Minute No. 309
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

Item No. 5 Affordable Housing Now Program

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 Council approve the Affordable Housing Now Program as outlined in Schedule B.

2. That Council enact the Affordable Housing Now Program By-law, a draft of which is attached as Schedule A to this report.

3. That the City enter into, execute and deliver a grant agreement with each successful applicant under the Affordable Housing Now Program, and such other ancillary 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 Director of Planning, Property and Development to negotiate and approve the terms and conditions of the grant agreements and the ancillary 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.

4. That the Winnipeg Public Service consider sustainability and compliance in accordance with Canada Mortgage and Housing Corporation (CMHC) guidelines with additional consideration being given to carbon neutral opportunities.

5. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – March 7, 2022

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 March 16, 2022, 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 March 7, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Add the following new Recommendation 4 and renumber the remaining recommendation accordingly:

    "4. That the Winnipeg Public Service consider sustainability and compliance in accordance with Canada Mortgage and Housing Corporation (CMHC) guidelines with additional consideration being given to carbon neutral opportunities."

and submitted the matter to the Executive Policy Committee and Council.

Chris Woodcock, Director, Canada Mortgage and Housing Corporation, submitted a communication dated March 1, 2022, in support of the matter.

COUNCIL DECISION:

On November 25, 2021, Council adopted the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and granted a further extension of time of up to 120 days for the Winnipeg Public Service to report back on the matter.

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

On April 29, 2021, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and granted an extension of time of up to 180 days for the Winnipeg Public Service to report back on the matter.

On February 25, 2021, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and granted an extension of time of up to 60 days for the Winnipeg Public Service to report back on the matter.

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

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

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.

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

ADMINISTRATIVE REPORT

Title: Affordable Housing Now Program

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	J. Kiernan	C. Kloepfer	M. Jack

EXECUTIVE SUMMARY

This report as directed by Council provides details of the proposed Affordable Housing Now Program and associated by-law aimed at increasing the supply of new affordable housing in Winnipeg. Recognizing senior levels of governments as primarily responsible for the delivery of affordable housing, the program offers municipal incentives as a portal into federal funding programs under the National Housing Strategy (NHS) which require demonstrated support from another level of government. The contents of the program are consistent with the direction of the Tax Increment Financing (TIF) Policy being developed by the City.

The backbone of collaboration between the Public Service and the Canada Mortgage and Housing Corporation (CMHC) is in the form of a Memorandum of Understanding (MOU). The MOU recognizes areas of shared priorities in housing and will serve to leverage as best as possible funding opportunities to align with local housing priority needs.

The proposed Affordable Housing Now Program offers $2M in the form of grants as well as $50M in Tax Increment Financing (TIF) opportunities of up to 80% of municipal incremental tax increases arising from development. The Program will be eligible to those participating in, and therefore meeting all requirements, of CMHC affordable housing programs under the NHS for the development of new rental and ownership not-for profit housing. Eligible projects in the downtown and Housing Improvement Zones (HIZs) may receive up to 25 years of TIF and projects located elsewhere may receive up to 15 years of TIF. All non-profit housing providers accepted into the Program will receive a TIF of 25 years. This consideration will also be extended to the rehabilitation of vacant buildings under the Program where financial need is demonstrated.

The additional $2M in grants comes from the federal Safe Restart Program and will be used to offset development costs. These funds will support priority housing needs where funding gaps exist beyond TIF opportunities. Allocations will be based on need and shall not exceed $10,000 per affordable housing unit, and $250,000 per eligible project. Specifically, supportive housing,

transitional housing, and Housing First models with wrap around supports for tenants would be eligible for the grant monies.

TIF funding allocations will not strictly be on a first-come first-serve basis, because the Program will try to service a range of housing needs and emphasize deeper affordability that is discounted even further than 79% of Median Market Rent (MMR). The Program will favour proposals providing key housing priorities and exceeding CMHC minimum requirements and social outcome scores. This means that applications that score better on CMHC applications will be prioritized. To this end, and to ensure participation of non-profit housing providers, the Director of Planning, Property and Development will monitor the uptake of TIF allocations to certify the funding is meeting a broad range of housing needs.

