Agenda – Executive Policy Committee – September 11, 2013

REPORTS

Item No. 1 City of Winnipeg Housing Policy

COMMITTEE RECOMMENDATION:

On July 15, 2013, the Winnipeg Housing Steering Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That Council adopts the proposed Winnipeg Housing Policy (attached as Appendix "A") as the new Winnipeg Housing Policy.

2. That an implementation plan is developed; and the Public Service report back to Council on this plan 120 days after adoption of the new Winnipeg Housing Policy.

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

ADMINISTRATIVE REPORT

Title: ***City of Winnipeg Housing Policy***

Critical Path: **Winnipeg Housing Steering Committee - Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
W. Yee	B. Thorgrimson	N/A	D Joshi COO

RECOMMENDATIONS

1. That Council adopts the proposed Winnipeg Housing Policy (attached as Appendix "A") as the new Winnipeg Housing Policy.
2. That an implementation plan is developed; and the Public Service report back to Council on this plan 120 days after adoption of the new Winnipeg Housing Policy.
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

EXECUTIVE SUMMARY

This report recommends the adoption of a new Winnipeg Housing Policy as the guiding principles for the development of new housing incentive programs and grants supporting affordable housing and targeted development projects.

The Housing Policy adopted in 2000, does not refer to programs to assist with affordable housing and limits incentives to the city's core and housing improvement zones only. Under the new proposed policy, successful incentives, such as the Neighbourhood Multiple Family / Mixed Use Building Grant Program, will be created to support affordable housing options city-wide. The new Winnipeg Housing Policy will continue to reflect current City of Winnipeg activities related to housing, as well as provide opportunity to advance future initiatives in support of OurWinnipeg, adopted in 2011.

The new policy has four primary objectives. The first, encouraging new housing development that are consistent with City of Winnipeg development priorities; second, support revitalization and maintenance of existing housing; third, enable communities to be involved in housing renewal activities; and four, collaborate with our partners to meet the housing needs of the City. These objectives are reflective of current City of Winnipeg activities related to housing, and provide opportunity to advance future initiatives in support of OurWinnipeg.

Future housing projects and incentive programs developed under the proposed Winnipeg Housing Policy will be submitted to Council for adoption prior to implementation.

REASON FOR THE REPORT

The Winnipeg Housing Steering Committee on January 17, 2012 approved a motion to undertake public consultation with other levels of government and community stakeholders in a process to draft a new housing policy for review and approval by Council. The policy has now been drafted.

IMPLICATIONS OF THE RECOMMENDATIONS

OurWinnipeg, is Winnipeg's long term municipal development plan that includes policy direction on a number of important issues such as housing and related infrastructure. The *Complete Communities Direction Strategy (Complete Communities)* is a supporting strategy for *OurWinnipeg* that further guides housing, land use and development. The purpose of the Winnipeg Housing Policy is to support the implementation of *OurWinnipeg* and *Complete Communities* to achieve a sustainable and healthy housing environment that meets the needs of the Winnipeg population.

The City of Winnipeg Housing Policy is focused on key areas within the jurisdiction of the City of Winnipeg, and provides a leadership role to help strengthen policies and programs of other levels of government to ensure they support needs of the Winnipeg population. The City of Winnipeg Housing Policy forms an integral part of the overall policy framework and by-laws relevant to housing in Winnipeg.

The City of Winnipeg's Housing Policy is aligned around four major priorities:

1. **Targeted Housing Development –** The objective is to encourage new housing development that promotes and supports City of Winnipeg policy goals. Including affordable housing, diverse housing options, universal design, and appropriate density to support infrastructure and creates complete communities.

2. **Neighbourhood Revitalization -** Support for revitalization and maintenance of existing housing that promotes adequate, safe living conditions for homeowners and tenants, and supports safe, orderly, viable and sustainable communities which brings new life back to Mature Communities.

3. **Building Community Capacity -** Enable communities to develop and implement locally planned, community supported housing renewal initiatives that are consistent with *OurWinnipeg* and *Complete Communities*.

4. **Building Partnerships -** Establish the framework for complementary programs, tools, resources, and partnerships, including collaboration with other levels of government to meet the housing needs of the population of Winnipeg.

