Minute No. 22
Report – Executive Policy Committee – November 18, 2020

Item No. 6 City of Winnipeg Rapid Housing Initiative (RHI) Federal Funding

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

1. That the acceptance of funding by the City from the Government of Canada, through CMHC, for up to a maximum amount of $12,497,007 to help address urgent housing needs of vulnerable Canadians, in the context of COVID-19, be approved.

2. That all funding received from the Government of Canada, through CMHC, for the Rapid Housing Initiative be deposited to the Housing Rehabilitation Investment Reserve.

3. That a Rapid Housing Initiative Grant be approved and funded from the Housing Rehabilitation Investment Reserve to the following third-party proponents (the "Intermediaries") and for the following recommended projects:

    A. Siloam Mission, Project at 300 Princess Street, at an amount not to exceed $1,538,578.00
    B. The Governing Council of The Salvation Army in Canada, Project at 72 Martha Avenue, at an amount not to exceed $2,338,578.00
    C. Winnipeg Housing Rehabilitation Corporation, Project at 260 Toronto Street, at an amount not to exceed $4,330,993.00
    D. New Directions for Children, Youth, Adults and Families Inc., Project at 910 Main Street, at an amount not to exceed $1,450,281.00
    E. Shawenim Abinoojii inc., Project at 126 Alfred Avenue, at an amount not to exceed $2,838,577.00

4. That the grants to the Intermediaries be for 100% of RHI eligible costs up to the maximum grant value in Recommendation 3.

5. That the City enter into, execute, and deliver a Rapid Housing Initiative funding agreement with the Government of Canada, through CMHC, and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing, and that authority be delegated to the Deputy Chief Administrative Officer to negotiate and approve the terms and conditions of the funding agreement in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

Report – Executive Policy Committee – November 18, 2020

COUNCIL DECISION (continued):

6. That the City enter into, execute and deliver a grant agreement with each recommended Intermediary outlined in Recommendation 3, and such other agreements as determined necessary by the Director of Legal Services and City Solicitor to implement the intent of the foregoing, and that authority be delegated to the Deputy Chief Administrative Officer to negotiate and approve the terms and conditions of the grant agreements, in accordance with this report and such other terms and conditions deemed necessary by the Director of Legal Services and City Solicitor to protect the interests of the City.

7. That the Director of Asset and Project Management work with the successful applicants with the aim to ensure that all selected projects are managed and delivered on time and within their respective capital budgets;

8. That the Public Service report to the appropriate standing committee on the progress of these projects on a semi-annual basis during construction and annually thereafter to ensure that the objectives of these projects and the terms of their underlying agreements are being achieved.

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

Report – Executive Policy Committee – November 18, 2020

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,
That the recommendation of the Executive Policy Committee be adopted.

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

BE IT RESOLVED that Item 6 of the Report of the Executive Policy Committee dated November 18, 2020, be amended by adding the following new recommendations and renumbering the remaining recommendation accordingly:

7. That the Director of Asset and Project Management work with the successful applicants with the aim to ensure that all selected projects are managed and delivered on time and within their respective capital budgets;

8. That the Public Service report to the appropriate standing committee on the progress of these projects on a semi-annual basis during construction and annually thereafter to ensure that the objectives of these projects and the terms of their underlying agreements are being achieved.

The motion for the adoption of the amendment was put.

His Worship Mayor Bowman called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Bowman, Councillors Allard, Browaty, Chambers, Eadie, Gillingham, Gilroy, Klein, Lukes, Mayes, Nason, Orlikow, Rollins, Santos, Schreyer and Sharma 16

Nay: 0

and the motion for the adoption of the amendment was declared carried.

The motion for the adoption of the item as amended was put.

Report – Executive Policy Committee – November 18, 2020

DECISION MAKING HISTORY (continued):

His Worship Mayor Bowman called for the yeas and nays, which were as follows:

Yea: His Worship Mayor Bowman, Councillors Allard, Browaty, Chambers, Eadie, Gillingham, Gilroy, Klein, Lukes, Mayes, Nason, Orlikow, Rollins, Santos, Schreyer and Sharma 16

Nay: 0

and the motion for the adoption of the item, as amended, was declared carried.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 18, 2020, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

ADMINISTRATIVE REPORT

Title: City of Winnipeg Rapid Housing Initiative (RHI) Federal Funding

Critical Path: Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Jack	M. Ruta	P. Olafson, Interim CFO	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), has launched the Rapid Housing Initiative (RHI), a $1 billion program to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The initiative provides capital contributions (upon signing a funding agreement with CMHC) under two streams to expedite the delivery of affordable housing.

