Monthly Report to EPC on Housing Stats as per Council Motion
June 27, 2023

Note: New information is in red

That the Public Service be directed to provide monthly updates to the Executive Policy Committee on the following supportive housing, addiction and social action indicators:

A. Proposed RHI Homes (prior term). RHI-funded supportive housing units 'in the pipeline' based on applications submitted prior to November 1, 2022. [0; all supportive housing units are complete]
B. Actual RHI Units Delivered (prior term). RHI-funded supportive housing units completed and operational as a result of applications submitted prior to November 1, 2022. [17]

   Comment: RHI accommodates more than "supportive housing" as a category. The chart below provides full inventory of housing units either approved and in progress, or approved and completed. It is also noted that the Public Service provides a comprehensive bi-annual report to SPC on the progress of RHI projects.

RHI 1 - 2020		Transitional	Supportive	Independent	Status
126 Alfred	Shawenim Abinoojii	18			Complete
260 Toronto	Life's Journey/WHRC		17		Complete
72 Martha & 180 Henry	Salvation Army	13			Complete
910 Main	New Directions	9			Complete
300 Princess	Siloam Mission	20			Complete
RHI 2 -2021					
545 Broadway	Westminster Housing Society			21	Under construction
670 Main	Manitoba Métis Federation	20			Complete
590 Victor	West Central Women's Resource Centre	16			Under construction
RHI 3 -2023					
292-298 Edison Avenue	Manitoba Metis Federation MMF	14			Under construction
	Wahbung Abinoonjiaag	26			Under construction

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429 Sherbrook and 446 Langside Street	Spence Neighbourhood Association	6			Under construction
454 Edmonton Street	University of Winnipeg Community Renewal Corporation (UWCRC) 2.0	11			Under construction
	TOTALS UNITS BY TYPE	**153**	**17**	**21**	
	TOTAL UNITS	**191**			
	TOTAL COMPLETE	**97**			
	TOTAL UNDER CONSTRUCTION	**94**			

C. Proposed RHI Units (current term). RHI-funded supportive housing units 'in the pipeline' based on applications submitted after November 1, 2022 57

D. Completed RHI Units (current term). RHI-funded supportive housing units completed and operational from applications after November 1, 2022. [0]

On May 15, 2023 Canada Mortgage and Housing Corporation (CMHC) approved all RHI 3 projects that the City of Winnipeg summitted. The projects and unit count for RHI 3 have been added to the table above.

E. Alternative Supportive Housing Units, Proposed (City-Supported). Supportive housing units 'in the pipeline' outside of the RHI stream, with approved City of Winnipeg financial or asset support (including, but not limited to: discounted permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [0]

F. Alternative Supportive Housing Units, Completed (City-Supported). Supportive housing units completed outside of the RHI stream, with approved City of Winnipeg financial or asset support (including, but not limited to: discounted permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [0]

G. Affordable or Deeply Affordable Housing Units, Proposed (City-Supported). Affordable or deeply affordable rental housing units 'in the pipeline' with approved City of Winnipeg financial or asset support (including, but not limited to: discounted

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permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [205 – includes units highlighted in chart below]

H. Affordable or Deeply Affordable Housing Units, Completed (City-Supported). Affordable or deeply affordable rental housing units completed with approved City of Winnipeg financial or asset support (including, but not limited to: discounted permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [1; remainder are all in progress]

Comment: Units below have received support from available City Programs including Affordable Housing Now; Affordable Housing in Housing Improvement Zones; or the Housing Rehabilitation Investment Reserve. Definitions of affordable categories are provided in the appendix.

	Affordability of units					**Housing Model**			**Indigenous owned or led?**	**Status**
Total Units	Affordable Ownership	Market Rental	Below Market Affordable (<80% MMR) or Provincial Rates	More Deeply Affordable (<60% MMR)	Rent-geared-to-income	Transitional	Permanent Supportive	Purpose-built rental (independent)		
391	**3**	**186**	**68**	**134**	**0**	**26**	**0**	**362**	**95**	1 unit completed, 390 under development
13				**13**		**13**			**13**	13 under development

I. Participation in intergovernmental or interagency initiatives on addiction, anti-poverty policy and/or other social crisis interventions, including action by the Mayor, Mayor's Office or City Public Service (meetings or other activities) since last report.

