Agenda – Council – April 30, 2014

Report – Executive Policy Committee – April 23, 2014

Item No. 1 City of Winnipeg Housing Policy Implementation Plan

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 23, 2014, the Executive Policy Committee concurred in the recommendation of the Winnipeg Housing Steering Committee and submitted the following to Council:

1. That the attached City of Winnipeg Housing Policy Implementation Plan (Appendix A) be adopted.

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

Agenda – Council – April 30, 2014

Report – Executive Policy Committee – April 23, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 23, 2014, the Executive Policy Committee concurred in the recommendation of the Winnipeg Housing Steering Committee and submitted the matter to Council.

Further on April 23, 2014, David Sanders submitted a communication dated April 23, 2014, in opposition to the City of Winnipeg Housing Policy Implementation Plan.

Further on April 23, 2014, Clark Brownlee, Coordinator, Right to Housing Coalition, submitted a communication dated April 22, 2014, in support of the City of Winnipeg Housing Policy Implementation Plan.

COMMITTEE RECOMMENDATION:

On April 14, 2014, the Winnipeg Housing Steering Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Executive Policy Committee:

1. That the attached City of Winnipeg Housing Policy Implementation Plan (Appendix A) be adopted.

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

COUNCIL DECISION:

On March 26, 2014, Council granted a 30 day extension of time in order for the Winnipeg Public Service to report back to Council on the implementation plan of the new Winnipeg Housing Policy.

On January 29, 2014, Council granted a 60-day extension of time in order for the Winnipeg Public Service to report back to Council on the implementation plan of the new Winnipeg Housing Policy.

On September 25, 2013, Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

Report – Executive Policy Committee – April 23, 2014

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

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

2. That an implementation plan be developed, and the Winnipeg Public Service report back to Council on the 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 Implementation Plan***

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

AUTHORIZATION

Author	Department Head	CFO	CAO
W. Yee	B. Thorgrimson	n/a	D. Joshi A/CAO

RECOMMENDATIONS

1. That the attached City of Winnipeg Housing Policy Implementation Plan (Appendix A) be adopted.
2. 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 adoption of an Implementation Plan for the City of Winnipeg Housing Policy.

The City of Winnipeg Housing Policy, adopted on September 25, 2013, enables the City to address six key issues related to housing that impact the entire City. The Housing Policy Implementation Plan supports these six key issues by identifying leadership roles, key partners, proposed timelines, and activities to support objectives of the City of Winnipeg Housing Policy.

The Implementation Plan identifies 3 key goals for the next 5 years through targeted development to achieve a healthy rental vacancy rate, revitalization of neighbourhoods, and reducing homelessness through delivery of the Homelessness Partnering Strategy for the Government of Canada. In addition the Plan is setup as a “road map” that links Housing Policy clauses to activities that will support those clauses. The Plan is also reflective of current City of Winnipeg activities related to housing, and provides opportunity to advance future initiatives in support of OurWinnipeg.

Specific programs or activities deriving from the Implementation Plan may require bylaws or policies to be adopted or endorsed by Council. Initiatives of this nature will be brought forward to Council for individual consideration as may be necessary and as they arise.

REASON FOR THE REPORT

On September 25, 2013 Council adopted the recommendations of the Winnipeg Public Service which resulted in a new Housing Policy for the City of Winnipeg. As part of the recommendations the Public

Service was directed to report back to Council on an implementation plan 120 days after adoption of the City of Winnipeg Housing Policy. In January 2014, Council provided a further 60 days for the plan to be brought to Council. The implementation plan has now been developed.

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 intent of the City of Winnipeg Housing Policy Implementation Plan is to support the Housing Policy's four main objectives and address six key issues related to housing that impact the entire City; these are:

1. Support implementation of *OurWinnipeg* and *Complete Communities*.
2. Encourage development or retention of more affordable housing.
3. Address needs of the population in core housing need.
4. Neighbourhood Revitalization.
5. Support for revitalization in areas of most need.
6. Increase options to fund / support desired housing activity.