The RHI will:

- Support the creation of up to 3,000 new permanent affordable housing units;
- Cover the construction of modular housing, as well as the acquisition of land, and the conversion/rehabilitation of existing buildings to affordable housing; and
- Aim to commit all funds before March 31, 2021, and ensure housing is available within 12 months of approval by CMHC of the City's Investment Plan.

RHI will deliver funding under two streams, each containing $500 million in available funds. Under the first stream, RHI will expedite funds to pre-identified municipalities with the highest level of renters in severe housing need and people experiencing homelessness. On October 27, 2020, it was announced that the City of Winnipeg would be receiving $12.5M in funding under the RHI Major Cities Stream: Immediate Support for Identified Municipalities to create a minimum of 49 units of low-income housing for 20 years.

This Report seeks Council approval to participate in the RHI Program, and recommends several worthy projects to which the Public Service is recommending allocation of the $12.5M in available funding.

RECOMMENDATIONS

1. That the acceptance of funding by the City from the Government of Canada, through CMHC, for up to a maximum amount of $12,497,007 to help address urgent housing needs of vulnerable Canadians, in the context of COVID-19, be approved.

2. That all funding received from the Government of Canada, through CMHC, for the Rapid Housing Initiative be deposited to the Housing Rehabilitation Investment Reserve.

3. That a Rapid Housing Initiative Grant be approved and funded from the Housing Rehabilitation Investment Reserve to the following third-party proponents (the "Intermediaries") and for the following recommended projects:
    a. Siloam Mission, Project at 300 Princess Street, at an amount not to exceed $1,538,578.00
    b. The Governing Council of The Salvation Army in Canada, Project at 72 Martha Avenue, at an amount not to exceed $2,338,578.00
    c. Winnipeg Housing Rehabilitation Corporation, Project at 260 Toronto Street, at an amount not to exceed $4,330,993.00
    d. New Directions for Children, Youth, Adults and Families Inc., Project at 910 Main Street, at an amount not to exceed $1,450,281.00
    e. Shawenim Abinoojii inc., Project at 126 Alfred Avenue, at an amount not to exceed $2,838,577.00

4. That the grants to the Intermediaries be for 100% of RHI eligible costs up to the maximum grant value in Recommendation 3.

5. That the City enter into, execute, and deliver a Rapid Housing Initiative funding agreement with the Government of Canada, through CMHC, and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing, and that authority be delegated to the Deputy Chief Administrative Officer to negotiate and approve the terms and conditions of the funding agreement in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

6. That the City enter into, execute and deliver a grant agreement with each recommended Intermediary outlined in Recommendation 3, and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing, and that authority be delegated to the Deputy Chief Administrative Officer to negotiate and approve the terms and conditions of the grant agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

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

REASON FOR THE REPORT

Council approval is required to formally accept and enter into an agreement with the Government of Canada, through CMHC, for the $12.5 million in RHI funding that has been allocated to the City of Winnipeg through the RHI Major Cities stream.

Council approval is also required to enter into Grant Agreements with any of the Intermediary organizations that have been recommended herein for funding, through which the City would distribute the RHI funding.

IMPLICATIONS OF THE RECOMMENDATIONS

If the above recommendations are approved, the City will accept funding from the Government of Canada, through CMHC, in order to then fund projects advanced by third-party intermediaries for project delivery.

There are a number of risks associated with entering into intermediary grant agreements for this purpose. Although the RHI funding agreement with CMHC allows for the City to provide the funding to third-party intermediaries to carry out the housing projects, the terms of the agreement indicate that the City shall remain at all times primarily liable to CMHC for the fulfillment of all obligations under the RHI funding agreement. The City could be required to repay grant funds to CMHC in the event that any of the final projects of the intermediaries failed to meet the requirements of the RHI funding agreement or in the event that an intermediary breached any other term of the agreement, including reporting requirements, during the 20 year affordability period. Although the City can enter into third party agreements with the intermediaries setting out their responsibilities, this ultimate responsibility to CMHC would remain with the City in the event that an intermediary was unable to repay any required amount of their individual grant.

An additional risk is that the City would have no external insurance coverage in the event that the City makes any accidental or intentional errors in fulfilling reporting requirements to CMHC as the City is self-insured for such issues. The City can require in its grant agreements with the third-party intermediaries that they are required to purchase errors and omissions insurance; however, their coverage would be void in the event that an intermediary intentionally made a misrepresentation, in which case the City would be held liable by CMHC as per the RHI funding agreement. The City would not have external insurance coverage for this event and would be held financially liable to CMHC.