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Comment: The City of Winnipeg Housing Team participates on an Affordable Housing working group with the Province of Manitoba; The Housing Team also participates on trilateral meeting organized by CMHC to share information on affordable housing activities/ initiatives at the three levels of government. In addition, the City is represented on the End Homelessness Winnipeg Board (EHW) and the EHW Reaching Home Program and leads interagency committees on problem properties and non-emergent encampment support.

J. Key HIFIS (Homeless Individuals and Families Information System) indicators [details to be confirmed in coordination with End Homelessness Winnipeg by July 1, 2023)

Comment: It is recommended to request End Homelessness Winnipeg provide this update at their regular report to EPC as they are the stewards of this data.

K. CMHC has officially launched the Housing Accelerator Fund (HAF) - a $4B program that is committed to issuing an additional 100,000 permits across Canada over the next 3 years. The City of Winnipeg has been identified as an early growth leader, allowing advance application and to work directly with CMHC to complete our application, which is due on June 14, 2023. The intake process for the remaining urban centers will be later in the summer. The HAF application is being developed by the public service in consultation with other governments, private sector, non-profits, associations and End Homelessness Winnipeg. To date, the public service has consulted with the following stakeholders – to create awareness of the program and to learn how the City could remove barriers to accelerated housing:

CentreVenture
End Homelessness Winnipeg
Siloam Mission
Main Street Project
University of Winnipeg Community Renewal Corporation UWCRC 2.0 Inc.
Manitoba Home Builders Association and Urban Design Institute
Province of Manitoba
Winnipeg Renewal Housing Corporation
Manitoba Heavy Construction Association

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Manitoba Metis Federation
Winnipeg Chamber of Commerce
Winnipeg Construction Association
Manitoba Non-Profit Housing Association
Winnipeg Regional Real Estate Board
Treaty 1 Development Corporation
Sunshine House
Aboriginal Council of Winnipeg
True North Real Estate

Stakeholder meetings are ongoing and will continue for the duration of the HAF program.

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Appendix: Definitions

Affordable Housing	Housing is generally considered "affordable" when households spend no more than 30% of their before-tax income on housing-related costs. Affordable housing can be owned by government, non-profit, or private sector. Housing will be most affordable to a family when tied to income, however this analysis is not always available. In the absence of income-tested housing or rent-geared-to-income, the following definitions can be followed.
Below Market Affordable Housing	City of Winnipeg follows other government guidelines for below market affordable housing. This includes CMHC, where rents must be less than 80% of Median Market Rent (MMR). Below market affordable housing can also follow Province of Manitoba annual maximum affordable rental rates that are generally consistent with MMR.
More Deeply Affordable Housing	Other housing is more 'deeply affordable' at less than 60% MMR or rent-geared-to-income (RGI), where the rent is set at a proportion of that household's income (ie. 30%).
Social Housing	Social Housing (or Community Housing) is housing owned by government, non-profits or cooperatives rented at affordable rates or rent-geared-to-income.
Rent-geared-to-income	Rent-geared-to-income (RGI), where the rent is set at a proportion of that household's income (ie. 27-30%).
Transitional Housing	Transitional housing is often RGI, but includes additional supports. It is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing, and has limits on how long an individual or family can stay. Stays are typically between three months and three years.
Permanent Supportive Housing	Permanent Supportive housing is also often RGI; provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, in order to maximize residents' independence, privacy and dignity.
Affordable Homeownership	Affordable homeownership is housing that is developed with intention to sell to individuals or families with low to moderate income, at a maximum sale price and maximum income limit directed by government funding source (ie. Province of Manitoba)