The policy goes beyond the old policy's focus on core area renewal and enables the City to address six key issues related to housing that impact the entire City; these are:

i. **Support implementation of *OurWinnipeg* and *Complete Communities*.** The policy ensures alignment with the City's senior policy documents through coordination of housing program goals that are consistent with urban structure objectives. Examples include programs that facilitate needed housing development, encourage neighbourhood housing plans, and supports for residential variety and density.

ii. **Encourage development or retention of more affordable housing.** Modestly priced housing availability is an important component of a healthy housing market. The policy reflects the importance, need, and benefit that availability and variety of housing options has for community diversity and citizen quality of live. Housing programs that are flexible and inclusive for this range of housing will further support City Planning objectives. This policy creates flexibility which will enable development of different housing programs as priorities change over time.

iii. **Address needs of the population in core housing need.** Statistics indicate a growing segment of the Winnipeg population is in housing that does not meet adequacy (safety), affordability, and suitability (number of bedrooms based on occupants) standards. Often this segment of the population is supported through housing subsidies. Jurisdictional and financial responsibility rest with Federal and Provincial governments, however the impacts of these issues are most heavily felt by municipalities. Consequently, the policy recognizes the important role the City has in advocating for the betterment of our citizens. Because housing and healthy communities are important to a strong City this policy enables the City of Winnipeg to actively address issues beyond its mandate by working with other levels of government on housing issues.

iv. **Neighbourhood Revitalization.** Policy goals include promoting, encouraging, and facilitating neighbourhood revitalization through infill development, housing stock maintenance, and community capacity building. Investing in all areas of the City to remain healthy and vibrant provides the City with a return on their investment. Community engagement was a critical factor to past successes and continues to be an important element of this policy.

v. **Support for revitalization in areas of most need.** Leveraging use of City funding and activity to support areas of most need will derive the greatest benefit to the City. Identifying these areas will be accomplished through the establishment of objective criteria used to guide housing activity and leverage funding for increased results. The Public Service will establish criteria for reinvestment areas through discussions with existing Housing Improvement Zones and other divisions of the City.

vi. **Increase options to fund / support desired housing activity**. Past incentives are primarily finance driven. The new policy identifies both additional sources of revenue to fund activity and non-financial program tools that may encourage desired housing development.

Regular reviews and metrics development are key elements that have been incorporated to provide ongoing policy evaluation and ensure program effectiveness. Establishing key performance indicators and objectives for housing programs will ensure policy and activities continue to be relevant and benefit the City of Winnipeg.

HISTORY

The original Winnipeg Housing Policy was drafted in October 1999 and passed by Council on March 22, 2000.

On July 21, 2010 Council approved *OurWinnipeg* as the long term development plan for the City of Winnipeg. This plan incorporates direction statements to guide housing development, renewal, and activities to support the long term vision. These considerations as well as changes to Winnipeg's housing environment causes the original Winnipeg housing policy to be dated requiring review and updating.

On January 17, 2012 The Winnipeg Housing Steering Committee passed the following motion:

THEREFORE BE IT RESOLVED that the Winnipeg Housing Steering Committee together with the Winnipeg Public Service undertake public consultation with other levels of government and community stakeholders, focusing on best practices and potential new revenue/funding mechanisms for the purpose of drafting a new affordable housing policy for review and approval by Council.

The motion further identified unallocated funds within the Housing Rehabilitation Investment Reserve as the funding source for hiring a consultant to undertake this work.

Meyers Norris Penny (MNP) Consulting Services was awarded the work. The consultant proposed a workplan for the project that began in May 2012 and concludes around January 31, 2013. The process includes two rounds of consultation. The first occurred in June, 2012 and the second in September and October, 2012. The second round of consultations focusses on review of options for the housing policy based on feedback provided during the first round of consultations.

Feedback has been achieved through consultations with 4 primary partner groups (1) Community and non-profits, (2) Industry, (3) Departments of Provincial Government, and (4) Municipal Government divisions. A number of community organizations whom did not attend stakeholder sessions provided written feedback. In addition to stakeholder consultations, two sessions with the general public and secondary stakeholders occurred (June 27 and October 17).

The consultant has provided the Winnipeg Public Service with information on their consultation; as a result the Winnipeg Public Service has drafted an updated Winnipeg Housing Policy.

On March 23, 2011 Council adopted definitions of “Affordable Rental Housing” and “Affordable Ownership Housing”; the proposed new Winnipeg Housing Policy includes definitions for “Affordable Housing” that replaces those definitions.