These six issues are in turn supported by 3 key goals, 14 implementation strategies, and numerous derivative program options/opportunities identified in the Implementation Plan. Several programs in support of these strategies are already in place or presently being completed. Key goals for the next 5 years enable a focused approach to address the issues related to housing that impact the entire City and are listed below: (the full implementation plan is noted in Appendix A).

Key Goals: 2014 – 2019:

1. **Healthy Rental Vacancy Rate**: The City will facilitate development to support a healthy rental vacancy rate of 3%, based on research and information from the Federation of Canadian Municipalities and the Canadian Housing Renewal Association. If the vacancy rate is below 3% the Public Service will bring forward to Council Program options to address the vacancy rate, such as:

    - *Facilitate purpose-built rental development*: Create programming that will facilitate the development of **750** new rental units in the City of Winnipeg.
    - *Facilitate mixed income home ownership development*: Create programming that will facilitate the development of **500** new mixed use / mixed income home ownership units.
        - Minimum number of units to be affordable = 10%.
        - Partnering with key stakeholders, including Winnipeg Housing Rehabilitation Corporation, and others; through the use of financial and regulatory tools available to the City of Winnipeg.
        - Incent the development of land owned by community organizations (for example: Legions, Habitat for Humanity, and other non-profit organizations) to encourage and

promote higher and better use developments, through the use of Tax Increment Grants.

(This deliverable supports policy item / strategy A1, B1, B2, B3, C3, C4)

2. **Neighbourhood Revitalization:** Strategic investments from the Housing Reserve fund will result in neighbourhood revitalization, primarily measured through changes to assessed values determined by the City of Winnipeg's Assessment and Taxation Department. Our objective is for these values to meet or exceed the average change in City of Winnipeg assessed values. Housing Reserve funding will focus on areas of most need.

   (This deliverable supports policy item / strategy A4, C1, C2, C3, C4)

3. **Reduce Homelessness:** As the Delivery Agent of the Homelessness Partnering Strategy for the Government of Canada
   - 2014 – 2015: Determine the number of chronically homeless people in Winnipeg.
   - 2015 – 2019: The National Target set by the Government of Canada is for 80% of chronically homeless people to be housed. Our goal is through efficient funding of community service organizations and private agencies, successfully house 80% or more of the chronically homeless population (as identified above).

   (This deliverable supports policy item / strategy D1, D2)

Implementation strategies identify opportunities to action Housing Policy clauses, providing a "road map" linking resources and tools to specific clauses of the Housing Policy. This is accomplished through documenting lead roles, key partnerships, timelines and potential activities. Specific programs or activities deriving from the Implementation Plan may require bylaws or policies to be adopted or endorsed by Council as required.

The Implementation Plan leverages previous successful incentives, such as the Neighbourhood Multiple Family / Mixed Use Building Grant Program, as a model to further support affordable housing options city-wide. The Housing Policy Implementation Plan 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.

HISTORY

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 September 25, 2013 Council approved The City of Winnipeg Housing Policy as the City's Housing Policy. The Policy acts as the guiding principles for the development of new housing incentive programs and grants supporting affordable housing and targeted development projects. The report further recommends the Public Service develop an Implementation Plan and report back to Council 120 days after adoption of the Policy.

On January 29, 2014 Council approved an extension of time of 60 days be granted in order for the Winnipeg Public Service to report back to Council on the implementation plan of the new Winnipeg Housing Policy.

Financial Impact Statement Date:

Project Name:

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:

- Planning, Property & Development
- Water and Waste
- Winnipeg Transit
- Public Works
- Community Services
- Legal Services

SUBMITTED BY

Department: Planning, Property & Development
Division: Housing Development
Prepared by: Winston Yee
Date: March 6, 2014
File No.

O:Reports Directive / Housing Development / RIS Housing Policy Implementation Plan V5 March 2014



Housing Policy
Implementation Plan