

YUKON HOUSING CORPORATION

FINANCIAL STATEMENTS

March 31, 2020

This page intentionally left blank.



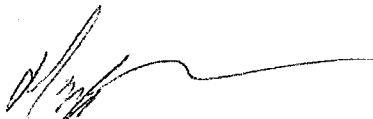
YUKON HOUSING CORPORATION
Management's Responsibility for Financial Reporting

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


Management is responsible for developing and maintaining books of account, records, financial and management controls, information systems and management practices. These are designed to provide reasonable assurance as to the reliability of financial information; that assets are safeguarded and controlled; and that transactions are in accordance with the *Financial Administration Act* as well as the *Housing Corporation Act* and the by-laws of the Yukon Housing Corporation (the Corporation).

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

The Corporation's external auditor, the Auditor General of Canada, is responsible for auditing the financial statements and issuing her report thereon which is included with the audited financial statements. The Auditor General of Canada addresses her report to the Minister responsible for the Yukon Housing Corporation.



Mary Cameron
Acting President



Marcel Holder Robinson, CPA, CGA
Director, Finance and Risk Management

September 24, 2020



INDEPENDENT AUDITOR'S REPORT

To the Minister responsible for the Yukon Housing Corporation

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Yukon Housing Corporation (the Corporation), which comprise the statement of financial position as at 31 March 2020, and the statement of operations and accumulated surplus, statement of changes in net financial assets (net debt) and statement of cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at 31 March 2020, and the results of its operations, changes in its net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Corporation or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Compliance with Specified Authorities

Opinion

In conjunction with the audit of the financial statements, we have audited transactions of the Yukon Housing Corporation coming to our notice for compliance with specified authorities. The specified authorities against which compliance was audited are the *Financial Administration Act* of Yukon and regulations, the *Housing Corporation Act* and regulations, and the by-laws of the Yukon Housing Corporation.

In our opinion, the transactions of the Yukon Housing Corporation that came to our notice during the audit of the financial statements have complied, in all material respects, with the specified authorities referred to above. Further, as required by the *Housing Corporation Act*, we report that, in our opinion, the accounting principles in Canadian public sector accounting standards have been applied on a basis consistent with that of the preceding year. In addition, in our opinion, proper books of account have been kept by the Yukon Housing Corporation and the financial statements are in agreement therewith.

Responsibilities of Management for Compliance with Specified Authorities

Management is responsible for the Yukon Housing Corporation's compliance with the specified authorities named above, and for such internal control as management determines is necessary to enable the Yukon Housing Corporation to comply with the specified authorities.

Auditor's Responsibilities for the Audit of Compliance with Specified Authorities

Our audit responsibilities include planning and performing procedures to provide an audit opinion and reporting on whether the transactions coming to our notice during the audit of the financial statements are in compliance with the specified authorities referred to above.



Heather McManaman, CPA, CA
Principal
for the Auditor General of Canada

Ottawa, Canada
24 September 2020



Yukon Housing Corporation
Statement of Financial Position
as at March 31, 2020

| | 2020 | 2019 |
|---|------------------------|------------------|
| | (thousands of dollars) | |
| Financial assets | | |
| Cash (Note 3) | \$ 4,918 | \$ 2,538 |
| Accounts receivable (Note 4) | 8,980 | 4,994 |
| Due from the Government of Yukon (Note 15(a)) | 187 | 1,030 |
| Loans receivable (Note 5 and Note 14) | 45,680 | 49,398 |
| | <u>59,765</u> | <u>57,960</u> |
| Liabilities | | |
| Accounts payable and accrued liabilities | 2,876 | 3,361 |
| Environmental liability (Note 6) | 216 | 368 |
| Deferred revenue (Note 7) | 4,270 | 5,727 |
| Long-term debt (Note 8 and Note 14) | 18,006 | 21,680 |
| Post-employment benefits (Note 9) | 2,241 | 2,137 |
| Advances - Government of Yukon (Note 11) | 31,835 | 24,970 |
| | <u>59,444</u> | <u>58,243</u> |
| Net financial assets (net debt) | <u>321</u> | <u>(283)</u> |
| Non-financial assets | | |
| Tangible capital assets (Note 12 and Schedule B) | 87,114 | 86,616 |
| Prepaid expenses | 133 | 266 |
| | <u>87,247</u> | <u>86,882</u> |
| Accumulated surplus | <u>\$ 87,568</u> | <u>\$ 86,599</u> |
| Contractual obligations and contingencies (Note 16) | | |
| Contractual rights (Note 17) | | |
| Subsequent event (Note 19) | | |

Approved by the Board of Directors

Director

Director

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



Yukon Housing Corporation
Statement of Operations and Accumulated Surplus
for the year ended March 31, 2020