FINANCIAL IMPACT

Financial Impact Statement Date: May 3, 2013

Project Name:

City of Winnipeg Housing Policy

COMMENTS:

There are no direct financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Community Partners:

- Centennial Community Improvement Association
- Central Neighbourhoods Development Corporation
- Daniel McIntryre/St. Matthews Community Association
- Habitat for Humanity
- Point Douglas Residents Committee
- Right to Housing Coalition
- Spence Neighbourhood Association
- West Broadway Development Corporation
- William Whyte Residents Association
- Winnipeg Housing Rehabilitation Corporation
- Winnipeg Regional Health Authority
- WRHA Community Mental Health
- Winnipeg Rental Network
- New Directions
- Social Development and Planning Council
- Canadian Mental Health Association – Winnipeg Region

Industry Partners:

- Centre Venture
- Manitoba Association of Architects
- Winnipeg Realtors
- Manitoba Homebuilders Association
- Urban Development Institute

Public, Other Stakeholder Groups:

- Two public sessions were held
- 47 people attended the second Open forum
- Questionnaires or/and individual responses collected
- Email submissions received from other stakeholder organizations (received by consultant)

Government Partners:

- Province of Manitoba Local Government Department
- Province of Manitoba Housing and Community Development Department
- City of Winnipeg Departments:
    - Planning, Property & Development
    - Water and Waste
    - Winnipeg Transit
    - Public Works
    - Community Services
    - Legal Services

* A number of community organizations who did not attend stakeholder consultations provided written feedback.

SUBMITTED BY

Department: Planning, Property & Development
Division: Housing Development
Prepared by: Winston Yee
Date: May 17, 2013
File No.



Appendix A - City of Winnipeg Housing Pol

THE CITY OF WINNIPEG

HOUSING POLICY

I. INTRODUCTION

A. Purpose

OurWinnipeg, is Winnipeg's long term municipal development plan that includes policy direction on a number of important issues such as housing and related infrastructure. The *Complete Communities Direction Strategy (Complete Communities)* is a supporting strategy for *OurWinnipeg* that further guides housing, land use and development. The purpose of the Winnipeg Housing Policy is to support the implementation of *OurWinnipeg* and *Complete Communities* to achieve a sustainable and healthy housing environment that meets the needs of the Winnipeg population.

B. Scope

The City of Winnipeg, the Province of Manitoba and the Government of Canada all have roles, mandates and jurisdiction related to housing. The City's role has typically included municipal planning by-laws that regulate land use and building form, and programs to encourage development that supports and maintains the housing stock in Winnipeg. The primary responsibility for funding low-income and special needs housing that cannot be provided through market forces (social or specialty housing) rests with the federal and provincial governments.

The City of Winnipeg Housing Policy is focused on key areas within the jurisdiction of the City of Winnipeg, and provides a leadership role to help strengthen policies and programs of other levels of government to ensure they support needs of the Winnipeg population. The City of Winnipeg Housing Policy forms an integral part of the overall policy framework and by-laws relevant to housing in Winnipeg.

C. Objectives

The objectives of this policy are:

1. To encourage new housing development that:
    a. Creates diverse housing options throughout the city that include a range of sizes, forms and tenures of housing to accommodate a range of incomes and household types;
    b. Reflects Universal Design principles and "visitability' standards,

c. Establishes a sufficient supply of affordable, adequate and suitable housing throughout the City that meets the needs of the population of Winnipeg;

d. Creates growth in areas that support social, economic and environmental sustainability (Transformative Areas);

e. Supports a pedestrian and transit friendly environment, including higher residential densities near services and on transit corridors; and

f. Creates Complete Communities or completes existing communities.

2. To support revitalization and maintenance of existing housing that:

   a. Promotes adequate, safe living conditions for homeowners and tenants, and supports safe, orderly, viable and sustainable communities;

   b. Supports improved energy efficiency, Visitability, and moves toward contemporary building standards;

   c. Brings new life back to Mature Communities through locally planned, community supported housing renewal initiatives; and

   d. Strengthens social, economic and environmental sustainability.

3. To enable communities to develop and implement locally planned, community supported housing renewal initiatives that are consistent with *OurWinnipeg* and *Complete Communities*.

