the parameters around the units and any restrictions for the client.
2. Matching for these units will take place at our regularly scheduled CHAT. Only clients who fit the FASSY mandate will be discussed in order their priority on our BNL. The clients must have already established a relationship with staff at FASSY as the lack of connection has resulted in failed tenancies in the past.
3. CHAT will discuss 3-5 names in order on how they land on the BNL. The FASSY Housing Coordinator will reach out to the clients to determine interest in the unit. Since all candidates are FASSY clients, their staff can manage who is contacted if the first client is not interested.
4. At the next scheduled CHAT meeting the FASSY Housing Coordinator will update the group on who was housed.

- **Outreach Van**

The outreach van is a service provided in partnership with FASSY and BT4D. This service is for anyone in the Whitehorse community. Many of the staff who operate the Van are trained to do intakes to the BNL/CHAT process and do so when appropriate.

Yukon Housing Corporation (YHC)

- **Rent Geared to Income Units**

Yukon Housing Corporation is not supported by Reaching Home funding however they have agreed to the following process with CHAT/BNL. They have 479 units within Whitehorse and have agreed that 20% of their vacant units will come to CHAT and be tenanted with clients on the BNL. This agreement will be revisited on March 31st, 2022.

The Process:

1. YHC Tenant Support Manager will advise the Coordinated Access Coordinated at SAHS when a unit becomes available by submitting a unit description and any requirements around how the unit needs to be tenanted (ex: reserved for families, accessible unit, senior's building).
2. During regular CHAT meetings the unit will be presented, and 5-7 tentative clients will be determined based on service providers knowledge of best fit. Depending on the unit, more names maybe be discussed as some units are harder to tenant than others depending on the location and requirements (ex: some families don't want to leave near the emergency shelters).
3. A list of clients and who of the CHAT will contact each client in what order is read off during the meeting. SAHS tracks this information ensures that the order is followed if/when clients are contacted.
4. When a client is interested in viewing the unit, they sign a ROI (Release of Information) for YHC and their information (name and support person) are added to the above mentioned form. This is returned to the Tenant Support Manager who confirms what is required for the viewing. Clients need to have completed the 12-page YHC application and have their eligibility determined before a viewing is scheduled. Clients who have arrears with YHC or have been evicted by YHC in the last 6 months (aka their 'cooling off period') are supported on an individual bases with their lead agency and the YHC Housing Stability Worker.
5. If the client is an approved applicant with YHC they can schedule a viewing with or without their support worker.
6. If the client is interested in the unit, then a lease signing will be scheduled.
7. If the client is **not** interested, then the next prospective tenant/ their lead agency is contacted, and steps 4 & 5 are repeated.
8. Once the YHC unit is filled an updated is provided at the next scheduled CHAT meeting to advise what client ended up moving in.

***Yukon Women's Transition Home (YWTH)**

- **Kaushee's Place**

The YWTH is broken into first and second stage housing. Kaushee's Place is like that of a shelter where women and children can find safety when exiting Intimate Partnership Violence. This is a referral only system so clients who want to find alternative housing supports are referred to another service provider to complete an intake for the By-Name List. *Currently exploring the option of having staff do intakes directly onsite.*

- **Betty's Haven**

Betty's Haven is like second stage housing and only available for clients who have come through Kaushee's Place. These units are meant to only be temporary with a maximum stay of 18 months (however there can be extensions). Currently these units are not left vacant – once the maintenance is completed there is a list of people waiting to move from Kaushee's Place into one of the units. Clients who are not an ideal fit or do not wish to stay in Betty's Haven are encouraged to get on the BNL to secure other options. The manager for Betty's Haven sits on CHAT.

* refers to agreements not yet completed or in need of updating.

APPENDIX K: CHAT/BNL CONSENT FORM FOR INFORMATION COLLECTION



Admin Only

☐ BNL ☐ PHL

CHAT/BNL Consent Form for Information Collection	
Client Name:	Date:

What is the By-Name List (BNL)? A By-Name List (BNL) is a list of people experiencing or at risk of homelessness that helps match them to housing. Participation is voluntary; you can only be added with your consent once the intake process has been explained.

What is the Coordinated Housing Access Team (CHAT)?
The CHAT is made up of staff from many different homelessness serving organizations. They meet twice a month to help those on the BNL to connect with services and/or housing.

Who is on the Coordinated Housing Access Team (CHAT)?
A current list of the CHAT members is listed at the end of the application. CHAT members are always connected to the homelessness serving sector and change only happens once every three months. Any group listed below can provide an up-to-date table of members.

- Participating in the BNL means several things:
- It does NOT guarantee housing! It may help you become housed faster or find a home that is a better fit.
 - It does NOT affect the type/amount of service you receive from other agencies, see complete list below.
 - It CAN help connect you to the right supports/services; The CHAT works based on what *you* decide.

What is consent? To consent means that you agree to the collecting, using, and sharing of your personal information for the purposes of being matched to housing and/or supports by the CHAT.