Funding allocations to specific projects will be determined on the strength of an application in meeting priority housing, however, the minimum qualification of the Program is that a minimum of 30% of the units developed must be rented at less than 80% of MMR as determined by CMHC. The Program is intended to be simple and flexible, recognizing the intent is to work collaboratively with CMHC to leverage funding in the best manner possible to meet housing needs identified as federal priorities and as outlined in the Comprehensive Housing Needs Assessment.

Applicant submissions approved under this Program will be provided a Letter of Conditional Approval with stated TIF term and funding commitments provided through grants if applicable. Applicants can include the letter in their formal application to CMHC demonstrating municipal support. Continuance of municipal support will be contingent on CMHC's funding approval.

Schedule A *Affordable Housing Now* Program By-law outlines full Program requirements and processes. The fund manager of the program will be the Director Planning, Property and Development.

The *Affordable Housing Now* Program is proposed to run until the TIF allocation is committed. A goal of the program is to support the construction of 1,500 affordable housing units.

RECOMMENDATIONS

1. That Council approve the *Affordable Housing Now* Program as outlined in Schedule B.

2. That Council enact the *Affordable Housing Now* Program By-law, a draft of which is attached as Schedule A to this report.

3. That the City enter into, execute and deliver a grant agreement with each successful applicant under the *Affordable Housing Now* Program, and such other ancillary 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 Director of Planning, Property and Development to negotiate and approve the terms and conditions of the grant agreements and the ancillary 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.

4. That the proper officers of the City do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

On November 26, 2020, Council approved (under recommendation #4 of Menu of Options for an Affordable Housing Strategy report) 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 (CMHC), and to include the following:

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 Program, to provide capital grants and permit fee rebates to housing developers, to be considered in the 2021 Budget process.

On April 29, 2021 Council approved an extension of time of up to 180 days for the Public Service to report back on the matter.

On November 25, 2021 Council approved a further extension of time of up to 120 days for the Public Service to report back.

Further, on April 21, 2021, the Executive Policy Committee concurred in the recommendation of the Winnipeg Housing Steering Committee, that the Winnipeg Public Service be directed to:

1. Liaise with officials in the Manitoba Department of Health and Seniors Care and the Winnipeg Regional Health Authority to determine the provincial government's timeline with respect to their 1,200 personal care bed commitment.

2. Report back in 180 days to the Standing Policy Committee on Property and Development, Heritage and Downtown Development on options to leverage the Provincial personal care bed commitment noted in Recommendation 1 above with the City's Affordable Housing Program to create new affordable assisted living units for low-income seniors including those living with dementia.

Subsequent to the above, the Standing Policy Committee on Property and Development, Heritage, and Downtown Development at its November 10, 2021 meeting approved an extension of time of up to 120 days for the Public Service to report back on the matter.

Council approval is required for the Affordable Housing Now Program and to enact the by-law.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendations of this report be concurred with, the *Affordable Housing Now Program* will be approved. This will allow the City to invite proposals from proponents wishing to receive funding to build affordable housing units in Winnipeg pursuant to the goals and

requirements of the Program and in response to the findings of the Comprehensive Housing Needs Assessment.

The Program will require staff resources to be administered successfully. Staff support will be needed to review proposals, communicate with proponents accessing the program, liaise with CMHC staff to determine eligible projects, assess funding needs, as well as carry out various administrative functions such as the drafting of reports and Conditional Approval Letters, the approval of pay claims and general maintenance of the Program. The 2022 budget as adopted by Council identifies a new temporary position within the Planning, Property and Development Department to assist in the delivery of the Rapid Housing Initiative. It is anticipated this employee will assist in the delivery of Affordable Housing Now along with other potential Community Partners.

HISTORY/DISCUSSION

The following provides a synopsis of the Affordable Housing Now Program. More detailed information can be found in Schedule B.

The City of Winnipeg and CMHC have entered into an MOU which provides the foundation from which CMHC and the City can partner to expand affordable housing development in Winnipeg through the creation of the Affordable Housing Now Program. The City will benefit in this collaboration from the vast expertise and resources available at CMHC to determine project viability and monitor projects over time. The ultimate benefit to the City is an expanded supply of affordable housing meeting local housing priorities by leveraging federal dollars. A goal of the program is to support the construction of 1,500 affordable housing units.