4. To establish the framework for complementary programs, tools, resources, and partnerships, including collaboration with other levels of government to meet the housing needs of the population of Winnipeg.

II. DEFINITIONS

A. Housing Policy Definitions

Adequate: A standard that measures housing condition based on whether the dwelling is safe, has basic plumbing and heating, and is in a reasonable, habitable state of repair according to accepted standards for residential dwellings such as those established by CMHC, City By-Laws and other regulations.

Affordable Housing: Housing is generally considered affordable if all costs related to shelter, including rent or mortgage payment (principal and interest), taxes, and utilities require 30% or less of gross household income. For purposes of this policy, home ownership shall be considered affordable if the total shelter cost is 30% or less than the top of the second quintile household income bracket, as defined by Statistics Canada for the City of Winnipeg. Median Market Rent as published by CMHC and the Province of Manitoba will be used for rental purposes. While Affordable Housing may be built with the assistance of capital grants, it would not require ongoing operating subsidies.

Core Housing Need: Households unable to afford shelter that meets adequacy, suitability and affordability norms.

Social Housing: Housing that is created or operated and funded through direct government subsidies, provided for the benefit of low-income households as defined by the Province of Manitoba, and may include ongoing subsidies or rents geared to income.

Specialty Housing: Housing with adaptable or flexible design elements to accommodate specific needs and target populations. It would include housing for people with various ability and age levels including physical, sensory, cognitive, mental health and cultural uniqueness. Specialty Housing also includes housing that is designed to respond to a specific socio-economic need in the population, including emergency shelters, supportive housing and transitional housing, defined by the Government of Canada as follows:

- **Emergency Shelter facilities** - Facilities providing temporary and short-term accommodation (from a few days up to six months) to homeless individuals and families who would otherwise sleep on the street. These facilities provide beds or dormitory-type sleeping arrangements that can include seasonal beds/mats.
- **Supportive housing facilities** – long-term or permanent accommodation (public, private or non-profit) for people who cannot achieve or maintain housing stability independently and who require long-term or permanent services to help them maintain an appropriate level of safety and stability, while moving toward greater independence and quality of life.
- **Transitional housing facilities** – Temporary or interim accommodation (in the form of multi-unit apartments, single-room occupancies, scattered site apartments, etc.) to homeless or at-risk individuals and/or families that is combined with case-managed support services, aimed at helping these individuals to transition to long-term and permanent housing, self-sufficiency and independence. Transitional housing programs normally range from weeks in duration up to three years.

Suitable: A standard that determines if households have an appropriate number of bedrooms for the family composition based on National Occupancy Standards as defined by CMHC.

Universal Design: Design solutions that respond to the widest range of the population possible, meeting the requirements for children through to seniors, people with or without disabilities, and without stigmatizing or identifiable aesthetics. Also known as Trans-generational Design, Life Span Design, and Design for All.

Visitable: Visitable housing is the concept of designing and building homes with a basic level of accessibility. Visitable homes provide independent access for everyone, including people with limited mobility or those with disabilities.

B. *Complete Communities Direction Strategy* Definitions*

*The following definitions are included here for ease in applying this policy. Please refer to the *Complete Communities Direction Strategy* for a more complete description. If there are any discrepancies, the definitions in the *Complete Communities Direction Strategy* shall apply.

Complete Communities: Complete Communities are places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another. Complete Communities provide housing options that accommodate a range of incomes and household types for all stages of life.

Mature Communities: Mature Communities were mostly developed before 1960, with older housing stock in low to moderate density, and generally well-developed infrastructure and transit services.

New Communities: New Communities are large undeveloped land areas identified for future urban development and not currently served by a full range of municipal services.

Reinvestment Areas: Reinvestment areas normally have a desirable character but would benefit from reinvestment through infill and redevelopment and/or major projects in small areas. With respect to housing this reinvestment may be targeted to addressing deteriorating building stock, or a lack of quality housing.

Transformative Areas: Areas that provide the best opportunity for growth and change in an environmentally, socially and economically sustainable way. This includes downtown, mixed use centres and corridors, major redevelopment sites and New Communities.