| | 2020 | | 2019 |
|---|----------------------------------|------------------|------------------|
| | Main Estimates (Note 1(c)) | Actual | Actual |
| | (thousands of dollars) | | |
| Revenues | | | |
| Rental income | \$ 6,408 | \$ 6,984 | \$ 6,827 |
| Funding from Canada Mortgage and Housing Corporation | | | |
| - Social Housing Agreement | 3,741 | 3,741 | 3,787 |
| - Social Infrastructure Fund | - | 1,931 | 7,077 |
| - National Housing Strategy | 4,112 | 1,897 | - |
| - Investment in Affordable Housing | 825 | 822 | 3,490 |
| - Northern Funding Agreement | - | 972 | 815 |
| Interest income | 1,511 | 1,735 | 1,869 |
| Other | 120 | 209 | 447 |
| Tenant damage charge back recovery | 100 | 80 | 55 |
| Recovery of loan receivable allowances | - | 56 | (12) |
| Recovery for Flood Relief program | - | - | 373 |
| | <u>16,817</u> | <u>18,427</u> | <u>24,728</u> |
| Expenses (Note 13) | | | |
| Social and staff housing operations (Schedule A) | 12,346 | 13,083 | 12,085 |
| Lending and grant programs (Schedule A) | 14,754 | 10,221 | 11,128 |
| Amortization (Note 13 and Schedule B) | 3,487 | 3,577 | 3,378 |
| Corporate services (Schedule A) | 2,585 | 2,550 | 2,544 |
| Administration (Schedule A) | 2,277 | 2,179 | 2,419 |
| Rent supplement programs | 1,408 | 1,358 | 1,385 |
| Subsidies - private social housing organizations | 525 | 467 | 394 |
| | <u>37,382</u> | <u>33,435</u> | <u>33,333</u> |
| Deficit for the year before government funding | (20,565) | (15,008) | (8,605) |
| Government of Yukon funding | | | |
| Capital transfer payment | 14,600 | 9,222 | 6,513 |
| Operations and maintenance transfer payment | 6,645 | 5,158 | 5,524 |
| Low Carbon Economy Fund | 2,736 | 1,095 | - |
| Rental assistance - in-kind (Note 15(b)) | - | 502 | 502 |
| | <u>23,981</u> | <u>15,977</u> | <u>12,539</u> |
| Surplus for the year | 3,416 | 969 | 3,934 |
| Accumulated surplus at beginning of year | 86,599 | 86,599 | 82,665 |
| Accumulated surplus at end of year | \$ 90,015 | \$ 87,568 | \$ 86,599 |

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



Yukon Housing Corporation
Statement of Changes in Net Financial Assets (Net Debt)
for the year ended March 31, 2020

| | 2020 | | 2019 |
|---|----------------------------------|---------------|-----------------|
| | Main Estimates (Note 1(c)) | Actual | Actual |
| | (thousands of dollars) | | |
| Surplus for the year | \$ 3,416 | \$ 969 | \$ 3,934 |
| Effect of change in tangible capital assets | | | |
| Acquisitions | (6,903) | (4,311) | (6,789) |
| Amortization of tangible capital assets | 3,487 | 3,577 | 3,378 |
| Disposal of tangible capital assets (net book value) | - | 236 | 12 |
| | (3,416) | (498) | (3,399) |
| Effect of change in other non-financial assets | | | |
| Decrease (increase) in prepaid expenses | - | 133 | (224) |
| | - | 133 | (224) |
| Decrease in net debt | - | 604 | 311 |
| Net debt at beginning of year | (283) | (283) | (594) |
| Net financial assets (net debt) at end of year | \$ (283) | \$ 321 | \$ (283) |

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



Yukon Housing Corporation
Statement of Cash Flow
for the year ended March 31, 2020

| | 2020 | 2019 |
|--|------------------------|-----------------|
| | (thousands of dollars) | |
| Operating transactions | | |
| Surplus for the year | \$ 969 | \$ 3,934 |
| Adjustments for non-cash items | | |
| Amortization of tangible capital assets (Note 13 and Schedule B) | 3,577 | 3,378 |
| Post-employment benefits expense (Note 9) | 318 | 368 |
| Bad debt expense (Schedule A) | 55 | 217 |
| Loss on disposals of tangible capital assets (Schedule B) | 236 | 12 |
| Mortgages receivable allowances (Note 5) | 27 | 190 |
| | <u>5,182</u> | <u>8,099</u> |
| Changes in accruals of operating cash receipts or payments | <u>(6,006)</u> | <u>(3,279)</u> |
| Cash (used for) provided by operating transactions | <u>(824)</u> | <u>4,820</u> |
| Capital transactions | | |
| Acquisition of tangible capital assets | <u>(3,585)</u> | <u>(6,132)</u> |
| Cash used for capital transactions | <u>(3,585)</u> | <u>(6,132)</u> |
| Investing transactions | | |
| Issuances of mortgages receivable | (5,429) | (6,762) |
| Repayments of mortgages receivable | 7,527 | 7,148 |
| Repayments of land sales agreements receivable | 8,552 | 10,646 |
| | <u>10,650</u> | <u>11,032</u> |
| Financing transactions | | |
| Repayments of long-term debt | (748) | (785) |
| Repayments of land sales agreements payable | (9,884) | (10,877) |
| Advances from the Government of Yukon (Note 11) | 6,771 | 3,672 |
| | <u>(3,861)</u> | <u>(7,990)</u> |
| Increase in cash | 2,380 | 1,730 |
| Cash at beginning of year (Note 3) | 2,538 | 808 |
| Cash at end of year (Note 3) | \$ 4,918 | \$ 2,538 |
| Interest received in the year | \$ 2,058 | \$ 1,717 |
| Interest paid in the year | 101 | 122 |

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



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

1. Authority and operations

(a) Authority

Yukon Housing Corporation (the Corporation) was established in 1972 by the *Housing Corporation Act* of Yukon to undertake, carry to completion, or assist in the provision, development, maintenance and management of housing. The Corporation is subject to the *Financial Administration Act* of Yukon. Disbursements for operations and loans are authorized by the Yukon Legislative Assembly through the Appropriation Acts.

(b) Mission

The mission of the Corporation is to improve the quality of housing in Yukon and help Yukoners resolve their housing needs.

In carrying out its mission, the Corporation provides rental housing at below market rents to applicants who qualify for social housing. Rental income received from housing tenants is less than the associated costs of supplying these rental units. The Corporation also provides loans for the purpose of housing. The Corporation is dependent on the Government of Yukon for funding its operations.

Pursuant to Section 45(1) of the *Housing Corporation Act*, the Commissioner in Executive Council has established Housing Advisory Boards in the communities of Carcross, Carmacks, Dawson City, Faro, Haines Junction, Mayo, Ross River, Teslin, Watson Lake and Whitehorse. Local Housing Advisory Boards involve local community members in the decision making process regarding housing in their community. They provide advisory services to the Corporation and a review function in appeals of decisions made by the Corporation.

(c) Main estimates

The Main Estimates comparative figures are from the Main Estimates approved in the Yukon Legislative Assembly in 2019. These figures do not reflect changes arising from the Supplementary Estimates approved later in the year by the Yukon Legislative Assembly.