Alignment with City of Winnipeg TIF Policy

The *Affordable Housing Now* Program had been expected in 2021. However, the report received an extension of time to allow for consistency with a TIF policy report being developed by the City. The Affordable Housing Now Program is consistent with the TIF policy in structure and funding allocations. In terms of structure, approved projects will receive TIF funding for a period of 15 or 25 years based on program criteria. In terms of allocation, the total amount of TIF that will be available through this program is $50M with 40% destined to support eligible projects in the downtown.

Housing Priorities Identified

The *Affordable Housing Now* Program builds on the City of Winnipeg's Comprehensive Housing Needs Assessment 2020, and uses that assessment to guide decisions on projects eligible for funding.

The Program recognizes that affordable units must be less than 80% of MMR to qualify for CMHC affordable housing programs. CMHC provides further financial support when these minimum requirements are exceeded or other social outcomes are included. It is understood that rents at 79% MMR are not affordable to all, and to this end, *Affordable Housing Now* strives to include opportunities for housing development where the needs are most acute. The Program will provide a TIF incentive to the entire development creating opportunities for mixed income development but will prioritize applications that go beyond minimum affordability requirements to promote deeper affordability when possible. The Program will also support non-profit housing providers who create housing for vulnerable populations such as those at risk of homelessness.

The Program will also seek to include housing opportunities for an aging population such as affordable assisted living units. The City will liaise with the Province to identify potential projects as well as ensure existing providers of assisted living developments are aware of the Program.

The Program also recognizes that Winnipeg contains a high population of Indigenous peoples as compared to other Canadian cities and that this population is over-represented in homeless counts and households facing affordability challenges. The Program will seek opportunities to expand the supply of safe, adequate and affordable housing for Indigenous peoples.

The Program will operate on a city-wide basis but TIF commitments will be provided for a longer period of time in the downtown (excluding the SHED area as defined in the By-law) to address higher land and development costs. The Program will also accommodate longer TIF terms for development in the City's Housing Improvement Zones (HIZs), as detailed in Schedule C, housing that will be developed by non-profit housing providers, and buildings deemed vacant/ derelict. Applicants will need to demonstrate compatibility with the Complete Communities Direction Strategy and other relevant policies. The Program is intended to complement other City initiatives such as the MMIWG Calls to Action and the Poverty Reduction Strategy (PRS). For example, Goal 2 of the PRS is that the City Actively Plans for and Partners in Affordable Housing and identifies affordable housing as one of two key life poles to its success. Among short term actions identified in the PRS is that staff continue to implement initiatives included in the Menu of Options for an Affordable Housing Strategy report as endorsed by Council on November 26, 2020. It is noted that the Affordable Housing Now Program is considered the highest priority action in that report.

Consultations with External Stakeholders

During October and November of 2021, consultations with multiple non-profit stakeholders were held to discuss the proposed Affordable Housing Now Program. The purpose of these consultations was to better understand how developers would react to the Program, and to understand whether the structure of the Program will effectively encourage the building of more affordable housing units in Winnipeg. Stakeholders were highly supportive of the Program as proposed. Multiple themes emerged, and the recurring/prominent ones are listed below:

- Input on whether the private sector will participate in the Program was mixed, with some stakeholders noting that the private sector would need more substantial incentives to participate and may not apply for CMHC funding, while other stakeholders noted that there is a risk that the private sector will use the majority of the TIF dollars;
- Multiple stakeholders discussed the capacity of non-profits. Specifically, they noted that the private sector will have the capacity to apply to the Program more quickly, and asked whether funds will be reserved for non-profits to ensure they are able to use the Program;
- Some stakeholders raised concerns that 79% of MMR is not necessarily affordable for many families, and emphasized the need to support developers creating units with deeper affordability;
- Multiple stakeholders noted that the creation of this Program, administered by the City, provides an opportunity for the Provincial government to consider complementary contributions to enhance the impact the Program, such as a TIF for the provincial portion of taxes or by reinstating the Residential Tax Credit;

Program Structure:
The Program proposes to provide financial assistance for developments that include affordable housing in the form of a TIF up to 80% of incremental municipal taxes for a maximum of 15 or 25 years depending on location and type of development. In all cases TIF incentives are to the entire development. All non-profit developments will receive the 25-year TIF. Additionally, all eligible projects in the downtown and the City's HIZs, as well as vacant buildings eligible under the Program, will receive the 25-year TIF. The Program also contains $2M in the form of grants equally spread between construction and permit fees. The grants will be used to support priority housing needs, targeted to the non-profit sector, and will be applied on a one time per door basis.