- Consent information: If you consent to adding your name to the **By-Name List (BNL)**, you understand that:
- 1) your information will be shared with the Coordinated Housing Access Team (CHAT), members who work with people experiencing homelessness. The goal is to match the right client to the right home/supports.
 - 2) a CHAT member will ask you to provide personal information to fill in this consent/intake form and complete a separate vulnerability assessment, such as the VI-SPDAT questionnaire.
 - 3) the information that you provide during the intake process will help CHAT to prioritise your needs and determine best fit when housing or supports become available.

- 4) CHAT members have all signed a Confidentiality Agreement that prevents any information from being shared outside of CHAT meetings. Information may be shared if a child or person is at risk of harm and/or there is a subpoena.
- 5) Non-identifying data from the BNL will be used to guide plans for new housing programs, supported/accessable housing or demonstrate gaps in service.

What if I change my mind about giving consent? Are there other options?

You can remove your consent at any time by speaking to the CHAT member that is currently supporting you or staff at Safe at Home. Let them know that you do not want your information shared any longer and an update will be sent to Safe at Home.

If you withdraw your consent, your name will be taken off the BNL starting on the day your request is received; any previous copies will remain, but your info will not exist in the current version.

You can choose how much and what info you would like shared. If you would like to consent to be on the BNL to be considered for housing but would only like your info shared with your lead agency, you can choose N/C Actively Homeless; your info will not be shared with other agencies.

What if there's information that I don't want to share?

If there is information you do not wish to share, you can decline to answer any question. Declining a question does not stop you from being added to the BNL. If you have concerns with any of the questions, please discuss with the CHAT member that is currently supporting you.

Are there times when information may be shared without my consent?

CHAT members will be required to share your information with RCMP or FCS if:

- A child has experienced or may be at-risk of abuse or harm;
- If a person is a threat to themselves or another person; and/or
- If a court order requires information to be shared.

Would you like a copy of your info or have any questions? Please contact:

Coordinated Access Coordinator

208 Alexander Street or 867-332-6201 or cacoordinator@safeathomeyukon.ca

Coordinated Housing Access Team (CHAT): By-Name-List (BNL) Form

Application Type: ☐ New ☐ Update

Has the client withdrawn consent on the CHAT Consent form? ☐ Yes ☐ No **Date:**

VI-SPDAT: Score: ☐ Adult ☐ Family ☐ Youth ☐ Declined **Completed by:**

Applicant		
First Name:		Date of Birth:
Last Name:		BNL Unique Identifier:
Preferred Name/Alias:		How long have you lived in the territory?
Age:	Gender (self identified):	
City/Community:		
Phone/Email:		
Is it safe to contact you at the phone number above? <input type="checkbox"/> Yes <input type="checkbox"/> No		Can a message be left? <input type="checkbox"/> Yes <input type="checkbox"/> No

Do you identify as First Nation, Inuit, or Métis: <input type="checkbox"/> Yes <input type="checkbox"/> No	Do you belong to a Yukon First Nation? <input type="checkbox"/> Yes <input type="checkbox"/> No
Have you ever served or done basic training (military, Rangers, RCMP)? Been in basic training? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What division were you in?	Service/Regiment Number:

Community Currently Residing In/Connected with	
Which community do you want to live in?	Currently residing in?
Which other communities are you connected with, if any?	
Alternate Contact Information	
If we can't get a hold of you, is there someone you are in regular contact with that we can call?	
First Name:	Last Name:
Phone:	Relationship/Organization:
Is it safe to contact you at the phone number above? <input type="checkbox"/> Yes <input type="checkbox"/> No	Can a message be left? <input type="checkbox"/> Yes <input type="checkbox"/> No

Tenants	
Is there any other adult you want to live with (partner, family member, roommate)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Completed BNL/CHAT Consent	
If yes, please fill in below. The other adult must also complete a Consent Form to be considered for housing together.	
First Name:	Last Name:
Household Info	
Number of children in household?	Pet owner? <input type="checkbox"/> Yes <input type="checkbox"/> No Pet type:
Do you expect the number of people in the household to change?	<input type="checkbox"/> Yes <input type="checkbox"/> No
What changes are expected?	
Do you wish/want other family members to stay with you on a regular basis? <input type="checkbox"/> Yes <input type="checkbox"/> No How many?	
Household Type: <input type="checkbox"/> Single Adult <input type="checkbox"/> Over 65 <input type="checkbox"/> Couple <input type="checkbox"/> Youth <input type="checkbox"/> Family <input type="checkbox"/> Other	

History of Housing Instability & Current Sleeping Arrangements		
Are you currently experiencing homelessness? <input type="checkbox"/> Yes <input type="checkbox"/> No When did your search begin? (date)		
Are you currently at risk of losing your housing? <input type="checkbox"/> Yes <input type="checkbox"/> No Eviction date:		
Where were you living before your most recent experience of homelessness?		
<input type="checkbox"/> Public institution	<input type="checkbox"/> Transitional Housing	<input type="checkbox"/> Permanent Housing
Where are you currently housed?		
<input type="checkbox"/> Unsheltered/outdoors	<input type="checkbox"/> Couch surfing	<input type="checkbox"/> Emergency Shelter <input type="checkbox"/> Hotel/Motel
<input type="checkbox"/> Public System (WCC/WGH) <input type="checkbox"/> Transitional (Betty's Haven, BTFD) <input type="checkbox"/> Currently Housed (YHC, GMHS, private)		
Yukon Housing Applications	Status: <input type="checkbox"/> Unknown <input type="checkbox"/> Waitlist <input type="checkbox"/> No	<input type="checkbox"/> Whitehorse <input type="checkbox"/> Other:
Grey Mountain Housing	Status: <input type="checkbox"/> Unknown <input type="checkbox"/> Waitlist <input type="checkbox"/> No	
Number of months experiencing homelessness	Past year (12 months):	3 years (36 months):
Are you a survivor of violence? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you at high risk of violence? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Do you feel safe where you are currently sleeping? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Source of Income		
What is your primary source of income?	Any other sources of income?	Total Monthly Income:

