Minute No. 479
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

Item No. 16 Sale of City-owned Residential Land to Housing Opportunity Partnership and Purpose Construction

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following to Council:

1. That the "Offers to Purchase City-owned Property" policy be waived and authority be delegated to the Winnipeg Public Service to sell up to six City-owned residential lots to Housing Opportunity Partnership and up to three City-owned residential lots to Purpose Construction, subject to the following conditions:

    A. The City-owned lots be located within, or in close proximity to, the City's five Housing Improvement Zones (William Whyte, North Point Douglas, Centennial, Spence and West Broadway);

    B. The properties be sold at no less than 50% of the assessed value, provided the purchase price (or cumulative purchase price) exceeds the City's inventory cost (or cumulative inventory cost);

    C. The City, at its sole discretion, may sell a City-owned residential lot where the inventory cost exceeds the purchase price, provided the City has unsuccessfully marketed the residential lot for sale at market value

    D. The property revert back to the City at 90% of the purchase price should development not occur within two 2() years from the date of sale.

    E. That if a signed purchase agreement for the sale of the subject property has not been received by March 31, 2021, the Winnipeg Public Service be directed to market the property for sale to the general public.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,
That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted.

In amendment,
Moved by Councillor Gilroy,
Seconded by Councillor Santos,

BE IT RESOLVED:

1. That Item 16 of the July 13, 2020, report of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be amended be deleting Recommendations 1.B. and 1.C. and replacing with the following:

"1.B. That properties be sold at cost recovery or no less than 50% of the assessed value, whichever is the lesser of the two."

2. That the remaining Recommendations be renumbered accordingly.

With the concurrence of the seconder, Councillor Santos, and with the permission of Council, Councillor Gilroy withdrew the motion.

The motion to adopt the item was put and declared carried.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 15, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION:

On July 13, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development passed the following motion:

WHEREAS OurWinnipeg recognizes 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";

AND WHEREAS OurWinnipeg also recognizes the City of Winnipeg has an important role to play in planning for a diversity of housing types, tenures and costs in each neighbourhood;

AND WHEREAS Winnipeg has a shortage of affordable housing and does not currently have a housing program to make surplus City owned land available to affordable housing projects;

AND WHEREAS Council policy requires that surplus City owned land be publicly marketed where the City land represents a buildable lot;

AND WHEREAS in absence of a housing program, Council policy must be waived in order to sell residential building lots directly to non-profit housing providers to accommodate affordable housing projects;

AND WHEREAS the City of Winnipeg ran a pilot project from 2018 - 2020 which made surplus City owned land available to non-profit housing providers in the William Whyte neighbourhood, which resulted in the development of 5 homes by Housing Opportunity Partnership (HOP);

AND WHEREAS two non-profit housing providers (HOP and Purpose Construction) have expressed interest in acquiring specific lots from the City for affordable infill housing projects;

AND WHEREAS HOP and Purpose Construction both have a commitment to neighbourhood revitalization and have a strong track record of providing and maintaining affordable housing;

AND WHEREAS pursuant to the above, HOP and Purpose Construction have both been approved to receive funding from the Manitoba Housing and the Manitoba Securities Commission to develop affordable infill housing to be completed by March 2022;

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 13, 2020

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

THEREFORE BE IT RESOLVED that Council waive the "Offers to Purchase City-owned Property" policy, and delegate the authority to the Winnipeg Public Service to sell up to six City-owned residential lots to Housing Opportunity Partnership and up to three City-owned residential lots to Purpose Construction subject to the following conditions:

1. The City-owned lots be located within, or in close proximity to, the City's five Housing Improvement Zones (William Whyte, North Point Douglas, Centennial, Spence and West Broadway).

2. The properties be sold at no less than 50% of the assessed value, provided the purchase price (or cumulative purchase price) exceeds the City's inventory cost (or cumulative inventory cost).

3. The City, at its sole discretion, may sell a City-owned residential lot where the inventory cost exceeds the purchase price, provided the City has unsuccessfully marketed the residential lot for sale at market value.

4. The property revert back to the City at 90% of the purchase price should development not occur within two (2) years from the date of sale.

5. That if a signed purchase agreement for the sale of the subject property has not been received by March 31, 2021, the Winnipeg Public Service be directed to market the property for sale to the general public.