Funding Allocations for Eligible Developments:

Affordable Housing Now will provide two categories of incentives:
1. TIF of up to 80% of incremental taxes for 15 years or 25 years as accommodated in the Program. This category would accommodate private developers wishing to include affordable units within market rent developments.
2. Additional incentives up to a maximum of $10,000 per dwelling unit where funding gaps exist beyond TIF allocations and the units being provided are deemed high priority.
    - Units in this category would accommodate affordable housing opportunities that address the most acute housing needs and would be aimed at the non-profit housing sector.

Program Process
1. Proponents can initiate contact with the City through the Housing Coordinator, or designate, to discuss projects on a case by case basis. Proponents will be directed to CMHC regional representatives for initial project assessment.
2. If CMHC determines the project generally meets its program requirements, the City and CMHC will discuss project and support options.
3. If a project is jointly supported, the proponent will be welcome to submit a detailed application for consideration and approval by the Director. Successful applicants will receive a Conditional Approval Letter specifying the term of the TIF/ maximum amount of funding support available to the project. This letter will be provided to CMHC representing municipal support for the project.
4. Funding commitments will be paid in accordance with applicable Affordable Housing Now Program criteria under the authority of the Affordable Housing Now Program By-law. The proponent will also be required to enter into a Legal Agreement with the City of Winnipeg accepting all terms and conditions.
5. CMHC will monitor the development over time subject to their own program requirements to ensure rents remain affordable.

Program Targets/ Outcomes
The number of units that will be generated by this Program will depend on a variety of factors including Program uptake and the nature of affordability of the units proposed. It is expected the TIF component of the Program will have a significant effect on supply in the context of a $50M commitment in the form of incremental taxes. The Program is targeting a minimum of 1,500 dwelling units. The program is also expected to provide opportunities that will help achieve the specific targets of new housing units as identified in the End Homelessness Winnipeg Five-Year

Plan (2020 – 2025) which aims to create a minimum of 1,340 units based on identified local housing needs.

Next Steps:
If the Affordable Housing Now Program is approved by Council and the Affordable Housing Now Program By-law is enacted, this will allow the City to invite proposals from proponents wishing to receive funding to build affordable housing units in Winnipeg pursuant to the goals and requirements of the Program.

The Program will require additional resources to be administered successfully. It is difficult to determine how many applications will be submitted for the Program, but it is expected there will be increased demand in the short-term upon program launch. Support will be needed to review proposals, communicate with proponents accessing the Program and answer questions, liaise with CMHC staff to determine eligible projects, assess funding needs, as well as carry out various administrative functions such as the drafting of reports and Conditional Approval Letters, the approval of pay claims and general maintenance of the Program. Beyond the expertise provided by CMHC the City may also explore a role for partner agencies in the implementation of the program. These tasks could include the intake of applications, reviewing the strength of proposals, making recommendations to the Director of PPD, and participating in various other administrative duties to support the program.
Financial Impact Statement (FIS):

The FIS is based on the following assumptions:
1. The first year of the program is 2025.
2. The additional incentives, maximum of $10,000 per dwelling unit, are paid to eligible proponents equally ($400,000/annum) over a five-year period beginning in 2025.
3. A total of 1,500 affordable units will be created under the program.
4. Total incremental taxes over the term of the program, which is assumed to be 20 years (midpoint of 15 and 25 years) will be $31.6 million, 80% of which is $25.3 million, will be realized evenly (i.e. $1.325 million/annum increasing by 2%/annum) over the assumed 20-year period beginning in 2026.
5. Annual incremental realty taxes ($1.325 million) and TIF grants (80% of $1.325 million or $1.06 million increasing by 2%/annum) are collected and paid, beginning in 2026, in the same calendar year.
6. An annual inflation rate of 2% on incremental taxes and TIF grants.