Have you applied for other income (CPP, EI,) <u>but are not yet receiving it?</u> Is there anything we can help with?		
Are you currently employed or do any seasonal/contract/occasional work?		
Do you have any other income/resources/family/friends that could help you get out of the current situation?		
Services Requested		
Do you require housing/support for physical ability issues and/or a wheelchair accessible unit?		
What types of challenges have you experienced in trying to maintain housing?		
What services or governments (FNs) are you connected with?		
What types of support would help you stay housed?		
1. Do you think intensive/24-hour supports would help you stay housed?		<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Has prejudice (race/ethnicity/drug use/disability) affected your ability to get housing/stay housed?		<input type="checkbox"/> Yes <input type="checkbox"/> No
CHAT/BNL Consent for Information Collection		
I have read or have had read to me, and understand all parts of this consent form and consent:		
<input type="checkbox"/> to be added to the By-Name List, and		
<input type="checkbox"/> to information being shared between the CHAT so that they can work together to match me/us with housing.		
<input type="checkbox"/> I will continue to get services at		
Client Name (please print clearly):		
Client Signature:	Date:	
Staff Name (please print clearly):		
Staff Signature:	Date:	
Agency Name:		

Members of the CHAT As of September 2022:

BGC Yukon	Queer Yukon Society
Blood Ties Four Directions	Royal Canadian Legion (Branch 254)
Community Outreach Services (YG)	Safe at Home Society
Connective (once John Howard Society Pacific)	Transitional Supports Services (YG)
Council of Yukon First Nations	Veteran's Affairs Canada
Disability Services (YG)	Victoria Faulkner Women's Centre (VFWC)
Emergency Youth Shelter-Skookum Jim Friendship Centre	Yukon Housing Corporation
Fetal Alcohol Spectrum Society (FASSY)	Yukon University
Kwanlin Dün First Nation (KDFN)	Yukon Women's Transition Home Society

Other organizations that serve people experiencing homelessness may join CHAT in the future. For an updated list you can contact your support worker, reach out to Safe at Home, or check our website www.safeathomeyukon.ca

APPENDIX L: BNL UNIT DESCRIPTION FORM



BNL UNIT DESCRIPTION FORM	
<i>Complete & send to data@safeyukon.ca for vacancies to be filled from the By-Name List.</i>	
Address	Agency
Unit Size Studio <input type="checkbox"/> 1 BR <input type="checkbox"/> 2 BR <input type="checkbox"/> 3 BR <input type="checkbox"/>	Monthly Rent
Pets <input type="checkbox"/> Dog <input type="checkbox"/> Cat <input type="checkbox"/> Other How many?	Utilities included? Yes <input type="checkbox"/> No <input type="checkbox"/> Cost? Heat included? Yes <input type="checkbox"/> No <input type="checkbox"/> Cost?
Universal Access <input type="checkbox"/> Step free access. If no how many stairs? <input type="checkbox"/> Is there a ramp to this unit? <input type="checkbox"/> Wheelchair accessible bathroom/kitchen <input type="checkbox"/> Is this unit accessible throughout? <input type="checkbox"/> Grab bars beside toilet <input type="checkbox"/> Bath/shower? <input type="checkbox"/> Other	Amenities <input type="checkbox"/> Laundry in building <input type="checkbox"/> in unit <input type="checkbox"/> Backyard <input type="checkbox"/> with fence <input type="checkbox"/> Porch <input type="checkbox"/> Other <input type="checkbox"/> Parking-one vehicle <input type="checkbox"/> Additional vehicle <input type="checkbox"/> Garden <input type="checkbox"/> Bicycle storage <input type="checkbox"/> Additional storage <input type="checkbox"/> Barbecue
Please provide brief description of unit	
Date unit available	Must be filled by?
Eligibility	
Criteria -list all criteria for this unit	Documents -please list documents needed
Services Offered-please list all services offered & if participation is mandatory	
	<input type="checkbox"/> Mandatory
	<input type="checkbox"/> Mandatory
Please describe unit type	
<input type="checkbox"/> Permanent Supportive Housing <input type="checkbox"/> Housing with limited supports <input type="checkbox"/> Other	

APPENDIX M: VETERAN PROCESS

Veteran Process

As an agency participating in Built for Zero – Canada (BFZ-C), Safe at Home Society commits to achieving Functional Zero Veteran Homelessness, and aligns our definition of Veterans with BFZ-C and Veterans Affairs Canada (VAC) as including: any former member of the Canadian Armed Forces (CAF), former members of Allied Forces (e.g., United States or United Kingdom veteran), former members of the Royal Canadian Mounted Police (RCMP), former Reservists, Veteran Civilians, and former Canadian Rangers ([Built For Zero Canada - Veteran Homelessness \(bfzcanada.ca\)](https://bfzcanada.ca)).