III. POLICY

A. General Provisions

1. The City will target incentives and facilitate developments that support the objectives of this policy based on the degree to which the project addresses a priority need in the City. Encouraging residential development Downtown is a key priority of the City. Other priorities include those identified in *OurWinnipeg*, *Complete Communities* and other strategies as may be approved by the City from time to time.
    a. Incentives may include financial and non-financial programs, and may be achieved through a variety of tools, such as density bonuses, up-zoning, expedited approval processes, cost offset programs, tax-increment financing, grants, or sale of assets at or below market value.
    b. The City may offer financing as a method of facilitating development.
2. The City will continue the Housing Rehabilitation Investment Reserve and may revisit the name and mandate governing its use. Moneys may be allocated to the fund from sources including:
    a. General tax revenues;
    b. Incremental taxes or revenue from development activities (including revenue from development fees);
    c. Net proceeds from sale of surplus properties identified as suitable for housing development or revitalization;
    d. Other levels of government to support shared objectives.

3. The Housing Rehabilitation Investment Reserve shall be used to fund housing programs and activities, such as investing in our housing stock. The objective of these programs and activities is to support this policy.

    a. Each program eligible for access to the Housing Rehabilitation Investment Reserve will include:

        (i) Defined program objectives;

        (ii) Defined measures to evaluate program success;

        (iii) Specific eligibility requirements for program funding.

    b. Allocations to the Reserve shall be approved through the City's annual budget process.

4. The City will encourage and enable the development of comprehensive neighbourhood housing plans that align with *OurWinnipeg* and *Complete Communities*. These plans should include:

    a. Neighbourhood Housing Assessments, including:

        i. Existing housing stock (supply, condition, assessment values, vacant lots/buildings);

        ii. Socio-economic indicators (employment rates, family incomes, price/rent to income ratios);

        iii. An inventory of neighbourhood assets;

        iv. Influences contributing to decline or demand.

    b. Neighbourhood Vision Statements:

        i. 5 year plans to define the desired future state.

    c. Housng Implementation Plans, which include:

        i. Specific action plans;

        ii. Benefits to the community;

        iii. Evidence of community engagement in the process and support for the vision and implementation plan.

5. The City will consider neighbourhood housing plans in the course of its own planning activities to the extent that they are consistent with the goals of *OurWinnipeg*, *Complete Communities*, and legal authority.

B. Provisions to Support Targeted Development, Including Affordable Housing

1. Development plans for New Communities shall include a variety of housing options to support Complete Communities. This variety of options must include Affordable Housing to qualify for housing incentives.

2. The City will encourage and support housing development and activity that:

a. increases the supply of Affordable Housing, particularly where there is access to transportation options; or

b. supports thriving, Complete Communities in the Downtown, Major Redevelopment Sites, Centres and Corridors to increase residential variety and densification where appropriate; or

c. Increases the supply of rental units to more effectively address demand.

3. Developments that *reduce* the supply of rental units will *not* be eligible for incentives under this policy unless the development:

   a. Creates a smaller number of adequate, affordable rental units in place of inadequate units; or

   b. Otherwise achieves the objectives of this policy, where the benefits clearly outweigh the negative impact on the rental supply.

C. Provisions to Support Revitalization

1. The City will encourage neighbourhood and individual activity that maintains or improves the quality of housing stock, and increases housing choice and visitability in *Mature Communities*.

2. Reinvestment Areas will be given priority for incentives and assistance to support revitalization based on need.

   a. Characteristics of Reinvestment Areas are described in *Complete Communities* as including:

      i. Deteriorating building stock;

      ii. Inappropriate mix of land uses;

      iii. Inadequate buffering between uses;

      iv. Lack of services such as grocery stores, banks and parks;

      v. Lack of quality housing.

   These criteria and related indicators may be further developed from time to time to support implementation of *Complete Communities.*

   b. Relative need and associated priority for funding shall consider the Housing Supply, Access to Affordable Housing, Variety of Housing type and tenure, and Quality of Existing Housing Stock in any program application or proposal for housing development. Indicators for these criteria shall be as described in Section IV as available for the area, and must be current to within two years of the application or proposal.

3. Where the City has surplus lands in areas identified or suitable for housing development in Reinvestment Areas with priority housing needs, it will seek proposals for development consistent with this policy.

   a. Property may be sold at or below market rates for this purpose.

b. Where surplus lands in a Reinvestment Area with priority housing needs have a higher and better use that supports the overall development of a Complete Community, the City may pursue this use. Where this includes sale of the property, the City may direct the net proceeds of the sale to the Housing Rehabilitation Investment Reserve.