FINANCIAL IMPACT

Financial Impact Statement

Date: February 23, 2022

Project Name:

First Year of Program 2025

Affordable Housing Now Program

	2025	2026	2027	2028	2029 to 2045
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	$ 400,000	$ 1,460,000	$ 1,481,200	$ 1,502,800	$ 22,469,300
Less: Incremental Revenue/Recovery	-	1,325,000	1,351,500	1,378,500	27,586,600
Net Cost/(Benefit)	$ 400,000	$ 135,000	$ 129,700	$ 124,300	$ (5,117,300)
Less: Existing Budget Amounts	400,000	400,000	400,000	400,000	400,000
Net Budget Adjustment Required	$ -	$ (265,000)	$ (270,300)	$ (275,700)	$ (5,517,300)

Additional Comments: Direct costs from 2025 to 2029 include $400,000/annum (a total of $2 million) in grants to offset proponents' permit and construction costs (i.e. additional incentives). Existing budget of $2 million in federal Safe Restart funding is held in the Housing Rehabilitation Investment Reserve. From 2026 to 2045, incremental revenue represents incremental realty taxes of $1.325 million/annum arising from approved developments (a total of $31.6 million based on an assumed 1,500 units) while direct costs over this same 20-year period include TIF grants of $1.06 million/annum (i.e. 80% of incremental realty taxes totaling $25.3 million). The Net Budget Adjustment Required of $265,000/annum, also from 2026 to 2045, represents the 20% portion of incremental realty taxes accruing to the City of Winnipeg (a total of $6.3 million). This analysis is based on the assumption of an inflation rate of 2%/annum for incremental taxes and TIF grants and that the additional incentives program is fully suscribed.

Mike McGinn Feb. 23, 2022

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Office of Sustainability
- Legal Services (as to legal issues)
- Economic Development and Policy Office, CAO (as to TIF policy)

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg and Complete Communities Direction Strategy

- *OurWinnipeg* Direction statements support development of safe and affordable housing throughout the City (Section 01-4, Direction 1), establishment of partnerships with private, not-for-profit and government sectors regarding affordable housing and development of long-term strategies related to affordable housing (Section 01-4, Direction 3).
- Complete Communities celebrate diversity and provide housing options that accommodate a range of incomes and household types for all stages of life (Introduction, p.4).
- The *Winnipeg Housing Policy* includes multiple references to affordable housing. A key objective is to encourage new housing development that establishes a sufficient supply of affordable, adequate and suitable housing throughout the City that meets the needs of the population of Winnipeg (C. 1.c)

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

This report is in accordance with the Winnipeg Climate Action Plan as adopted by Council on September 20, 2018 in that the Plan supports:

Key Direction 4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service (p. 43)

Key direction 4.2 – Ensure New Areas of Growth are Designed According to the Principles of Complete Communities (p. 44).
Primary Responsibility: Planning, Property and Development Department

As well the Plan aims to: “Construct more complete neighbourhoods and revitalize the livability of all communities throughout Winnipeg” (p. iii).

- The use of tools as outlined in this report would expand affordable housing opportunities and thereby contribute to the development of more complete communities.

Key direction 5.2 – Improve energy performance of new buildings (p.47).
Primary Responsibility: Planning, Property and Development Department

- Support for the development of affordable housing can also result in opportunities of reducing operating energy consumption and greenhouse gas emissions.

Key Direction 5.3 Increase Access to Educational Materials (p. 48)
- Action 5.3.3 – connect building owners and tenants to green builders and retrofit teams to support energy efficiency improvements in buildings.

Key Direction 5.4 Build Climate Equity (p.48)
- Making buildings more energy efficient also means that they are less costly to operate, and healthier for the tenants and building owner.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The report is in accordance with the Poverty Reduction Strategy (PRS) in that it offers a program providing opportunities for affordable housing. This is consistent with the PRS which identifies affordable Housing as a Life Pole (p.38).

The report is also consistent with the following Plan Implementation Goals:

Goal 2: The City Actively Plans for and Partners in Affordable Housing

Goal 2.1 Affordable Housing Strategy
- The PRS references the continued implementation of housing related activities in the Menu of Options for an Affordable Housing Strategy report, approved by Council on Nov. 26, 2020. The subject report back satisfies the requirement to "develop a new affordable housing program to assist affordable housing developers leverage funds from Canada Mortgage and Housing Corporation (CMHC), including a tax increment financing (TIF) incentive, capital grants, and permit fee rebates".

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning & Design
Prepared by: Noah Yauk, Housing and Neighbourhood Revitalization Coordinator
Date: February 23, 2022
File No:

Attachments:

Schedule A – draft Affordable Housing Now Program By-law

Schedule B – Affordable Housing Now Program Details

Schedule C – City of Winnipeg Housing Improvement Zones