The process to identify, verify, and link Veterans experiencing or at imminent risk of homelessness to appropriate available supports is as follows:

- 1. When completing the **CHAT/BNL Consent Form for Information Collection** ([APPENDIX L](#)) with the referral source, individuals are asked a required question about Veteran status:

Have you ever served or done basic training (military, Rangers, RCMP)? Been in basic training? <input type="checkbox"/> Yes <input type="checkbox"/> No	
What division were you in?	Service/Regiment Number:

- 2. **For any individual who self-identifies as a Veteran**, this is recorded in the By-Name List when Intake is received, and triggers the verification process through either Veterans Affairs Canada (VAC), The Royal Canadian Legion, or both. Typically, individuals who have completed 8-week basic training through Canadian Armed Forces will be eligible to be verified as Veterans, as will confirmed Veterans of the Royal Canadian Mounted Police, but other clients with varied forms of service may be eligible as well (ex., Allied Forces).
- 3. Confirmation process **through the Royal Canadian Legion**:
 - a. A Veteran identifies themselves as a Vet
 - b. They signed your local consent form, and the Royal Canadian Legion is listed as a partner OR they gave you verbal/written person to contact the Legion to confirm their service.
 - c. Email veteransservices@legion.ca with the Veteran's full name, DOB, Service Number (if they have it) and state "consent provided." You can also share additional details about their service if you have it to aid the process, but this is not necessary.
 - d. You will receive an email back confirming status. If the person is a Veteran, you will also receive information about the benefits, services, and supports that can be provided through the Royal Canadian Legion and Veteran Affairs Canada.
 - e. Work with your local Royal Canadian Legion to assist the Vet in applying for resources and find housing. If you need assistance identifying the local Legion contact, reach out to EHSJ.

What kind of resources can Vets experiencing homelessness receive?

The Royal Canadian Legion can provide temporary accommodations (motel), assistance with securing housing, rental and utilities assistance, housing move-in kits, and a \$400 gift card to help set up their new home. They also provide peer support and connection back to community.

All Veterans experiencing homelessness are eligible to receive Emergency Funds. Funds can assist with securing housing and short-term financial assistance. Some Veterans may also be entitled to a pension. There are over 250 services through VAC, including mental health and addictions supports as well.



December 13, 2022

Honourable Ranj Pillai
Minister of Economic Development, Minister of Tourism and Culture
Minister responsible for Yukon Housing Corporation
Minister responsible for Yukon Liquor Corporation and
Minister responsible for Yukon Lottery Commission
Government of Yukon
Whitehorse, Yukon

Send via E-mail: Ranj.Pillai@yukon.ca

Re: Safe at Home Society 10 Calls to Action

Honourable Minister Pillai,

The Whitehorse Chamber of Commerce (WCC) *Housing, Lodging and Lot Development Committee* would like to provide public comment on a range of housing proposals that have been put before our Territorial and Municipal governments.

We acknowledge that solving housing affordability is a first-order priority for all sectors in the Territory, though especially more so in the private sector, due to the critical impact it has on starting, growing, and operating small businesses in the Territory.

The private sector employs 45.7% of the Territory's workforce, and due to the varied industries in the sector, many are lower-income wage earners, and thus it will bear the greatest impact of any new government regulations on rental housing.

The Whitehorse Chamber of Commerce and its members are concerned by some of the policy proposals that the Safe at Home Society has put forward and insist that private sector consultation be held with all levels of government on the matter.

As guiding principles, we believe that governments should focus their efforts to:

- 1) Increase the supply of government social housing for those who need support; and
- 2) Create an environment where investments in market housing are an attractive and accessible option for the private sector as well as for all citizens.

By creating prohibitive regulations in market housing, governments risk impairing the private sector workforce, and discouraging private sector investments that are very much required to increase our local housing supply.

The WCC would like to share its concerns on Safe at Home Society's Calls to Action 1 and 6, which we believe have the greatest potential to negatively impact private sector interests.

1. Prohibit no-cause evictions under the Yukon's Residential Landlord and Tenant Act

The WCC does not support this Call to Action.



Evictions, while rare, are a tool for landlords to manage the risk they carry when renting out their property. With less ability to manage risk post-occupancy, we are concerned that landlords will adapt by taking less risk pre-occupancy, primarily by increasing their scrutiny of tenants' employment history.

In an environment where landlords cannot take as much risk, Yukoners will be less able to find housing when they are self-employed, start new businesses, or accept jobs at existing small businesses. This could discourage entrepreneurship and private sector employment for citizens, and negatively impact the owners and customers of existing businesses.

6. Regulate short-term and vacation rentals across the City of Whitehorse

The WCC does not support this Call to Action.

As of late, the downtown Whitehorse hotel room supply has decreased, leading to increased costs due to the demand, and with an only minimal foreseeable increase in new hotel investments, it is making business travel expensive for local stakeholders, and out-of-territory contractors. With fewer, more expensive, and less flexible housing and lodging options, all businesses suffer – especially those who employ a seasonal workforce.

