Agenda – Executive Policy Committee – May 17, 2006

REPORTS

Item No. 4 Aboriginal Housing Program
File EX-9.1

ADMINISTRATIVE RECOMMENDATION:

1. That the Executive Policy Committee be requested to approve the appended Aboriginal Housing Program (see Appendix A) to administer funds designated for Aboriginal housing under the Housing Rehabilitation Investment Reserve.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing recommendation.

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 1, 2006, The Executive Policy Committee received as information the February 10, 2006 recommendation of the Winnipeg Housing Steering Committee.

COUNCIL DECISION:

On February 21, 2006, Council adopted the 2006 Annual Capital Budget – 2007 to 2011 Five-Year Capital Forecast which included the following:

"9. That the 2006 Capital Budget funding of $1 million for the City's Affordable Housing Initiative be provided to the Housing Rehabilitation Investment Reserve for the following programs:

A. $200,000 for Aboriginal Housing;
B. $640,000 for the 4 Housing Improvement Zones ($160,000 each for William Whyte, Spence, North Point Douglas and West Broadway); and
C. $160,000 for a new Housing Improvement Zone established in the Centennial Neighbourhood."

WINNIPEG HOUSING STEERING COMMITTEE RECOMMENDATION:

On February 10, 2006, the Winnipeg Housing Steering Committee passed the following motion, namely:

WHEREAS the Preliminary 2006 Annual Capital Budget makes provision for the sum of $1 million to the Affordable Housing Initiative (transfer to Housing Rehabilitation Investments Reserve;

THEREFORE BE IT RESOLVED that following approval of the 2006 Annual Capital Budget by City Council:

1. The creation of a Centennial Housing Improvement Zone be approved;
2. The sum of $200,000.00 be allocated in 2006 for the Aboriginal Housing Program;
3. That $160,000.00 each be allocated to the designated Housing Improvement Zones including Broadway, Spence, William Whyte, North Point Douglas and Centennial.

Re: **Aboriginal Housing Program**

For submission to: **Executive Policy Committee**

Original report signed by: **Director of Planning, Property and Development**

Report date: **January 25, 2006**

Recommendation(s):

1. That the Executive Policy Committee be requested to approve the appended Aboriginal Housing Program (see Appendix A) to administer funds designated for Aboriginal housing under the Housing Rehabilitation Investment Reserve.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing recommendation.

REPORT SUMMARY

Key Issues:

- *First Steps: Municipal Aboriginal Pathways* identifies Aboriginal housing as one of the strategic initiatives necessary to improve quality of life of Aboriginal citizens and states that the City will work with its partners to ensure a focus on providing safe and affordable accommodation for Winnipeg's Aboriginal citizens.

- On March 22, 2005, Council adopted funding of $200,000 for Aboriginal Housing.

- While the City of Winnipeg has identified both need and funding to support Aboriginal housing, it currently has no specific program under the Housing Rehabilitation Investment Reserve (HRIR) targeted to Aboriginal housing.

- Manitoba Urban Native Housing Association (MUNHA) has endorsed the proposed program.

Implications of the Recommendation(s):

General implications:

	None
	For the organization overall and/or for other departments
X	**For the community and/or organizations external to the City of Winnipeg**
	Involves a multi-year contract

Comment(s):

- The proposed program would support the provision of safe and affordable accommodation for Winnipeg's Aboriginal citizens.

Policy implications:

X	**No**
	Yes

Comment(s):

- Plan Winnipeg 2020 (i.e. policy statement 2A-03) states that the City of Winnipeg is to promote self-reliant Aboriginal communities by supporting the creation of links between the City of Winnipeg and Aboriginal communities to ensure appropriateness of services and to increase Aboriginal participation in City affairs.

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

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REASON FOR THE REPORT:

Council directed Administration to begin preparation of action plans to develop the strategic initiatives associated with each policy pathway as outlined in "First Steps: Municipal Aboriginal Pathways" and report back to Executive Policy Committee. One of the strategic initiatives listed under the "Quality of Life Pathway" is Aboriginal Housing.

HISTORY:

On September 24, 2003, Council adopted *First Steps: Municipal Aboriginal Pathways*, which identifies Aboriginal housing as one of the strategic initiatives necessary to improve quality of life of Aboriginal citizens. This document states, "The City of Winnipeg will work with its partners to ensure that existing and future municipal housing initiatives include a focus on providing safe and affordable accommodation for Winnipeg's Aboriginal citizens."

On March 22, 2005, Council adopted funding of $940,000 for the City's Affordable Housing Initiative that was provided from the General Purpose Reserve to the Housing Rehabilitation Investment Reserve of which $200,000 was designated for Aboriginal Housing.

DISCUSSION:

Plan Winnipeg 2020 (i.e. policy statement 2A-03) states that the City of Winnipeg is to promote self-reliant Aboriginal communities by supporting the creation of links between the City of Winnipeg and Aboriginal communities to ensure appropriateness of services and to increase Aboriginal participation in City affairs. In addition, the *First Steps: Municipal Aboriginal Pathways* specifically identifies Aboriginal housing as one of the City's strategic initiatives necessary to improve quality of life of Aboriginal citizens. It states that "The City of Winnipeg will work with its partners to ensure that existing and future municipal housing initiatives include a focus on providing safe and affordable accommodation for Winnipeg's Aboriginal citizens."