HISTORY/DISCUSSION

The Government of Canada, through CMHC, has launched the Rapid Housing Initiative (RHI), a $1 billion program to help address urgent housing needs of vulnerable Canadians, especially in the context of COVID-19, through the rapid construction of affordable housing. The initiative provides capital contributions (upon signing a funding agreement with CMHC) under two streams to expedite the delivery of affordable housing.

The RHI will:

- Support the creation of up to 3,000 new permanent affordable housing units;

- Cover the construction of modular housing, as well as the acquisition of land, and the conversion/rehabilitation of existing buildings to affordable housing; and
- Aim to commit all funds before March 31, 2021, and ensure housing is available within 12 months of approval by CMHC of the City's Investment Plan.

RHI will deliver funding under two streams, each containing $500 million in available funds. Under the first stream, RHI will expedite funds to pre-identified municipalities with the highest level of renters in severe housing need and people experiencing homelessness. For the second stream, an application portal will be open to municipalities, provinces and territories, Indigenous governing bodies and organizations, and non-profit organizations where applications will be prioritized based on the strength of the application.

On October 27, 2020, it was announced that the City of Winnipeg would be receiving $12.5M in funding under the RHI Major Cities Stream: Immediate Support for Identified Municipalities to create a minimum of 49 units of low-income housing for 20 years.

Process

While the City has taken numerous steps in recent years to facilitate and support the creation of affordable housing, the City does not currently have its own capital program in place for the construction of affordable housing. Accordingly, in an effort to ensure that the full allocation of $12.5M is used to increase the supply and availability of affordable housing in the city, the City is submitting projects advanced by third-party intermediaries for project delivery. This manner of project delivery is perfectly acceptable under the RHI parameters.

As soon as the program was announced, the Public Service immediately began reaching out to local stakeholders and partners, as well as contacts within CMHC, to canvass the existence of viable projects that would be eligible under RHI.

Additionally, an open Expression of Interest (EOI) process was launched on Winnipeg.ca https://www.winnipeg.ca/interhom/rapid-housing-initiative/ on October 30, 2020, encouraging all proponents who believed their project(s) might meet the funding parameters to submit an initial proposal/expression of intent for consideration. The EOI process closed on Friday, November 6, 2020 at 4:30 PM.

Through consultation with stakeholder groups, CMHC, and the open EOI process, the Public Service received a total of 33 applications for consideration. Proponents ranged across the spectrum of social service providers (and partnerships/consortiums thereof), individual property owners, architectural firms, and interested citizens.

CMHC provided the City with an Investment Template Form that included eligibility and ranking criteria. This form was provided to all proponents to populate. Based on these criteria, 13 of the 33 projects were determined to meet the minimum eligibility criteria for RHI funding. In order to narrow the list to fit within the $12.5M envelope, the Public Service then applied its own eligibility criteria, outlined below:

- Site factors

    - Is the property owned by the proponent or is an identified property/site readily available?
    - Can the identified site proceed without rezoning?
    - Would the intermediary be able to secure the site for the entire timeframe?
- Operating:
    - Have the proponents and/or their partners demonstrated suitable experience in delivering affordable housing or supporting those in need of it?
    - Has operating funding been identified?
    - Will the intermediary be providing wrap around supports and/or on-site or connected supports?
- Project:
    - Is the project well-developed?
    - Does the project align with the goals of the RHI?
    - Is the project achievable within the strict timeframes of RHI?
    - Is the project led by one of the target groups?
    - Does the project have appropriate partnerships?

These two sets of criteria - the CMHC RHI criteria and the above-listed City of Winnipeg criteria - were then used to rank eligible projects overall.

Some applications were not able to provide enough information to move forward with the CMHC ranking. A handful of applications did not meet the CMHC eligibility criteria, either because the ask was below the $1M RHI contribution requirement, the proponents were not non-profit organizations, or only a portion of the units created would be dedicated to low-income target groups. The City then reviewed the remaining projects through the lenses of the proponent's history of delivering and managing targeted housing developments, the availability of sustainable operating funding, and the speed at which these projects could be developed. One major obstacle that the Public Service encountered repeatedly during this process is the limiting nature of the existing zoning in certain neighbourhoods, as many organizations were considering properties otherwise vacant or boarded-up, but that would, in some form, require a rezoning or land-use policy change prior to proceeding with the density proposed within their projects. As these processes require an inordinate amount of time, in context of the RHI, these projects that cannot be deemed shovel ready were unable to proceed to the shortlist. CMHC has advised that other municipalities across Canada have been facing similar obstacles in disbursing their RHI funding.

