His Worship Brian Bowman
and City of Winnipeg Council
510 Main Street
Winnipeg, Manitoba
R38 1B9

April 25, 2022

RE: Item No. 11 - Homes For Heroes Amendment to Council Decision

Homes For Heroes Foundation is a registered charity building tiny home villages, with wrap around social support services, across Canada for Veterans experiencing homelessness. We currently have successful Veterans Villages operating in Calgary, Edmonton, and Veteran Villages in the developed and planning stages for Kingston and Victoria. Our goal is to work with all three levels of government, private businesses, and Canadian citizens to end the issue of Veteran homelessness in Canada.

Significant research has been done that explores the cost of housing someone in jail, hospitals or the shelter system compared to housing them in social or supportive housing. In a 2005 study by Pomeroy which looked at costs in four Canadian cities, institutional responses (jails, hospitals, etc.) cost $66,000-$120,000 annually, emergency shelters cost $13,000-$42,000 annually whereas supportive and transitional housing cost $13,000-$18,000 and affordable housing without supports was a mere $5,000-$8,000. The proposed Winnipeg Homes For Heroes Veterans Village will have 20 homes and are designed to be transitional. Keeping these Veterans on the streets of Winnipeg, will cost the City of Winnipeg roughly $60,0000 to $80,000 per year. In partnering with Homes For Heroes Foundation The City of Winnipeg and their constituents will save $1.4 to $1.6 million per year.

In Winnipeg, it is estimate that there are 160 Veterans experiencing homeless and more than 100 living rough. As a result of these staggering and ever-increasing numbers, Homes For Heroes Foundation has been working in the City of Winnipeg for over three years to find suitable lands to build a Veterans Village. On November 25, 2021, Council approved a direct sale of a one-acre parcel of land in the community of Transcona, to Homes For Heroes at a price of $400,000. It is notable that at the time this arbitrary purchase price was put forward, the land was assessed by the City of Winnipeg at $167,700. (see attachment).

Since November 2021, Homes For Heroes (H4HF) has been working closely with City of Winnipeg administration through the costs associated with the Council decision. Upon review, we have discovered some concerning costs associated with purchase of this land in the community of Transcona. These costs include, and are not limited to:

- Prior to the closing date and position of the property by H4HF, the City of Winnipeg requires that Homes For Heroes pay $161,535 to the City which represents a portion of the original land developer servicing costs for this community.

- In order for the H4HF parcel to be serviced to the property line, it is estimated that an additional investment of $35,000 to $40,000 would be required by our organization prior to development.
- The City of Winnipeg has been using this property to store street clearing debris over many years resulting in a significant mound of debris that will need to be removed. All costs associated with the environmental assessment, soil testing, and debris removal is being directed to H4HF. In order to determine the environmental status of the debris H4HF has been quoted approximately $54,000 for the various environmental reports and soil testing to be conducted. If the debris is not contaminated, preliminary estimates of the removal costs are in the neighbourhood of $220,000, however if the street sweeping debris is contaminated removal costs could exceed, $1,000,000.
- Homes For Heroes Foundation is also being asked to manage the legal survey and subdivision process to ready the parcel for sale. We estimate that the costs associated with this work will include $15,000 for the legal plan of survey and $10,000 in subdivision fee fees to the City of Winnipeg.

This land which the City of Winnipeg has assessed at $167,700 will costs our charity between $800,000 and $1,600,000 to acquire the property and make it shovel ready for development. In response to the additional costs noted above, at the March 7th and April 20th Standing Policy Committee on Property and Development, Heritage and Downtown Development meetings, it was requested that the City remove *clause six* of the land purchase agreement which noted that the City of Winnipeg waive the $161,535 servicing costs, and the cost associated with subdivision the lands. The motion was rejected; however, the committee did agree to reduce the sale price by $30,000.

To be successful in building Homes For Heroes Veterans Villages in Canada it takes a partnership between our charity, the Federal Government, the Provincial Government, the local Municipality, local business, and citizens. For example, our Edmonton Veterans Village had the Federal Government contributed over $1 million, the Province over $1 million, the City of Edmonton donated the acre of land and provided services to the property line, which is valued at $1.7 million, and local businesses and individual supporter donated the remainder funds necessary to build.

Currently the proposed Winnipeg Homes For Heroes Veterans Village has financial support from the Federal Government, the Provincial Government, several businesses, local community groups and citizens, and we are hoping on the City of Winnipeg's investment.

Homes For Heroes understands that the is City of Winnipeg is unable to reduce the servicing costs or cover any of the costs associated with removal of street clearing debris, as such **Homes For Heroes Foundation is formally requesting today that City of Winnipeg Council reduce the land sale price to ONE DOLLAR.** The City of Winnipeg did this for Winnipeg Housing Rehabilitation Corporation's 2.1 acres directly beside the proposed Homes For Heroes site.

After consulting with the City's historical land sales posted on your website it appears that this arrangement has been applied numerous times over the years by the City for organizations like Winnipeg Habitat for Humanity Manitoba Inc, CentreVenture Development Corp./ 10042061 Manitoba Ltd. Homes For Heroes is looking for the City of Winnipeg to become a partner, as they have with most housing charities; invest into the Winnipeg Veterans Village and stand up for those that once stood on guard for us.

This land proposal has been in front of Winnipeg Council three times and in front of the Standing Policy Committee on Property and Development, Heritage, and Downtown Development four times. During this time, we are losing more Veterans to the streets and no new programing has been put in place to help these men and women. If this request for support is not approved in Council on April 28 or is again pushed back to committee, the Winnipeg Veterans Village risks losing the support from our current partners and the Winnipeg Veterans Village will be in jeopardy.

We urge you to unanimously approved the sale of these lands to our charity for $1 at council on April 28, 2022; and become a partner in solving the issue of Veteran homelessness in Winnipeg. Send a clear message to the citizens of Winnipeg that each councillor stands behind those that served and honor the gift they gave all of us; the rights and freedoms we enjoy as Canadians.

Respectively,



David Howard
President and CEO
Homes For Heroes Foundation
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