So far, the City has provided some funding from the Housing Rehabilitation Investment Reserve (HRIR) to Aboriginal housing organizations through the City's Neighbourhood Housing Program. This funding was provided to support repairs to housing owned and managed by Aboriginal housing organizations, where no other funding supports were available. The majority of the funding provided was applied to projects in Major Improvement Zones or Rehabilitation Areas (see Appendix B); however, Aboriginal housing is intentionally spread throughout the city and is not restricted to the inner city. Therefore, there is a need for some geographic flexibility when evaluating projects destined to support Aboriginal housing. Due to the need of Winnipeg's Aboriginal housing providers, some funding has been applied to houses in areas technically outside of the current mandate of the City's Neighbourhood Housing Program.

While the City of Winnipeg has identified both need and funding to support Aboriginal housing, it currently has no program under the Housing Rehabilitation Investment Reserve (HRIR) with

which to distribute designated funds for Aboriginal housing. Normal procedure for the City's Winnipeg Housing and Homelessness Initiative (WHHI) branch is to seek community input and endorsement for funding requests and work with Neighbourhood Associations and Neighbourhood Renewal Corporations to guide the community consultation process. As mentioned previously, Aboriginal housing is not limited to any specific neighbourhood, so WHHI has approached the Manitoba Urban Native Housing Association (MUNHA) to represent the Aboriginal community in Winnipeg.

MUNHA is a registered non-profit organization that coordinates Aboriginal housing activity across Manitoba. The organization has eight members that manage housing for Aboriginal people in Winnipeg. The City's WHHI branch is working with those members to decide cooperatively how funding might best serve Aboriginal housing needs in Winnipeg. Accordingly, a new program has been drafted in partnership with representatives of the Aboriginal community to address community needs based on population rather than geographic neighbourhood boundaries.

The proposed Aboriginal Housing Program is based on the existing Neighbourhood Housing Program of the City's Affordable Housing Initiative. Modifications included: expanding the geographic scope of the program to cover Aboriginal housing throughout Winnipeg (rather than limiting funding to Major Improvement Areas); specifying that funding is designated to provide safe and affordable housing for Aboriginal people living in Winnipeg, and; requiring that project proponents demonstrate support of the Aboriginal community. MUNHA has endorsed the wording and intent of the proposed new program.

City Administration is supportive of this approach. It is recommending the appended program to provide support to Aboriginal housing and clarify the eligibility criteria to access the funds designated by Council for this initiative.

Financial Impact Statement Date: January 20, 2006

COMMENTS:

The recommendation in this report is that the Housing Steering Committee approve the draft Aboriginal Housing Program for the administration of funding from the Housing Rehabilitation Investment Reserve. The $200,000 in funding was approved by Council in March 2005. As such, there are no financial implications associated with this recommendation.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Legal Services Division

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Housing Development
Prepared by: Dave Dessens, Winnipeg Housing Policy Coordinator, and
David Stansen, Housing Development Manager
PPD File #:

APPENDIX A

ABORIGINAL HOUSING PROGRAM

1. OBJECTIVE

1.1 To support implementation of Aboriginal housing development as a strategic initiative identified in the document, "First Steps: Municipal Aboriginal Pathways" to provide safe and affordable accommodation for Winnipeg's Aboriginal citizens.

2. DESCRIPTION

2.1 The Aboriginal Housing Program provides financial assistance for projects that support the development and implementation of safe and affordable housing for Aboriginal people living in Winnipeg.

3. ELIGIBILITY CRITERIA

3.1 Projects must be located within the boundaries of the City of Winnipeg.

3.2 Project proponents must be established housing or community non-profit organizations or for-profit, private sector companies, which have demonstrated support of the Aboriginal community.

3.3 Funding priority will be given to projects that contribute to further housing rehabilitation in the community, and advance the objectives of the City's Housing Policy and strategic initiatives.

3.4 Preference will be given to project proponents that specialize in providing housing for Aboriginal people.

3.5 Funding from the Aboriginal Housing Program will not conflict with or violate provisions of funding agreements from other sources.

4. ELIGIBLE ASSISTANCE

4.1 The total grant amount per project will be based upon an approved proposal and business plan.

4.2 Total grant amount is limited by funds available for Aboriginal housing through the Housing Rehabilitation Investment Reserve.