Under the RHI program, each municipality is required to submit an Investment Plan and demonstrate alignment with the RHI criteria as well as how they will achieve results. The RHI expects municipalities to create, within a period of 12 months, a minimum number of units with the allocated funding (relative to local market costs).

If municipalities have planned projects that exceed their allocations, projects may be considered for funding under the Projects Stream without having to submit an additional application. Municipalities need however to include the details of these projects in their initial investment plan to be considered for that additional funding. Deadlines for municipality recommendations of investment plans into both the Major Cities Stream and Projects Stream is November 27, 2020.

Summaries of the proposals for the five projects that the Public Service is advancing for consideration by Council are attached at the end of this report, for a total recommended disbursement of $12,497,007, or 100%, of the RHI funds allotted to Winnipeg.

Projects Stream: Application Based process ($500 million)

Provinces, territories, municipalities, Indigenous governing bodies and organizations, as well as non-profit organizations are eligible to apply for funding under this stream.

CMHC will accept applications until December 31, 2020. Applications will be reviewed by January 31, 2021. Additional application intake windows may be offered if required. In the unlikely event where CMHC does not receive enough viable applications by the end of the application window, a second application window may be considered.

CMHC will review and prioritize applications based on program criteria. CMHC will aim to distribute all funds before March 31, 2021 where possible. Exceptions may apply, for example for projects in remote locations.

FINANCIAL IMPACT

Financial Impact Statement

Date: November 17, 2020

Project Name:

City of Winnipeg Rapid Housing Initiative (RHI) Federal Funding

First Year of Program **2021**

	2021	2022	2023	2024	2025
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 12,497,007	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	12,497,007	-	-	-	-
Net Cost/(Benefit)	$ -	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	-	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

1) Direct Costs represents the Rapid Housing Initiative grant expenditure to the approved Intermediaries for eligible expenditures. Payments to Intermediaries will be made on a claims basis from the Housing Rehabilitation Investment Reserve.

2) Incremental Revenue/Recovery represents the grant revenue to be received from Canada Mortgage and Housing Corporation based on approval of the full allocation to be deposited to the Housing Rehabilitation Investment Reserve. Any amounts not paid out based on eligible expenditures are required to be returned to the Canada Mortgage and Housing Corporation.

3) Assumptions include that all expenditures will be incurred in 2021, however, there is some likelihood that some amounts may not be paid until 2022.

original signed by T. Yanchishyn
Tanis Yanchishyn, CPA, CA
Manager of Finance (Campus)

CONSULTATION

This Report has been prepared in consultation with:

Canada Mortgage and Housing Corporation
Legal Services (as to legal issues)
Community Services
Corporate Finance
Planning, Property & Development

OURWINNIPEG POLICY ALIGNMENT

01-3 PROSPERITY
Direction 5: Demonstrate visionary civic leadership and commitment to sustainable long-term planning

01-4 HOUSING
Direction 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the city
Direction 2: Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock
Direction 3: Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with particular focus on locations near a variety of transportation options

03-1 OPPORTUNITY
Direction 3: Work with community partners to foster an inclusive and equitable community
Direction 4: Work within municipal service areas as a collaborator on poverty reduction.
Direction 5: Acknowledge that Aboriginal Winnipeggers bring a diverse richness of cultures, traditions, languages, teachings, values, skills and perspectives to our city
Direction 9: Collaborate with developers, community organizations and other partners to foster an age-friendly and accessible urban environment

03-2 VITALITY
Direction 2: Deliver a coordinated, integrated, and seamless service response to address community needs and priorities that contribute to building healthy communities
Direction 3: Work in partnership with communities to identify and address neighbourhood issues

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #1 Corporate Leadership:
Key Direction 1.9 Work with Indigenous Communities, the Province, and the Federal Government to Advance Climate Action

- Collaborate with senior levels of government for increasing investment in programs supporting climate action.
- Leverage funding from the province and federal governments to advance climate action.

- Engage Winnipeg's Indigenous population on issues around climate change.