Short-term and vacation rentals are an important component of the housing stock that serves countless community stakeholders, with the private sector in particular. For the business community, short-term rentals serve as a flexible and affordable lodging solution that many rely on for employee relocations, intermittent staff housing, and visitation for potential staff.

Short-term and vacation rentals are good for consumers and good for the economy, and we believe that new and additional regulations put those services at risk by making compliance onerous and complicated for operators and creating significant new costs for taxpayers.

We call on the Territorial and Municipal governments to consider and confer these important issues with the WCC's *Housing, Lodging, and Lot Development Committee*.

We always look forward to hearing from you and together develop actionable items in resolving these important issues.

Sincerely,

Allison Camenzuli
Chair, Whitehorse Chamber of Commerce

Ben Pereira
Chair, Housing, Lodging and Lot Development Committee
Whitehorse Chamber of Commerce

cc:

Hon. Sandy Silver, Premier of the Yukon & MLA, Klondike

Laura Cabott, Mayor of Whitehorse

Curry Dixon, Leader of the Opposition and Chair of the Standing Committee on Public Accounts

Association of Yukon Communities



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December 14, 2022

Honorable Currie Dixon
Yukon Legislative Assembly
Chair, Standing Committee on Public Accounts
Box 2703
Whitehorse, Yukon
Y1A2C6

Mr. Dixon,

Thank you for your September 26, 2022, letter with respect to the Standing Committee on Public Accounts review of the Auditor General of Canada's report on housing. Recently the Association of Yukon Communities (AYC) Board of Directors ratified our position on the housing and land crisis being faced by our territory and I am happy to share that with your committee.

Over the last decade the Yukon has not kept pace with residential and commercial development and growth. This consistent pressure on Yukon's housing and land supply has led to an unsustainable increase in housing costs and demand. This pressure has unfortunately resulted in municipalities running out of land and housing opportunities. To help address these issues AYC would like to see policies that increase the supply of land, and market and non-market housing in every Yukon municipality.

To briefly summarize key recommendations of AYC:

- The Government of Yukon should develop and share a rural land development strategy, emphasizing the need for an increased supply in market and non-market housing in communities outside of Whitehorse.
- The Government of Yukon should implement the Housing Action Plan, as expediently as possible, and meet the commitments of the strategy.
- The Association of Yukon Communities involvement with funding programs, such as through CMHC and FCM, in partnership with member communities (i.e. municipalities), should be increased to incorporate programming dollars in addressing these issues.

For the committee's reference I have included our policy document which was approved by our Board of Directors on December 3, 2022.

I hope this is helpful to the work of the Public Accounts Committee. If you require further information, please do not hesitate to have staff contact the Association of Yukon Communities.

Yours sincerely,

Ted Laking
President

Association of Yukon Communities

Housing

Policy Position of Association of Yukon Communities (2022-23)

For Ratification



DEFINITIONS:

YG refers to the Government of Yukon.

AYC refers to the Association of Yukon Communities.

FCM refers to the Federation of Canadian Municipalities.

CMHC refers to the Canada Mortgage and Housing Corporation.

AOG refers to the Office of the Auditor General of Canada.

PREAMBLE:

Based on historical materials provided to us, our engagement at the Association of Yukon Communities' AGM in May 2022, and follow-up meetings with the AYC Executive, what we heard is a desire to focus this housing policy discussion towards developing solutions for: housing affordability, accommodating growth, along with the recruitment and retention of skilled labour for communities. This is not everything mentioned or discussed during the project, rather these are the topics which came up consistently among many members and provide a clearer focus for AYC regarding developing policy positions and statements.

TITLE
Association of Yukon Communities' Policy Position on Housing Availability and Affordability (2022-23)
OPENING STATEMENT
There is a chronic shortage of land and housing in Yukon. This persistent shortage creates serious issues in growing our communities, both economically and socially, as well as housing our existing residents. AYC's membership, and our communities, cannot sustainably continue down this path and there is a need for decisive actions.

BACKGROUND

WHY IS THIS IMPORTANT TO MUNICIPALITIES?

1. Between March 31, 2012 and March 31, 2022, Yukon's population increased by 7,856, or 21.9%. ¹
2. Yukon communities have not kept the pace of residential and commercial development to accommodate this amount of growth. ²
3. This consistent pressure on Yukon's housing and land supply has led to an unsustainable growth in housing costs and availability; ³
4. This has created tremendous pressure on Yukon's municipalities to provide land and housing ⁴ and most municipalities have run out; ⁵
5. This is an issue that affects every municipality and community in Yukon.

WHAT OPTIONS ARE WE CONSIDERING?

1. Calling on YG to develop and share a rural land development strategy, emphasizing the need for an increased supply in market and non-market housing in communities outside of Whitehorse.
2. Calling on the YG to implement the *Housing Action Plan*, as expediently as possible, and encouraging them to meet the commitments of the strategy. ⁶
3. Increasing AYC's involvement with funding programs, such as through CMHC and FCM, in partnership with member communities (i.e. municipalities), to incorporate programming dollars in addressing these issues.

DESIRED IMPACT OF THESE RECOMMENDATIONS?