2. Significant accounting policies

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

(a) Reporting entity

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

(b) Funding and advances from the Government of Yukon

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

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

(c) Cash

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



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

2. Significant accounting policies (continued)

(d) Housing inventory

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

(e) Loans receivable

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

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

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

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

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

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

(f) Tangible capital assets

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

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

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

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



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

2. Significant accounting policies (continued)

(g) Environmental liabilities

A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. The Corporation recognizes a provision for environmental clean-up when all of the following conditions are prevalent: an environmental standard exists; the level of contamination has been determined to exceed the environmental standard; the Corporation is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made at that time. A liability is recognized net of expected recoveries and the costs associated with the clean-up are expensed during the year when the Corporation is obligated to incur such costs. The estimate of a liability includes costs directly attributable to remediation activities. Costs would include post-remediation operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

(h) Post-employment benefits

Post-employment benefits are expected to be provided to employees of the Corporation after employment but before retirement. These benefits include severance benefits and accumulated sick and vacation leave benefits that are paid in cash when employment is terminated. The Corporation recognizes the obligation for these benefits as a liability and uses an actuary to estimate the amount of the obligation. Expenses related to post-employment benefits are recognized in the period in which the employee's service is rendered and the benefit is earned. The accrued benefit liability for these benefits is calculated as the accrued benefit obligation adjusted by unamortized actuarial gains or losses. Net actuarial gains and losses are amortized on a straight-line basis over the expected average remaining service life of the active employees commencing with the period following the determination of the net actuarial gains or losses.

(i) Retirement benefits

All eligible employees participate in the Public Service Pension Plan administered by the Government of Canada. The Corporation's contribution to the Plan reflects the full cost as employer. This amount is currently based on a multiple of the employees' required contributions, and may change over time depending on the experience of the Plan. The Corporation's contributions are expensed during the year in which the services are rendered and represent the total pension obligation of the Corporation. The Corporation is not currently required to make contributions with respect to any actuarial deficiencies of the Public Service Pension Plan.

(j) Revenue recognition

Government transfers are recognized as revenues when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized as the stipulation liabilities are settled.

Interest income on mortgages is recognized using the effective interest method. When a mortgage becomes impaired, recognition of interest ceases; thereafter, interest income for impaired loans is recognized on a cash basis.

Rental income is recorded on an accrual basis.

(k) Expenses

Expenses are recorded on an accrual basis. Transfer payments are recorded as expenses when authorized and recipients have met eligibility criteria.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

2. Significant accounting policies (continued)

(l) Measurement uncertainty

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues, expenses and contingencies. By their nature, these estimates are subject to measurement uncertainty. As adjustments to these estimates become necessary, they are recorded in the financial statements in the year they become known. The effect on the financial statements of changes to such estimates and assumptions in future periods could be significant; although, at the time of preparation of these statements, the Corporation believes the estimates and assumptions to be reasonable.

Significant management estimates include: valuation of loans receivable, valuation of accounts receivable, determination of amortization, valuation of post-employment benefits, estimation of contingencies and environmental liabilities.

The estimation of the environmental liabilities is subject to a high degree of measurement uncertainty because the existence and extent of contamination, the responsibility for clean-up and the timing and cost of remediation cannot be reliably estimated in all circumstances. The degree of measurement uncertainty resulting from the estimation of the environmental liabilities cannot be reasonably determined.

At the time of preparation of these financial statements, management believes the estimates and the assumptions to be reasonable under the circumstances. However, the effect on the financial statements of changes to such estimates and assumptions in future periods could be significant especially given the added uncertainties resulting from the COVID-19 pandemic declared by the World Health Organization on March 11, 2020.

In response to the COVID 19 pandemic, management issued a Technical Bulletin 03 – Loans and Grants Deferral dated March 24, 2020 which provided loan repayment deferrals and project extensions to clients. Such deferrals and extensions would be offered at the request of clients upon their submission of application and supporting paperwork.

Management also issued Technical Bulletin 06 – Streamlined Process for Rent Reductions dated March 24, 2020 in anticipation that a higher volume of rent deduction requests would be submitted to the Corporation by clients adversely impacted by the pandemic.

(m) Related party transactions

The Corporation is related to all Government of Yukon departments, territorial corporations and key management personnel. Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Corporation. Significant transactions with related parties and balances at year-end are disclosed separately in the financial statements and notes thereto.

Inter-entity transactions are transactions between commonly controlled entities. Inter-entity transactions are recorded on a gross basis and are measured at the carrying amount, except for the following: when inter-entity transactions are undertaken on similar terms and conditions to those adopted if the entities were dealing at arm's length, or where costs provided are recovered, they are measured at the exchange amount.

Related party transactions other than inter-entity transactions are recorded at the exchange amount.

The Corporation receives certain services provided by the Government of Yukon without charge (Note 15(b)).



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

3. Cash

| | 2020 | 2019 |
|---------------|------------------------|-----------------|
| | (thousands of dollars) | |
| Cash | | |
| Bank balances | \$ 4,915 | \$ 2,535 |
| Cash on hand | 3 | 3 |
| | <u>\$ 4,918</u> | <u>\$ 2,538</u> |

The Corporation has an overdraft facility with its bank of up to \$11,000,000 at bank prime less 0.75% (2019 - bank prime less 0.75%). At year end, the bank prime rate was 2.95% (2019 - 3.95%). The overdraft is guaranteed by the Government of Yukon.