Strategic Opportunity #2 Empower Community Leaders and Collaborate with Stakeholders

Key Direction 2.3 Create Conditions to Enable Community Climate Action

- Develop and implement a strategy to empower and celebrate community-led climate action success by advising on funding opportunities, technical expertise and facilitating organization/industry/government linkages.
- Encourage and partner to advance innovative pilot and demonstration projects.

Strategic Opportunity #5 Low Carbon and Energy Efficient Buildings

Key Direction 5.2 Improve Energy Performance of New Buildings

- Provide resources and incentives such as property tax relief or permit cost reduction program to building owners that demonstrate high energy efficiency

Key Direction 5.4 Build Climate Equity

- Build partnerships with key stakeholders such as the local neighbourhood associations, Building Urban Industries for Local Development (BUILD) and Centre for Aboriginal Human Resources Development (CAHRD) to build local capacity and equity.

SUBMITTED BY

Department: Office of the CAO
Prepared by: Michael Jack
Date: November 17, 2020

Attachments:

City of Winnipeg
Rapid Housing Initiative (RHI)
Project List and Descriptions

Project Name	Total City of Winnipeg Disbursement	Units
Siloam Mission	1,538,578.00 $	20
Women's Housing Salvation Army	2,338,578.00 $	20
WHRC Subsidized Rental	4,330,993.00 $	18
New Directions	1,450,281.00 $	9
Shawenim Abinoojii Inc.	2,838,577.00 $	12
TOTAL COW RHI FUNDS	**12,497,007.00 $**	**79**

Siloam Mission

Address: 300 Princess Street, Winnipeg MB RB 1M3

Funding allocated: $1,538,578.00

Description: As a result of a major expansion, the Siloam Mission located at 300 Princess Street in Winnipeg, has consolidated the majority of their operations and services into a new building. This consolidation has left two floors of vacant space in an existing building which is poised for redevelopment into new space for programming or partnerships. Siloam is proposing the 3rd floor of this space be used for 20 recovery housing units. This build-ready space will meet accessibility requirements and is connected to all of the centre's existing services. Siloam is requesting 1.2 million dollars to support remodeling within the building, critical to the operationalization of this initiative. As noted by Siloam, an individual leaving a substance use treatment program is most susceptible to relapse within the first six months after leaving the program. This period is crucial in determining an individual's long-term recovery success. The 20-unit program proposed by Siloam, will work as an extension of existing treatment services an offer recovery housing with an emphasis on community, peer support, and self-sufficiency to achieve individual goals. This space itself will consist of 20 units covering 11,600 sq. feet with each unit being roughly 240 sq. feet in size. The space will include a kitchen and dining area, a multiple-use area, a resident laundry room, support offices and one administration office with a reception area. There will be a modest area for a visitor lounge that can be used by families, relatives and friends.

Women's Housing Salvation Army

Address: 72 Martha Avenue, Winnipeg MB R3B 2Y9

Funding allocated: $2,338,578.00

Description: Conversion of non-residential space in towers at 72 Martha for 20 units of housing for women. Salvation Army current provides transitional housing for women, supported by a part-time caseworker and spiritual care team, on the 6th floor of the Henry building for up to three months as they transition from homelessness back towards obtaining permanent housing. This proposal is to relocate to the main floor of the Martha building with increased support via a full-time case worker and other

enhanced programming, and with the program length being extended from three months to two years. Funding would be used to turn the first floor of the Martha Street building and into 20 independent private rooms with individual private washrooms for longer term transitional housing. There will be significant renovations needed to make this reality. The proposed area is currently not being used. Electrical and plumbing are in place and would need rearranging and possibly upgrades. The heating and cooling systems will need upgrades to accommodate living spaces. The building supports are in the form of pillars which means the walls can be rearranged to accommodate almost any design for the rooms and common areas. This would offer new beds for longer stays in the community.