1. To increase the supply of land, and market and non-market housing in every Yukon municipality.

WHAT ARE THE COSTS?

1. There are no expected costs with the advocacy portion of this work. Opportunities through FCM and others, if pursued with other AYC members (i.e. municipalities), will be presented to the AYC Board of Directors for discussion and approval, as required.

RECOMMENDATIONS

THE ASSOCIATION OF YUKON COMMUNITIES RECOMMENDS that the Government of Yukon:

1. Develop and share a rural land development strategy, focusing on increasing the supply of market and non-market housing.
2. Implement the *Housing Action Plan* as expediently as possible and commit to meeting the goals of its strategy.

Further, THE ASSOCIATION OF YUKON COMMUNITIES RESOLVES to:

1. Increase the AYC membership's opportunities to take part in external funding programs (e.g. FCM or CMHC) that will increase the supply of market and non-market housing in Yukon.

Submitted by: *Insert name of nominator, seconder, etc.*

REFERENCES

- 1: https://yukon.ca/sites/yukon.ca/files/ybs/populationq1_2021.pdf
- 2: Feedback received from Municipalities during Elevator Yukon engagement.
- 3: <https://yukon.ca/sites/yukon.ca/files/ybs/fin-yukon-rent-survey-april-2022.pdf>
- 4: https://www.oag-bvg.gc.ca/internet/English/mr_20220525_e_44077.html
- 5: Majority feedback received from Municipalities during Elevator Yukon engagement.
- 6: Pillars #2 and #3 of the *Housing Action Plan* are of particular interest. Minister McPhee stated "real change is coming" in wake of OAG audit:
<https://www.whitehorsestar.com/News/real-change-is-coming-minister-says-in-wake-of-critical-audit>

Appendix I

Association of Yukon Communities

Policy Discussion Paper #1

Housing Availability

and Affordability

Executive Summary

This policy discussion paper provides background context and discussion for a 2022-23 policy position on housing.

The Association finds that because of the sustained population growth of Yukon and its communities over the past decade, there is an unprecedented pressure on housing availability and affordability.

In Yukon, outside of Whitehorse, private developers do not provide the market an adequate supply of housing to meet demand. The Government of Yukon attempts to fill this gap by developing land for sale, however, the efficacy of bringing land to market under these efforts is unclear.

Municipalities and other AYC membership have provided clear direction for a housing policy position for the organization; develop solutions for housing affordability, accommodating growth in Yukon communities, and ease the burden of recruitment and retention of skilled labour to rural communities.

1 Introduction

The Association of Yukon Communities (AYC) developed a series of policy discussion papers to analyze, discuss and adopt focused policy positions for the organization. The purpose for this analysis, and the exercise of developing clear and relevant policy is fourfold:

- To better understand the root causes and areas of concern that membership have directed the organization to evaluate (e.g. housing availability);
- To better serve and represent the Association's membership;
- To create a roadmap for action for the AYC staff and executive, and;
- To make measurable progress on the membership's priorities.

In this discussion paper regarding housing, we highlight the various pressures of housing in the communities (AYC's clients), however, any potential policy actions suggested focus solely on AYC's role. Suggesting actions for the communities or community governments themselves is not within the scope of this exercise.

2 What we heard

What we heard from AYC stakeholders is to focus this policy discussion toward developing solutions for: housing affordability, accommodating growth, and recruitment and retention of skilled labour to communities.

3 Scoping: Recognizing the Pressures of Availability and Affordability

Cities across Canada are experiencing a variety of pressures related to housing supply and affordability. Rising housing prices have significantly outpaced local incomes, which has negatively affected the physical, economic and social well-being of households across a spectrum of incomes. Low-income households have felt most acutely the adverse effects of declining housing affordability, but affordability is increasingly impacting moderate-income households.

In some Yukon communities, housing availability and affordability has reached near-crisis levels. For example, municipalities report they cannot recruit and retain skilled labour due to a lack of available and affordable housing. This means many municipalities need to provide housing to entice candidates to accept positions, adding to the complexity of recruitment processes for CAO's. This tension has led to municipal government organizations stretching their resources thin in a quest to recruit and retain not only talent, but qualified operators for critical and legislatively mandated services and infrastructure.

3.1 Scoping: Aligning with existing government programs, policies and funding

The federal and territorial government plays an important role in setting broad policies and legislation around housing, and also provide most of the financial assistance needed to construct non-market housing in Yukon.

Municipalities typically operate within this broader framework set by the federal and territorial governments, by enabling and regulating development, including the type, form, and location of housing that is built throughout Yukon communities. Municipalities also administer services and programs, such as issuing building permits and rental licenses, to ensure housing is safe and meets minimum building and safety standards.

Other key actors in the provision of housing in Yukon include, but are not limited to: private sector builders, who primarily build market housing, but also some non-market housing; not-for-profit builders who build non-market housing; not-for-profit housing service providers who operate shelters, transitional housing and supportive housing and administer a range of other housing-related programs and services; and, the Government of Yukon, which regulates the housing rental market through the *Residential Landlord and Tenant Act*¹.

The Government of Yukon's main strategy for increasing the supply of housing is the *2015-2025 Housing Action Plan*².