4. Accounts receivable

| | 2020 | 2019 |
|--|------------------------|-----------------|
| | (thousands of dollars) | |
| Due from Canada Mortgage and Housing Corporation | | |
| - Northern Funding Agreement | \$ 2,400 | \$ 2,400 |
| - Investment in Affordable Housing | 1,575 | 1,575 |
| - Social Housing Agreement | 242 | 242 |
| - National Housing Strategy | 4,111 | - |
| - Yukon First Nations - Multi-unit Residential Building Workshop | 145 | - |
| Other receivables | 455 | 813 |
| Receivable from tenants | 870 | 726 |
| Less: Valuation allowance for receivable from tenants | (762) | (721) |
| Less: Valuation allowance for other receivables | (56) | (41) |
| | <u>\$ 8,980</u> | <u>\$ 4,994</u> |

On August 14, 1998 the Corporation entered into an agreement with CMHC to access funding under the Social Housing Agreement (SHA). Under this thirty-one year agreement (1999/2000 to 2029/2030) CMHC agreed to contribute up to \$114,379,000 for the Corporation to assume full responsibility for the management of various public housing programs specified in the SHA. As at March 31, 2020 the amount receivable under the SHA is \$242,000 (2019 - \$242,000).

On April 1, 2014 the Corporation entered into an agreement with CMHC to access funding under the Investment in Affordable Housing (IAH). Under this five year agreement (2014/2015 to 2018/2019) CMHC agreed to contribute up to \$7,875,000 (\$1,575,000 each year) for project commitments made by the Corporation to improve access to affordable, sound, suitable and sustainable housing for households in need. The funding was fully cost matched by the Corporation. As at March 31, 2020 the amount receivable under the IAH is \$1,575,000 (2019 - \$1,575,000).

On April 1, 2018 the Corporation entered into an agreement with CMHC to access funding under the National Housing Strategy Agreement (NHS). Under this 10 year agreement (2019/20 to 2027/2028) CMHC agreed to contribute up to \$28,269,700 (various amounts each year) for project commitments made by the Corporation to increase access to housing, reduce housing need and achieve better housing solutions across the spectrum. As at March 31, 2020 the amount receivable under the NHS is \$4,111,100 (2019 - \$nil).



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

4. Accounts receivable (continued)

On April 1, 2016 the Corporation entered into an agreement with CMHC under the Social Infrastructure Fund (SIF), which was made under the IAH agreement. Under this two year agreement (2016/2017 to 2017/2018) CMHC agreed to contribute up to \$13,642,000 (\$7,229,000 in 2016/2017 and \$6,413,000 in 2017/2018) for project commitments made by the Corporation to improve the quality and increase the supply of affordable housing and to support economic growth in the Yukon. The funding is partially cost matched by the Corporation; the amount of the funding that was required to be matched is \$3,300,000 over the term of the agreement. As at March 31, 2020 the amount receivable under the SIF is \$nil (2019 - \$nil).

On April 1, 2018 the Corporation entered into an agreement with CMHC under the Northern Funding Agreement, which was made under the IAH agreement. Under this one year agreement (2018/2019) CMHC agreed to contribute up to \$2,400,000 for project commitments made by the Corporation to increase the affordable housing that meets the needs of households in the Yukon. As at March 31, 2020 the amount receivable under the Northern Funding Agreement is \$2,400,000 (2019 - \$2,400,000).

5. Loans receivable

| | Stated interest rates % | 2020 (thousands of dollars) | 2019 (thousands of dollars) |
|--|-------------------------------|--------------------------------|--------------------------------|
| Mortgages receivable | | | |
| Home Ownership | 0.00 - 4.50 | \$ 28,444 | \$ 30,678 |
| Loans with terms up to five years, secured by registered charges against real property, repayable in blended weekly, bi-weekly or monthly payments at fixed rates of interest and with maturities up to 2025. Rural and Native Home Ownership mortgages receiving subsidies (Note 2(e)) at March 31, 2020 were \$28,000 (2019 - \$47,000). | | | |
| Owner Build | 3.64 - 4.41 | 6,626 | 5,558 |
| Loans are advanced during the construction phase of a home for a maximum period of two years with interest of 1% below posted average five year rate of major banks. Repayment terms are up to five years, commencing upon completion of construction, secured by registered charges against real property with maturities up to 2025. | | | |
| Repair and Upgrade | 0.00 - 4.95 | 3,050 | 3,772 |
| Loans with terms up to 12 years, secured by registered charges against real property or chattel mortgages, repayable in blended weekly, bi-weekly or monthly payments at fixed rates of interest with maturities up to 2029. Mortgages receiving subsidies (Note 2(e)) and forgiveness at March 31, 2020 were \$23,000 (2019 - \$31,000). | | | |
| Energy Management | 3.70 | 6 | 8 |
| Loans with terms up to 17 years, secured by registered charges against real property or chattel mortgages, repayable in periodic instalments with maturities up to 2022. | | | |



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

5. Loans receivable (continued)

| | Stated interest rates | 0 | 0 |
|--|--------------------------|------------------------|------------------|
| | % | (thousands of dollars) | |
| Housing Industry Loans | 0.00 - 4.95 | 2,575 | 2,783 |
| Loans with terms up to 25 years, secured by registered charges against real property or general security agreements, repayable in blended bi-weekly or monthly payments at fixed rates of interest with maturities up to 2027. | | | |
| Subtotal mortgages receivable | | 40,701 | 42,799 |
| Less: Allowance for Home Repair Program subsidies | | (35) | (55) |
| Less: Allowance for loans receivable with concessionary terms | | (535) | (576) |
| Less: Allowance for impaired loans | | (359) | (271) |
| Net mortgages receivable | | 39,772 | 41,897 |
| Land sales agreements receivable | 5.00 | 5,908 | 7,501 |
| Unsecured loans on residential, commercial and recreational lots, repayable in blended annual payments at fixed rates of interest with maturities up to 2024. | | | |
| Total loans receivable | | <u>\$ 45,680</u> | <u>\$ 49,398</u> |

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

| | 2020 | 2019 |
|----------------------------------|-------|-------|
| Mortgages receivable | 3.69% | 3.51% |
| Land sales agreements receivable | 5.00% | 5.00% |

6. Environmental liability

Changes in the environmental liability are as follows:

| | 2020 | 2019 |
|---|------------------------|---------------|
| | (thousands of dollars) | |
| Balance at beginning of year | \$ 368 | \$ 520 |
| Actual expenditures in current year relating to fuel oil spills | (152) | (152) |
| Balance at end of year | <u>\$ 216</u> | <u>\$ 368</u> |

Notable sites within the environmental liability include:

In fall 2010, it was confirmed that approximately 20,000 liters of fuel oil spilled under two Yukon Housing Corporation properties in Dawson City. The remediation plan and projected future costs were prepared by independent consultants, and the remediation started in the summer of 2011. To facilitate remediation the apartment building was demolished and removed. In fall 2012, it was determined that the residence adjacent to the apartment building would need to be removed to complete remediation of the site. The projected future expenditures at year end associated with this spill are estimated at \$50,000 (2019 - \$28,000).