4. Where current lot configurations are not consistent with current zoning standards and/or best practices for effective development, the City may purchase and assemble lands in Reinvestment Areas to enable housing development.

D. Provisions to Address Issues beyond City Jurisdiction

1. The City of Winnipeg acknowledges that housing is a cornerstone of healthy communities and of a strong city; it is a basic need and is central to our quality of life. By working together with other levels of government, private and not-for-profit developers and the community, the City can help ensure that affordable and accessible housing is part of the essential mix serving a diverse population and support the integration of specialty housing within residential neighbourhoods throughout the City.

2. The City of Winnipeg will explore and consider opportunities to work with community organizations, and participate in or lever existing and future federal and provincial programs to address Winnipeg housing needs. This may include:

    a. Administering federal and provincial programs supporting housing development, rehabilitation, or which address core housing needs;

    b. Helping build the capacity of not-for-profit housing organizations in the design, development and maintenance of housing;

    c. Advocating with those levels of government and agencies whose primary role is to support basic needs for shelter and safety for increased investment in areas of priority need (e.g., Affordable Housing, Social Housing, Specialty Housing, or income or other supports for marginalized individuals to enable access to adequate and suitable housing.);

    d. Providing input to other levels of government about policies that impact housing (e.g., tax reforms, alternative building codes for existing buildings, changes to restrictive policies);

    e. Participating in planning and development projects involving investment of federal or provincial funds in housing, or related community programs;

    f. Applying for provincial or federal funding to support specific programs or initiatives; and

    g. Assist in the development of specific multi-level strategies with federal, provincial, community and industry partners.

IV. EVALUATION AND REVIEW

A. Environmental and Performance Indicators

1. The following indicators provide information regarding the housing environment in Winnipeg to help determine priority areas of need and to guide development of City programs, and may be amended from time to time by Council or its designate.

    a. Housng Supply:

        i. Population estimates and projections;

        ii. Housing starts;

        iii. Supply of units completed and not absorbed by tenure and type;

        iv. Listings, by tenure and type;

        v. Total rental units (Rental "Universe");

        vi. Vacancy rate.

    b. Access to Affordable Housing:

        i. Affordability Gap (gap between 40th percentile income and median market rent or the cost of an average single family home (attached or detached));

        ii. Population in Core Housing Need;

        iii. CPI for Shelter.

    c. Quality of Existing Housing Stock / Neighbourhoods:

        i. Market (assessment) values;

        ii. Number of vacant lots;

        iii. Number of vacant buildings;

        iv. Orders under the Neighbourhood Liveability By Law, as may be amended from time to time;

        v. Number of new construction units;

        vi. Building permits issued for major renovations.

2. The following indicators shall be used to evaluate the performance of this policy and related programs. Additional indicators may be established for specific programs to evaluate performance of the program in achieving its objectives, such as:

        i. Number of Affordable Housing units developed under programming by structural area (New Communities, Transformative Areas, Reinvestment Areas, etc.);

        ii. Number and share of housing units developed by structural type and area (e.g., multi-unit, attached, detached, etc.);

        iii. Number of neighbourhoods that have increased the variety of housing;

iv. Number of homes renovated in Mature Communities. Major renovations in residential units;

v. Percentage change in assessed values of target neighbourhoods compared to City average.

B. Review

1. This policy shall be subject to formal review by Council or a Committee of Council not less than every five years, or as may be required based on revisions to *OurWinnipeg* or *Complete Communities*.
2. The Planning, Property and Development Department shall conduct an internal review of this policy and related programs to evaluate its effectiveness and continued relevance in the context of housing market conditions, and report its findings to Council or its designate.

V. ACKNOWLEDGEMENT

Established in 1977, the Winnipeg Housing Rehabilitation Corporation (WHRC) has and continues to add value for citizens of Winnipeg through its activities. Their functions include acquisition, improvement and rehabilitation or conversion of existing buildings for housing accommodation of all kinds for sale or rent to persons of low or modest income.

VI. REFERENCES

1. City of Winnipeg Charter
2. OurWinnipeg Plan, By-Law No. 67/2010
3. Complete Communities Direction Strategy, Secondary Plan No. 68/2010
4. Neighbourhood Liveability By-Law No. 1/2008
5. Secondary Suites Administrative Report
6. Universal Design Policy (2001) CR-3 (Vol. 5)