3.2 Scoping: Understanding the Yukon's specific housing context

The Government of Yukon, through Yukon Housing Corporation, and Government of Canada, through CMHC, provide the bulk of funding programs to increase the supply of market and non-market housing in Yukon. Yukon is unique in the sense that funding dollars can flow from the government to private developers that construct market housing. The private sector typically provides market housing in Whitehorse, while in other communities all housing types are provided by a combination of government, subsidized, supportive, and market housing.

The Government of Yukon supplies serviced land for development in Yukon; there are no private land development companies in Yukon. Looking at available data from Yukon's most recent Core Housing Need Survey (2018)³, we note a few statistics that help highlight Yukon's housing context:

- In 2018, 2,100 households, or 14.4% of those Yukon households that were assessed for core housing need, were living in an unsuitable, inadequate or unaffordable dwelling, and were not able to afford alternative housing in their community.

¹ <https://laws.yukon.ca/cms/images/LEGISLATION/PRINCIPAL/2012/2012-0020/2012-0020.pdf>

² <https://yukon.ca/sites/yukon.ca/files/yhc/yhc-housing-action-plan-2015-2025.pdf>

³ https://yukon.ca/sites/yukon.ca/files/chs_corehousingneeds_2018.pdf

⁴ Please see the Core Housing Need Survey for definitions

- Approximately one-third of renter households in Yukon (2,200 of 6,000), reported living in social and affordable housing in 2018.
- Over forty percent of renter households in social and affordable housing (44.0%) fell below at least one of the adequacy, affordability or suitability standards and would need to spend 30% or more of its total before tax income on adequate housing.

Looking at other data for Yukon, we note that over time, there has been a consistent decrease in the supply of housing, and a corresponding increase in sales prices and rent over the past decade. For example, the *Comparison of Average and Median Rent, Sept 2011-Oct 2021*⁵, we can see that in Dawson City, the average rental price (for all sizes of rentals) increased from \$650 in 2011 to \$1206 in 2021, an 86% increase. Whitehorse had a smaller average increase, going from \$825 to \$1218 or 33% during the last decade. This rise has far outpaced wage growth and is creating downward economic pressure on Yukon's communities.

3.3 Scoping: Acknowledging the systemic effects of housing availability and affordability

While the cost of housing impacts all households, it is important to emphasize that affordability has a disproportionate impact on those who are in the bottom 30% of the income range. When housing is in short supply and prices escalate, low-income households are the first to be pushed out of the market because they can't compete with households with higher incomes. With limited discretionary spending power and fewer options when housing prices rise, it can also force households with the lowest incomes to reduce spending on other basic needs such as health, education and nutritious food in exchange for housing.

Vulnerable populations include those living on fixed incomes, those experiencing homelessness, women and children experiencing family violence, as well as individuals with mental health and addictions issues. Recognizing the interdependencies within the housing market and the magnified effect that housing affordability challenges have on low-income households, policy actions could consider those that will increase the availability, diversity and affordability of housing, in all communities, and across the housing continuum.

⁵ <https://yukon.ca/sites/yukon.ca/files/ybs/fin-comparison-average-and-median-rent-sept-2011-oct-2021.pdf>

4 Analysis

Adequate housing and land supply is a top-of-mind issue for nearly all of AYC's members. The constrained land supply in Yukon is creating several cumulative effects for municipalities, and we offer the following observations:

- This issue stretches municipalities' organizational capacity thin in trying to organize and implement complex and lengthy land development processes, leading to difficulty in managing and delivering on other organizational priorities.
- Municipalities in Yukon typically contribute to the increase of housing supply through urban planning and land development regulations and protocols, although, some would like to explore alternative options (e.g., muni dev corp)
- The lack of land and housing is creating meaningful issues in recruitment and retention of critical staff to municipalities.
- Housing affordability is an important consideration in this discussion as housing availability and affordability issues disproportionately affect vulnerable populations and low-income households.
- Yukon is in an inflationary economic environment and likely will be for some time. It is unknown how inflation, and the government's corresponding policy responses, will affect the housing market in the coming months and years.
- The Government of Yukon and Canada have existing policy frameworks (e.g. Housing Action Plan) that may also align with AYC's policy priorities. For example, objective 2.3 of the Housing Action Plan discusses how the government could work toward removing regulatory barriers to increase the supply of legal rental units in Yukon.
- Although not touched upon in scoping, First Nations renewed interest in land development within municipal boundaries adds further complexities to the land development process, particularly where there are unsettled land claims.

5 Discussion

Housing availability and affordability is an incredibly complex and nuanced issue that requires solutions from a variety of stakeholders. AYC is not attempting to solve the housing issue, rather, AYC's goal is to move important issues forward, as directed by the membership, and in AYC's capacity as an advocacy, leadership and training organization. Within that context we offer the following points for discussion:

- Do municipalities wish to explore alternative approaches for increasing the supply of land and housing, or stay within its existing traditional role? For example, would municipalities like to change the existing regulatory and policy frameworks to allow them to take more direct action in providing housing?
- Related to the above, to what extent does existing government policy and legislation need to change to align with municipal priorities for land development and housing?
- Related to the above, there appears to be an adequate housing policy document in the Housing Action Plan. To what extent is AYC familiar with this document?
- Given the Yukon's unique housing mix (as noted in the housing data, 1/3rd of homes in Yukon are classified as social/affordable housing), what housing and land development approaches are most needed to address the membership's priorities of land and housing for growth, recruitment and retention of skilled labour, and affordability?
- Many communities struggle with understanding the costs and benefits of offering and maintaining staff housing. Is this something AYC could evaluate in a housing policy initiative?
- What needs to change internally/externally for the organization to effectively advocate for these issues?