In the summer of 2015, a split fuel line occurred under a house in Dawson City. Approximately 800 liters of fuel leaked from the oil storage tank. The projected future expenditures at year end associated with this spill are estimated at \$100,000 (2019 - \$100,000).



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

6. Environmental liability (continued)

Projected future expenditures at year end for site monitoring of \$66,000 (2019 - \$116,000) are for ongoing ground water and soils monitoring for remediated oil spill sites in Old Crow and Watson Lake (2019 - Old Crow, Mayo and Watson Lake).

7. Deferred revenue

| | 2020 | 2019 |
|--|------------------------|-----------------|
| | (thousands of dollars) | |
| Canada Mortgage and Housing Corporation (CMHC) funding | | |
| - National Housing Strategy | \$ 2,214 | \$ - |
| - Investment in Affordable Housing | 851 | 1,672 |
| - Northern Funding Agreement | 613 | 1,585 |
| - Social Infrastructure Fund | 341 | 2,272 |
| - Yukon First Nations - Multi-unit Residential Building Workshop | 145 | - |
| Unearned rent | 106 | 198 |
| | <u>\$ 4,270</u> | <u>\$ 5,727</u> |

None of the CMHC funding receivable at March 31, 2019 was received during the fiscal year (2019 - \$7,998,000). At March 31, 2020 \$8,474,000 was receivable (2019 - \$3,975,000) and \$5,622,000 was recognized as revenue during the fiscal year (2019 - \$11,382,000).

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

8. Long-term debt

| | Stated interest rates % | 2020 | 2019 |
|--|-------------------------------|------------------------|------------------|
| | | (thousands of dollars) | |
| Mortgages payable to chartered banks and CMHC (guaranteed by the Government of Yukon) | 1.01 - 7.57 | \$ 1,462 | \$ 1,858 |
| Loans with a variety of terms, repayable in blended monthly payments at fixed rates of interest and with maturities up to 2028, secured by fixed charges against housing projects with net book value of \$2,317,073 (2019 - \$2,373,627). | | | |
| Loans payable to chartered banks and CMHC (guaranteed by the Government of Yukon) | 7.5 - 9.5 | 719 | 806 |
| Unsecured loans repayable in blended periodic installments at fixed rates of interest to maturity and with maturities up to 2028. | | | |
| Loans payable to the Government of Yukon | 0.00 | 9,418 | 9,684 |
| Repayable without interest in periodic instalments to 2027. | | | |
| Land sales agreements due to the Government of Yukon, unsecured | 0.00 | 6,407 | 9,332 |
| Repayable without interest in periodic instalments to 2025. | | | |
| Total long-term debt | | <u>\$ 18,006</u> | <u>\$ 21,680</u> |

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

| | 2020 | 2019 |
|---|-------|-------|
| Mortgages payable to chartered banks and CMHC | 2.44% | 2.49% |
| Loans payable to chartered banks and CMHC | 7.88% | 7.88% |



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

8. Long-term debt (continued)

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

| | Loans Payable | | | | Total |
|--------------|------------------------|----------------|---------------------|-----------------------|------------------|
| | Mortgages Payable | Banks and CMHC | Government of Yukon | Land Sales Agreements | |
| | (thousands of dollars) | | | | |
| 2021 | \$ 373 | \$ 95 | \$ 265 | \$ 1,482 | \$ 2,215 |
| 2022 | 355 | 102 | 253 | 1,162 | 1,872 |
| 2023 | 354 | 110 | 250 | 1,928 | 2,642 |
| 2024 | 103 | 119 | 250 | 998 | 1,470 |
| 2025 | 25 | 128 | 250 | 837 | 1,240 |
| Thereafter | 252 | 165 | 8,150 | - | 8,567 |
| Total | \$ 1,462 | \$ 719 | \$ 9,418 | \$ 6,407 | \$ 18,006 |

At March 31, 2020, the Corporation owed the Government of Yukon a Land Sales Agreements principal payment of \$499,322 (2019 - \$1,830,581) for principal amounts collected during the year. The amount was subsequently paid to the Government of Yukon in May 2020.

9. Post-employment benefits

The Corporation provides post-employment benefits to its employees based on years of service and salary. These benefits consist of severance benefits and unused sick and vacation leave.

The actuarial obligation for sick and vacation leave and severance benefits is calculated using the projected benefit method prorated on service. Post-employment benefits are not funded and thus have no assets, resulting in a plan deficit equal to the accrued benefit obligation. Benefits will be paid from future appropriations or other sources of revenue.

The results measured at March 31 are summarized as follows:

| | 2020 | 2019 |
|---|------------------------|-----------------|
| | (thousands of dollars) | |
| Accrued benefit liability, beginning of year | \$ 2,137 | \$ 2,067 |
| Receipt from Government departments for staff transfers | 10 | 83 |
| Add: Post-employment benefits expenses | | |
| Current service costs | 212 | 204 |
| Interest on accrued benefit liability | 74 | 71 |
| Amortization of net actuarial losses | 22 | 10 |
| Less: Benefits paid during the year | (61) | (298) |
| Plan amendment | (153) | - |
| Accrued benefit liability, end of year | 2,241 | 2,137 |
| Unamortized net actuarial gain | (480) | (16) |
| Accrued benefit obligation, end of year | <u>\$ 1,761</u> | <u>\$ 2,121</u> |

The significant actuarial assumptions were:

| | 2020 | 2019 |
|---|------------|------------|
| Discount rate | 3.80% | 3.30% |
| Salary escalation rate (per annum) | 2.00% | 2.00% |
| Expected average remaining service life of active employees | 11.6 years | 11.1 years |



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

9. Post-employment benefits (continued)

The most recent actuarial valuation made for these post-employment benefits was as of March 31, 2020. The next required valuation would be as of March 31, 2023.