Winnipeg Housing Rehabilitation Corporation (WHRC) Subsidized Rental

Address: 260 Toronto Street, Winnipeg MB R3G 1S2

Funding allocated: $4,330,993.00

Description: To develop an 18-unit affordable housing low rise apartment (12-1BR, 6-2BR) at 260 Toronto, targeting single women, women with children, senior women, Indigenous women, Black Canadian women, women at risk of being homeless, and female youth aging out of care. The previous building owned and operated by WHRC was demolished due to structural failure in 2019 leaving a loss of 18 affordable housing units in the community. WHRC's current wait list of over 300 continues to grow as individuals and families see loss of income and hardship related to COVID-19. Individuals/Families currently wait upwards of two years for a suite, some of which are forced to seek accommodations at homeless shelters. WHRC currently manages an onsite supportive housing building that's home to those previously homeless. Approximately 50% of residents there are ready to move to a supportive independent living model. 260 Toronto would give an opportunity to move to that next step in the continuum of housing and prevent reoccurring homelessness, and free additional beds for those currently homeless. The project is located in the Daniel McIntyre St. Matthews neighbourhood, a neighbourhood characterized by a high low-income population. Current rental rates in the neighbourhood are above affordability rates resulting in over 40% of households paying more than 30% of income towards shelter. 41% of residents earn an annual income below $20,000, well below the City's average. The neighbourhoods' Housing Plan stresses the importance of creating more affordable units so residents aren't forced to leave. The trend continues, that social housing providers can't keep up with the demand for affordable housing and due to the pandemic, we see extra pressure placed on individuals and families that are nearing homelessness. Although WHRC is currently in discussion with MHRC for additional operating subsidy, WHRC is able to develop 260 Toronto with rental rates that would ensure vulnerable households are not paying more than 30% of gross income on housing costs for the life of the project without any operating subsidies or agreements. The current rental rate will be upwards of 41% lower ($525 per month HOT rent) than the current median market rental rate for the area, and target households with income 50% lower than the current Housing Income Limits set by the Province for affordable housing. This rental rate would maintain a high level of affordability ensuring units would be affordable to those in severe and core housing need, and those vulnerable and at risk of homelessness.

New Directions

Address: 910 Main Street, Winnipeg MB R2W 5L4
Funding allocated: $1,450,281.00
Description: In late 2018, New Directions purchased 910 Main Street to create 9 new supported housing units. The property has undergone asbestos abatement and the organization now requires $1.1M of capital funding to complete the project. New Directions has 2 programs that support people with disabilities (mainly cognitive) in independent living (225 in total). 50 of those individuals are supported in a program called Cluster Housing. It is a congregant model with onsite staff 8 hours per day and an overnight staff that does wellness checks at 6 different blocks. This model works for some but others need more intensive supports. Over the past 2 years several of the residents have been evicted or left as they need more intensive support and supervision than is available in this model. Sadly, some individuals have died suddenly while others experienced chronic homelessness. Fires and damage to the facility has been a chronic problem910 Main will be have 24/7 staff and a congregant kitchen on the main floor that is staffed. All other units will have their own bathroom, fridge and microwave but no cooking surfaces. Residents at 910 Main will be supported to learn independent living skills, address addictions as necessary and acquire skills for their next step in independence. New Directions staff will work intensively with residents to prepare a plan and work towards that plan. New Directions will continue to work with those individuals outside 910 to improve their chances of long-term success. New Directions will apply housing first principles with robust wrap-around supports to improve health outcomes. We have found that people stabilize once they find a home that works for them. People can then more engaged in the community; they find work, return to school, re-connect with family, and become full citizens. People housed well use emergency services less and need fewer government services.910 Main is intended as transitional housing, from the moment of entry residents will be supported to plan for more autonomous living.

Shawenim Abinoojii Inc. (SAI)

Address: 126 Alfred Avenue, Winnipeg MB R2W 1X1
Funding allocated: $2,838,577.00
Description: Shawenim Abinoojii Inc. (SAI) provides critical and innovative services to children, youth and families involved with CFS, with a priority to Southeast Child and Family Services (SECFS). An ongoing identified need across program areas is access to safe and affordable housing. This is an opportunity for SAI to address a critical need by investing in housing to be geared towards Indigenous youth transitions, family reunification and relocation from the First Nation community to Winnipeg. In Winnipeg, it has been identified that 51.5% of those experiencing homelessness had been in the care of CFS services. The development of safe, affordable, culturally relevant housing targeted to support CFS involved youth and families is critical in the prevention of Indigenous homelessness. At present, SAI does not operate enough housing to meet the identified housing needs of persons accessing services through the organization. Gaps for housing include for male transitioning from care, for youth coming from their First Nation, and for parent(s) being reunified with their child(ren). With the acquisition of a multi-unit property, SAI can fill a critical gap by providing Indigenous owned safe and affordable housing to those currently or formerly involved with the CFS system. This property would provide program supports and supported housing to those aging out of care, parent(s) being reunified with their child(ren)

and those relocating to Winnipeg. This property would address a critical gap in housing accessibility while also ensuring development of culturally relevant supports to those in need, thus preventing and addressing Indigenous Homelessness in Winnipeg.