4.3 Proponents are encouraged to explore creative funding partnerships and unique operating models.

4.4 Eligible project costs will be negotiated on a project-by-project basis to attain the maximum impact. Eligible housing projects may include:

- Projects that promote housing and neighbourhood revitalization
- innovative construction and rehabilitation projects
- community capacity building related to housing
- feasibility studies and market analysis
- evaluation of alternative housing delivery models

5. APPLICATION, REVIEW AND APPROVAL PROCEDURES

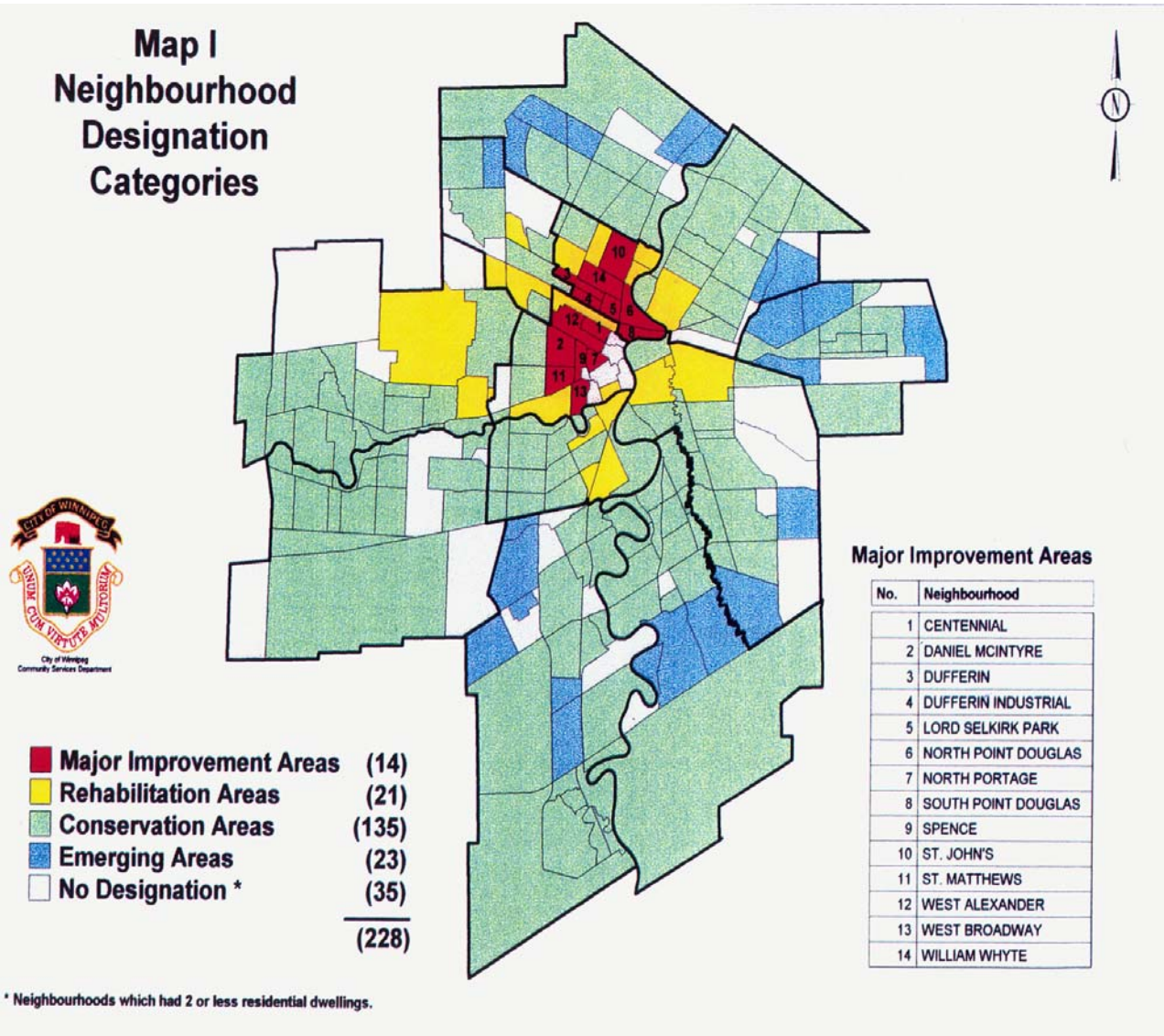
5.1 Proponents are encouraged to discuss the project proposal at the earliest possible opportunity with the City representative at the Winnipeg Housing & Homelessness Initiative before an application is submitted.

5.2 Applications will be considered on a first come, first served basis.

5.3 All applications for financial and other assistance must be submitted to the City representative at the Winnipeg Housing & Homelessness Initiative for review. The Director of Planning, Property and Development will have authority to approve or reject proposals. All funding requests must be written proposals including information about the applicant (organization and membership), scope of project, stakeholders, a financial analysis including complementary funding sources, nature of innovation, benefits to the community, etc., and include any other information requested by the Director of Planning, Property and Development.

5.4 The specific arrangements for the payment of City funds will be determined on a project-by-project basis.

APPENDIX B



Major Improvement Areas: older areas that have experienced significant decline to the point where housing and neighbourhood infrastructure require complete renewal. 14 neighbourhoods were categorized Major Improvement Areas.

Rehabilitation Areas: areas where decline is having a spillover effect to the extent that it is beginning to impact the overall stability of the neighbourhood. Some intervention would be required in order to stimulate private reinvestment and improve infrastructure. 21 neighbourhoods were categorized Rehabilitation Areas