Included in the total accrued benefit obligation at March 31, 2020 are vacation leave of \$541,000 (2019 - \$496,000) and accumulated sick leave of \$376,000 (2019 - \$409,000).

10. Retirement benefits

Substantially all of the employees of the Corporation are covered by the Public Service Pension Plan (the Plan), a contributory defined benefit plan established through legislation and sponsored by the Government of Canada. Contributions are required by both the employees and the Corporation. The President of the Treasury Board of Canada sets the required employer contributions based on a multiple of the employees' required contribution. The general contribution effective at year end was \$1.01 (2019 - \$1.01) for every dollar contributed by the employee, and \$3.80 (2019 - \$3.79) for every dollar contributed by the employee for the portion of the employee's salary above \$173,000 (2019 - \$169,000). For new employees who are participating in the Plan on or after January 1, 2013, the Corporation contributes \$1.00 (2019 - \$1.00) for every dollar contributed by the employee, and \$3.80 (2019 - \$3.79) for every dollar contributed by the employee for the portion of the employee's salary above \$173,000 (2019 - \$169,000).

Contributions during the year were as follows:

| | 2020 | 2019 |
|-------------------------|------------------------|--------|
| | (thousands of dollars) | |
| Employer's contribution | \$ 569 | \$ 573 |
| Employees' contribution | 535 | 549 |

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

11. Advances - Government of Yukon

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

| | 2020 | 2019 |
|---|------------------------|------------------|
| | (thousands of dollars) | |
| Balance at beginning of year | \$ 24,970 | \$ 21,298 |
| Cash advanced during the year | 21,245 | 15,709 |
| Operations and maintenance transfer payment | (5,158) | (5,524) |
| Capital transfer payment | (9,222) | (6,513) |
| | <u>6,865</u> | <u>3,672</u> |
| Balance at end of year | <u>\$ 31,835</u> | <u>\$ 24,970</u> |



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

12. Tangible capital assets

| | | | 2020 | 2019 |
|---------------------------|-------------------|-----------------------------|------------------------|-------------------|
| | | | (thousands of dollars) | |
| | Cost | Accumulated Amortization | Net Book Value | Net Book Value |
| Land | \$ 4,814 | \$ - | \$ 4,814 | \$ 4,928 |
| Social housing | 115,699 | 44,376 | 71,323 | 70,124 |
| Staff housing | 21,543 | 12,804 | 8,739 | 9,029 |
| Office building | 1,954 | 1,458 | 496 | 548 |
| Other facilities | 538 | 535 | 3 | 4 |
| Furnishings and equipment | 3,075 | 1,389 | 1,686 | 1,876 |
| Computer systems | 295 | 242 | 53 | 107 |
| (Schedule B) | <u>\$ 147,918</u> | <u>\$ 60,804</u> | <u>\$ 87,114</u> | <u>\$ 86,616</u> |

At March 31, 2020, there were construction projects in progress in the amount of \$1,112,000 (2019 - \$3,456,000). There was no interest incurred for the construction of tangible capital assets in the current year or previous year.

Included in the cost of land are 13 vacant lots with a carrying value of \$76,000.

13. Expenses by object

| | 2020 | 2019 |
|--|------------------------|------------------|
| | (thousands of dollars) | |
| Transfer payments | \$ 9,787 | \$ 10,502 |
| Materials, supplies and utilities | 9,168 | 8,262 |
| Personnel, training and post-employment benefits | 7,645 | 7,753 |
| Amortization | 3,577 | 3,378 |
| Other | 2,382 | 2,390 |
| Communication and transportation | 476 | 492 |
| Contract and special services | 301 | 434 |
| Interest on long-term debt | 99 | 122 |
| | <u>\$ 33,435</u> | <u>\$ 33,333</u> |

14. Financial instruments

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

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

The fair values of the Corporation's loans receivable and long-term debt were based on management's best estimates and were determined using the present value of future cash flows discounted at the March 31, 2020 estimated market rate for mortgages and loans with similar maturities.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

14. Financial instruments (continued)

The carrying amount and estimated fair values of loans receivable and long-term debt are as follows:

| | 2020 | | 2019 | |
|--|------------------------|------------------|--------------------|------------------|
| | (thousands of dollars) | | | |
| | Carrying Amount | Fair Value | Carrying Amount | Fair Value |
| Loans receivable | | | | |
| Mortgages receivable net of allowances | \$ 39,772 | \$ 39,606 | \$ 41,897 | \$ 40,174 |
| Land sales agreements receivable | 5,908 | 6,101 | 7,501 | 7,920 |
| | <u>\$ 45,680</u> | <u>\$ 45,707</u> | <u>\$ 49,398</u> | <u>\$ 48,094</u> |
| Long-term debt | | | | |
| Loans payable to the Government of Yukon | 9,418 | 6,803 | 9,684 | 6,528 |
| Land sales agreements due to the Government of Yukon | 6,407 | 5,794 | 9,332 | 8,641 |
| Mortgages payable to chartered banks and CMHC | 1,462 | 1,184 | 1,858 | 1,568 |
| Loans payable to chartered banks and CMHC | 719 | 755 | 806 | 854 |
| | <u>\$ 18,006</u> | <u>\$ 14,536</u> | <u>\$ 21,680</u> | <u>\$ 17,591</u> |

These financial instruments do not have active markets.

Until settled, the fair value of loans receivable and long-term debt will fluctuate with changes in interest rates.

Management believes the carrying amount of loans receivable will be fully recovered.

