Report - Standing Policy Committee on Property and Development - September 4, 2003

Item No. 25 Delegation of Authority to the Chief Administrative Officer - Declare Properties Surplus and to Approve their Transfer of Title to Manitoba Housing and Renewal Corporation - Memorandum of Understanding, Affordable Housing Program
File EX-1

STANDING COMMITEE RECOMMENDATION:

On September 17, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That for the purposes of facilitating the transfer of residential building lots under the Council approved Memorandum of Understanding between the City of Winnipeg and the Manitoba Housing and Renewal Corporation (under the Affordable Housing Initiative), the Chief Administrative Officer be delegated the authority to:

    A. Declare properties as surplus to the City's needs for the purposes of transfer of title in accordance with the intent of the Memorandum of Understanding;

    B. Approve the sale of the surplus City-owned property to the Manitoba Housing and Renewal Corporation, or designate.

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

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 4, 2003, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to Executive Policy Committee and Council.

Re: Proposed Delegation of Authority to the Chief Administrative Officer to Declare Properties Surplus and to Approve Their Transfer of Title to Manitoba Housing and Renewal Corporation in Accordance with the Memorandum of Understanding in Connection with the Affordable Housing Programs

For submission to: **Standing Policy Committee on Planning, Property and Development**

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

Report date: August 15, 2003

Recommendation(s):

1. That, for the purposes of facilitating the transfer of residential building lots under the Council approved Memorandum of Understanding between the City of Winnipeg and the Manitoba Housing and Renewal Corporation, the Chief Administrative Officer be delegated the authority to:

    a) declare properties as surplus to the City's needs for the purposes of transfer of title in accordance with the intent of the Memorandum of Understanding;
    b) approve the sale of the surplus city-owned property to the Manitoba Housing and Renewal Corporation, or designate.

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

REPORT SUMMARY

Key Issues:

- In 2002, Council approved the allocation of surplus City owned land assessed at $3.2 million to new affordable housing programs.
- In 2003, a Memorandum of Understanding (MOU) was signed between the Manitoba Housing and Renewal Corporation and The City of Winnipeg for the creation of affordable housing programs in Winnipeg under the Affordable Housing Initiative.

Implications of the Recommendation(s):

General implications:

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

Comment(s):

- To enable the sale and transfer of titles of the City's surplus properties to effect the intent of the MOU Agreement, Council approval is required; in order to accommodate the needs of the multi-year (multi-phase) MOU Agreement, the City must expedite and facilitate the physical transfer of titles, which will require inputs of other civic departments/divisions.

Policy implications:

X	**No**
	Yes

Comment(s):

-

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):

- No financial impact. Council approved, in 2002, the transfer of lands assessed at $3.2 million to the Province pursuant to the Affordable Housing Initiative. This report deals only with recommended mechanisms to effect the approved land transfers.

REASON FOR THE REPORT:

Council has approved the MOU Agreement, which outlines the Affordable Housing Initiative and identifies the allocation of monies in kind ($3.2 million) towards the specified program, but the Director of Planning, Property and Development does not have the authority to declare City lands surplus or to process the subsequent transference of lands to the Province of Manitoba.

HISTORY:

In October 1999, Council endorsed the establishment of a $7 million Housing Investment Reserve Fund to address the serious decline in housing conditions in inner city neighbourhoods.

In May 2000, a three-year Memorandum of Understanding (MOU) was approved between Canada, Manitoba and the City of Winnipeg establishing a tripartite partnership to address homelessness and declining housing stock through revitalization of older neighbourhoods.

On September 25, 2002, Council approved the allocation of surplus City owned land assessed at $3.2 million to new affordable housing programs to be delivered in cooperation with the Provincial Government.

On April 8, 2003, a Memorandum of Understanding (MOU) was signed between MHRC and The City of Winnipeg for the creation of affordable housing programs in Winnipeg under the Affordable Housing Initiative.

DISCUSSION:

On April 8, 2003, a Memorandum of Understanding (MOU) was signed between MHRC and The City of Winnipeg. Because the lifespan of new and renovated homes extends beyond 25 years, the City's housing and renewal investments made through the WHHI partnership are ultimately returned to the City through municipal tax revenue. The City's participation and investment of $3.2 M (assessed value) surplus lands will also contribute to the renewal of homes and confidence in Housing Improvement Zones and will further enhance the health and vitality of the City.

The Province of Manitoba (MHRC) has produced a tender (which has since closed) identifying 75± City-owned lots to be transferred to MHRC to facilitate the MOU. These specified lots have a total land assessment value of approximately $900,000 dollars.

The Planning, Property and Development Department requests that the authority be delegated to the Chief Administrative Officer to declare properties as surplus and to approve the sale and transfer of the surplus City-owned lots to WHHI/Province of Manitoba (MHRC) for the implementation of the Affordable Housing Programs.

This authority would include the ability to add and/or delete lots to the surplus land inventory up to the maximum previously approved land assessment of $3.2 million for the duration of the agreement including subsequent agreements and/or phases of the program(s).

Financial Impact Statement

Date: August 19, 2003

Project Name:

Proposed Delegation of Authority to the Chief Administrative Officer to Declare Properties Surplus and to Approve Transfer of Title to Manitoba Housing and Renewal Corporation

First Year of Program 2003

	2003	2004	2005	2006	2007
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Council has already approved the transfer of lands assessed at $3.2 million to the Province in connection with the Affordable Housing Initiative. There are no further financial impacts associated with the recommendations of this report that deal only with proposed mechanisms to effect the land transfers.

"Original signed by"
Gord Courage, Manager
Support Services Division

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

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Real Estate
Prepared by: Christine Osborne
PPD File #: 8333

Document name: O:ReportsDirective/RealEstate/Sales/(co)ProvinceMOUTransfer