6 Policy recommendations

Where feasible, we recommend working within existing policy frameworks of other orders of government. We suggest this because, as we note above, if we look at the current ways in which market and non-market housing is built in Yukon, municipalities have a limited role in the provision of actual housing. Further, we highlight that there is an amount of existing policy which generally aligns with municipal concerns and priorities (e.g. Housing Action Plan), and can be used as a touchpoint for advocacy discussions with the Government of Yukon.

6.1 A pragmatic approach

Working within existing regulations and sticking to the traditional roles of the respective stakeholders—municipalities and other orders of government—a pragmatic approach could consider the following policy considerations:

- Request the Government of Yukon to develop and share a rural land development strategy, emphasizing the need for a range of market and non-market housing.
- Use the broad goals outlined in the Government of Yukon's *Housing Action Plan* to encourage them to meet the commitments of the strategy.
- Where it makes sense, increase AYC's involvement in funding programs, such as through CMHC and FCM, to leverage program dollars to address these issues.

6.2 A paradigm shift

If there is an appetite for a paradigm shift in housing policy from the AYC membership—i.e. municipalities moving into actual land development—there are several policy related actions to consider, including:

- Devolution of funding and programming for land development from the Government of Yukon to municipal governments.
- Changes to the *Municipal Act* to codify the abilities and responsibilities of municipal governments to develop land.
- Unknown number of land dispositions from Government of Yukon to municipal governments.
- Changes to Official Community Plans and other related documents to recognize the role and ability for the municipality to develop lands.

6.3 Policy areas

In the table below, we summarize how the discussion points contained in this paper fit into broader policy ‘buckets’.

Economic Development	The focus here is on the fundamental ability for communities to grow economically by having places to put people. Generally speaking, there is no economic development without some corresponding population growth.
Land use	The focus here is on municipalities' agency and ability to develop land in their community in a way they see fit, in a timely fashion, and as it's needed. It appears the Government of Yukon has a difficult time in developing land through their Land Development Branch and is not currently meeting demand.
Legislative	The focus here is on jurisdiction. Government of Yukon has taken on the role of land developer in Yukon, but the way they approach this may be at odds with the values of the community. Do municipalities have ultimate authority for land development in their boundaries or not?
Financial	The focus here is on financial resources required to implement any policy actions or strategies that AYC may move forward with. If AYC begins to advocate for more direct action of municipalities in land development, a necessary part of that discussion is financial resources for implementation.

7 Summary

We outline two potential approaches here - a ‘pragmatic’ approach and a ‘paradigm shift’ approach. We recommend pursuing a pragmatic approach, which means working within existing frameworks and traditional roles of the respective governments, but increasing the coordination and cooperation on established strategies such as the Government of Yukon’s *Housing Action Plan*, while pursuing longer-term goals, such as increasing the perceived and actual authority of municipalities for land development within their boundaries.

We offer this as a preferred approach mainly because of the current housing and land development architecture in Yukon. To radically change this architecture to shift the burden of land development to municipalities would take time, and it appears as if time is of the essence to make meaningful progress on this issue.

From: Kristina Craig

Sent: Thursday, December 22, 2022

Since the OAG's report was released, and YG's action plan has been developed, YAPC has seen both departments undertake policy changes that appear to make it harder for vulnerable members of the community to access social housing and/or the supports they need to maintain it.

As far as we know, the expertise of people with lived experience was not sought nor used, and the feedback that some partners have tried to provide on YHC's new tenant allocation policy, for example, is also not being heeded. Work done in 2019 on Housing Transformation has been "dusted off" and does not reflect the new realities of the community.

As the administrator of Reaching Home funding, YAPC is in a position to not only hear recommendations from the Community Advisory Board and project proponents about this federal funding, it is a requirement in our contract to support the development and implementation of Coordinated Access. There is no mention of this work, nor of the importance of co-creating systems (including governance) in the OAG's report, or in YG's response. A coordinated access system has been the tool that communities have used to reduce or eliminate homelessness by truly placing people at the centre of the system. It is hard work, and demands buy-in from all levels of government, funders, service providers and community members.

We hear that governments are not wanting or able to do everything, yet when work is underway in the community (that they are a part of), it is somehow not reflected in their actions or being implemented.

It is clear that the Yukon does not currently have appropriate housing options for all people. We also know that affordability is a huge issue, and that every person has a different story. This makes it even more important to be co-creating, coordinating and collaborating on responses, and learning from one another. Trust both between government departments and in the community is lacking which makes transforming the system to ensure people are at the centre even more challenging.

There are many short term and actionable items in the OAGs report and ensuing action plan that are logical. Communication and work with partners and stakeholders on those items would help build trust.