15. Related party transactions and balances

In addition to those related party transactions disclosed elsewhere in these financial statements (Notes 8, 11 and 17), the Corporation enters into transactions with related entities in the normal course of business.

(a) Due from the Government of Yukon

| | 2020 | 2019 |
|--|------------------------|-----------------|
| | (thousands of dollars) | |
| Accounts payable | \$ (976) | \$ (1,334) |
| Accounts receivable | 68 | 159 |
| Amount due re: Canada-Yukon Low Carbon Economy Fund | 1,095 | - |
| Amount due from Community Services - Disaster Financial Assistance | - | 2,205 |
| Net amount due from the Government of Yukon | <u>\$ 187</u> | <u>\$ 1,030</u> |

(b) Other transactions

The Government of Yukon provides life insurance and medical benefits to the Corporation's retired personnel, which are provided without charge and not recorded in the financial statements.

The value of administrative services provided by the Government of Yukon to the Corporation is estimated in 2020 to be \$27,900 (2019 - \$29,100). The value of territorial agent services provided by the Corporation to the Government of Yukon for 2020 is estimated to be \$132,700 (2019 - \$48,700). These services are provided without charge and not recorded in the financial statements.



Yukon Housing Corporation
Notes to the financial statements
for the year ended March 31, 2020

15. Related party transactions and balances (continued)

The employees of the Corporation are paid by the Government of Yukon. The Corporation reimbursed the Government for personnel expenses (Note 13 and Schedule A) paid of \$8,152,000 during 2020 (2019 - \$7,536,000) which are recorded at the exchange amount.

In 2008, the Corporation entered into an agreement with the Government of Yukon for the use of a 48 unit seniors' social housing constructed as part of the Athletes' Village in Whitehorse. The Corporation is responsible for the operation and maintenance of the facility. The value of services provided without charge, relating to the use of this building by the Corporation, is estimated in 2020 to be \$502,000 (2019 - \$502,000) based on the Government of Yukon's amortization expense.

During 2020, the Corporation was charged \$517,000 (2019 - \$376,000) by the Government of Yukon for information technology support services, office rental, office supplies, computer software licensing, vehicle rental services and other upgrades. These charges are recorded at the exchange amount.

16. Contractual obligations and contingencies

| | 2020 | 2019 |
|--|------------------------|----------|
| | (thousands of dollars) | |
| Outstanding contractual obligations to complete the funding of mortgages receivable at end of year | \$ 2,085 | \$ 1,360 |
| Outstanding contractual obligations to complete agreements and contract commitments at end of year | 8,729 | 6,635 |
| Annual subsidies to private social housing organizations | 375 | 375 |

In the normal course of operations, the Corporation is subject to legal claims and possible claims. While the outcome of legal claims or possible claims is subject to future resolution, management's evaluation and analysis of such matters indicates that, individually or in the aggregate, the probable ultimate resolution of all legal claims and possible claims will not have a material financial impact on the Corporation's financial position, results of its operations or its cash flows.

Pursuant to an agreement signed with CMHC in 1998, the Corporation is liable for a mortgage payable by the Whitehorse Housing Co-operative Association Limited (the Co-operative) in the event of a default. The mortgage matures on July 1, 2025 and the amount payable as at March 31, 2020 was \$479,000 (2019 - \$557,000). Management believes that the Corporation would be able to repay the mortgage in full through the sale of the Co-operative's assets (against which the mortgage is made) in the event of a default.

17. Contractual rights

The Corporation has contractual rights for the following payments subsequent to March 31, 2020:

| | Expiry Date | 2021 | 2022-2030 | Total |
|---|-------------|------------------------|------------------|------------------|
| | | (thousands of dollars) | | |
| CMHC Social Housing Agreement | 2030 | \$ 3,665 | \$ 18,171 | \$ 21,836 |
| CMHC Bilateral Agreement | | | | |
| CMHC Northern Housing | 2028 | 2,400 | 16,800 | 19,200 |
| CMHC Canada Community Housing | 2028 | 178 | 10,298 | 10,476 |
| CMHC Yukon Priorities Housing | 2027 | 1,063 | 4,711 | 5,774 |
| CMHC Canada Housing Benefit | 2028 | 584 | 8,504 | 9,088 |
| Canada - Yukon Low Carbon Economy Leadership Fund (Government of Yukon) | 2024 | 2,737 | 7,700 | 10,437 |
| Office space lease (Government of Yukon) | 2021 | 96 | - | 96 |
| | | <u>\$ 10,723</u> | <u>\$ 66,184</u> | <u>\$ 76,907</u> |



18. Bad debts write-offs

Section 14(4) of the Financial Administration Act of Yukon requires accounts written off during the fiscal year to be reported in the Public Accounts of Yukon. There were no bad debts written off during the current year and previous four years.

19. Subsequent event

On March 11, 2020 the World Health Organization declared COVID-19 a global pandemic and consequently, the Corporation had to take into account the likely impact it would have on its operations.

The Corporation provides an array of housing solutions for Yukon clientele including residents, contractors, developers and First Nations government partners. These clients will likely be impacted at varying degrees by the COVID-19 pandemic through loss of job/income, limited/restricted cash flow, business disruptions including labour shortages and travel restrictions during the construction season.

For renters and mortgage holders, impacted by loss of job or salary reduction, rent and debt repayment to the Corporation may prove more difficult. There is also potential impact on the property value used as collateral for mortgage holders. However, due to the timing of the pandemic, the 2019/2020 financial statements were not significantly impacted by the COVID-19 developments.

There is uncertainty about the length and potential impact of the pandemic. As the pandemic continues to evolve, in addition to the impacts noted below, the cumulative financial effect on the Corporation is uncertain and cannot be adequately determined. Management estimates that the impact of the new economic relief measures will decrease cash flows from loans receivable and rental income next year. The following economic relief measures are in place to support the Corporation's clients who are adversely affected by the pandemic and the consequent economic downturn:

Rent Assist:

In May 2020, the Corporation announced a new COVID-19 Rent Assist program for tenants living in private non-subsidized market rental housing in Yukon who have lost 30% or more of their income due to COVID-19. Tenants are eligible to receive a grant of 50% of median market rent based on unit size. This short-term program is available to tenants from April 1, 2020 to September 30, 2020. Management estimates the cost of the program at \$500,000.

