Minute No. 387
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 19, 2021

Item No. 1 Menu of Options for an Affordable Housing Strategy

COUNCIL DECISION:

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

1. That an extension of time of up to 180 days be granted for the Winnipeg Public Service to report back on the following:

    A. Details of a new affordable housing program to assist affordable housing developers leverage funding from Canada Mortgage and Housing Corporation (CHMC), and to include the following (Tool 12):

        i. A tax increment financing (TIF) incentive, equal to 80% of the incremental municipal taxes per project for a period of up to 25 years; and

        ii. Up to $2 Million from the federal Safe Restart Agreement to provide capital grants and permit fee rebates to housing developers to be considered in the 2021 Budget process.

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:

Moved by Councillor Gilroy,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 21, 2021, 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.

STANDING COMMITTEE RECOMMENDATION:

On April 19, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the following to the Executive Policy Committee and Council:

1. That an extension of time of up to 180 days be granted for the Winnipeg Public Service to report back on the following:

    A. Details of a new affordable housing program to assist affordable housing developers leverage funding from Canada Mortgage and Housing Corporation (CHMC), and to include the following (Tool 12):

        i. A tax increment financing (TIF) incentive, equal to 80% of the incremental municipal taxes per project for a period of up to 25 years; and

        ii. Up to $2 Million from the federal Safe Restart Agreement to provide capital grants and permit fee rebates to housing developers to be considered in the 2021 Budget process.

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 (continued):

COUNCIL DECISION:

On February 25, 2021, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2021, 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.

STANDING COMMITTEE RECOMMENDATION:

On February 12, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development submitted the following to Council:

1. That an extension of time of up to 60 days be granted be granted for the Winnipeg Public Service to report back on the following:

    A. Details of a new affordable housing program to assist affordable housing developers leverage funding from Canada Mortgage and Housing Corporation (CHMC), and to include the following (Tool 12):

        i. A tax increment financing (TIF) incentive, equal to 80% of the incremental municipal taxes per project for a period of up to 25 years; and

        ii. Up to $2 Million from the federal Safe Restart Agreement to provide capital grants and permit fee rebates to housing developers to be considered in the 2021 Budget process.

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 (continued):

COUNCIL DECISION:

On November 26, 2020, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the Public Service be directed to formalize the City of Winnipeg Housing Speaker Series as a forum for relevant housing discussions with stakeholders and to plan a session for 2021 (Tool 4).

2. That the Public Service be directed to explore amendments to the City of Winnipeg Zoning By-law 200/2004 to eliminate parking requirements for any new housing unit to be owned or managed by a not-for-profit housing provider; to affordable housing units funded by Provincial and Federal affordable housing programs; and bachelor units and accessory dwelling units less than 400 sq. ft in size (Tool 3).

3. That the Public Service be directed to establish an administrative process and fast track development applications that include affordable housing (Tool 10).

4. That the Public Service be directed to develop and report back in 90 days with details of a new affordable housing program to assist affordable housing developers leverage funding from Canada Mortgage and Housing Corporation (CHMC), and to include the following (Tool 12):

    A. A tax increment financing (TIF) incentive, equal to 80% of the incremental municipal taxes per project for a period of up to 25 years; and

    B. Up to $2 Million from the federal Safe Restart Agreement to provide capital grants and permit fee rebates to housing developers to be considered in the 2021 Budget process.

5. That the Public Service be directed to work with the Winnipeg Housing Steering Committee to prioritize the remaining tools presented in this report as future actions, and report back to Council on applicable program and resource requirements.

6. That the Winnipeg Public Service provide quarterly verbal updates on the Affordable Housing Strategy, beginning March 2021.

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

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