Deferred loan payments:

If the Corporation's loan or mortgage client is unable to make a payment due to the pandemic, they may request a deferral of their payment. The program started March 24, 2020 and is still available as of September 24, 2020. In the first six months of the program, 37 loan or mortgage clients requested deferrals of payments totaling \$149,000. These actions will impact the Corporation's cash flow in future periods but the loan principal amount and interest for such loan deferrals would be collectible at a future date. As of September 2020, only 7 loan clients with a total payment value of \$34,000 have not yet resumed their payment plans. These actions will impact the Corporation's cash flow in future periods but the loan principal amount and interest for such loan deferrals would be collectible at a future date. The Corporation does not believe that this will have a significant impact on the allowance for doubtful accounts.

Project extension:

The Corporation will also extend deadlines for loans and grants if clients cannot meet their project's timeline. The Corporation also waived the requirement for pre-approved loans clients to submit quotes for work to be done within 90 days. The program started March 24, 2020 and is still available as of September 24, 2020.

Rent reduction:

If a tenant client lost income due to the pandemic, they may be able to have their rent reassessed. In the first six months, 74 out of 714 clients have requested to have their rent reassessed. The program started March 24, 2020 and is still available as of September 24, 2020. Management estimates the revenue loss associated with this program in 2020/2021 to be \$80,000. The Corporation would not recover these amounts resulting in loss of revenue in future periods.

The Corporation is not receiving any additional funding from the Government of Yukon for any of these relief measures.



Yukon Housing Corporation

Schedule of Program Costs, Corporate Services Costs and Administration Expenses
for the year ended March 31, 2020

Schedule A

| | 2020 | 2019 |
|---|------------------------|------------------|
| | (thousands of dollars) | |
| Social and staff housing operations | | |
| General maintenance | \$ 4,544 | \$ 3,792 |
| Personnel | 3,572 | 3,534 |
| Utilities | 2,910 | 2,716 |
| Property taxes | 1,082 | 1,035 |
| Building services - in-kind (Note 15(b)) | 502 | 502 |
| Write-down of / loss on disposal of tangible capital assets | 160 | 12 |
| Housing program administration | 159 | 137 |
| Interest on long-term debt | 99 | 118 |
| Bad debts - tenant receivable | 55 | 217 |
| Property rentals | - | 22 |
| | <u>\$ 13,083</u> | <u>\$ 12,085</u> |
| Lending and grant programs | | |
| Affordable housing contributions | \$ 8,762 | \$ 9,012 |
| Personnel | 784 | 803 |
| Northern housing trust grants and contracts | 500 | 957 |
| Bad debts - loans receivable | 90 | 44 |
| Community partnering contributions | 66 | 56 |
| Program materials | 19 | 114 |
| Concessionary loans allowance | - | 142 |
| | <u>\$ 10,221</u> | <u>\$ 11,128</u> |
| Corporate services | | |
| Personnel | \$ 2,323 | \$ 2,182 |
| Information technology systems and support | 196 | 128 |
| Professional fees | 31 | 234 |
| | <u>\$ 2,550</u> | <u>\$ 2,544</u> |
| Administration | | |
| Personnel, training and post-employment benefits | \$ 966 | \$ 1,234 |
| Travel and transportation | 240 | 243 |
| Communications | 236 | 249 |
| Office space | 195 | 198 |
| Professional fees | 166 | 102 |
| Office and sundry | 111 | 143 |
| Boards and committees | 104 | 93 |
| Rentals - office and equipment | 87 | 94 |
| Program promotion | 74 | 63 |
| | <u>\$ 2,179</u> | <u>\$ 2,419</u> |



Yukon Housing Corporation
 Schedule of Tangible Capital Assets
 for the year ended March 31, 2020

Schedule B

| | Land | Social Housing | Staff Housing | Office Building | Other Facilities | Furnishings and Equipment | Computer Systems | 2020 Total | 2019 Total |
|---|-----------------|------------------|-----------------|-----------------|------------------|---------------------------|------------------|------------------|------------------|
| (thousands of dollars) | | | | | | | | | |
| Cost of tangible capital assets at beginning of year ¹ | \$ 4,928 | \$ 112,082 | \$ 21,940 | \$ 1,954 | \$ 739 | \$ 3,275 | \$ 548 | \$ 145,466 | \$ 138,703 |
| Acquisitions ¹ | | 3,852 | 397 | - | - | 62 | - | 4,311 | 6,789 |
| Disposals | (114) | (235) | (794) | - | (201) | (262) | (253) | (1,859) | (26) |
| Cost of tangible capital assets at end of year ¹ | 4,814 | 115,699 | 21,543 | 1,954 | 538 | 3,075 | 295 | 147,918 | 145,466 |
| Accumulated amortization at beginning of year | - | 41,958 | 12,911 | 1,406 | 735 | 1,399 | 441 | 58,850 | 55,486 |
| Amortization | - | 2,595 | 674 | 52 | 1 | 201 | 54 | 3,577 | 3,378 |
| Disposals | - | (177) | (781) | - | (201) | (211) | (253) | (1,623) | (14) |
| Accumulated amortization at end of year | - | 44,376 | 12,804 | 1,458 | 535 | 1,389 | 242 | 60,804 | 58,850 |
| Net book value ¹ | \$ 4,814 | \$ 71,323 | \$ 8,739 | \$ 496 | \$ 3 | \$ 1,686 | \$ 53 | \$ 87,114 | \$ 86,616 |
| Construction in progress | \$ - | \$ 933 | \$ 179 | \$ - | \$ - | \$ - | \$ - | \$ 1,112 | \$ 3,456 |

¹ Includes construction in progress