Minutes – Executive Policy Committee – December 5, 2023

REPORTS

Item No. 5 Rapid Housing Initiative (RHI) Round 3 Progress Update

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That this update on the progress of the City of Winnipeg Rapid Housing Initiative Round 3 projects be received as information.

2. That the Public Service be directed to combine semi-annual and annual reporting on the City of Winnipeg Rapid Housing Initiative Rounds 1, 2 and 3 and the next combined progress update be presented to the June 2024 meeting of the Standing Policy Committee on Property and Development.

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

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to Council.

Carried

ADMINISTRATIVE REPORT

Title: Rapid Housing Initiative (RHI) Round 3 Progress Update

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
G. Patton	G. Patton	N/A	M. Jack

EXECUTIVE SUMMARY

This report serves as the update on the progress of the City of Winnipeg Rapid Housing Initiative (RHI) Round 3 projects, as directed by Council.

As of September 30, 2023, all Round 3 projects have initiated work and are at various stages of construction. All projects are currently on schedule for completion by December 2024. A total of $916,500.00, of the total Round 3 funding of $16,822,137.04, has been provided to the Round 3 proponents.

In order to provide a complete picture of all current Rounds of the RHI program going forward, the Public Service recommends that Round 3 reporting be combined with the ongoing Rounds 1 and 2 reporting to the Standing Policy Committee on Property and Development.

The City has communicated the Round 3 project details with Canada Mortgage and Housing Corporation (CMHC) through on-going dialogue and formalized attestations.

RECOMMENDATIONS

1. That this update on the progress of the City of Winnipeg Rapid Housing Initiative Round 3 projects be received as information.

2. That the Public Service be directed to combine semi-annual and annual reporting on the City of Winnipeg Rapid Housing Initiative Rounds 1, 2 and 3 and the next combined progress update be presented to the June 2024 meeting of the Standing Policy Committee on Property and Development.

3. 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

On June 22, 2023, Council approved the final list of Round 3 Rapid Housing Initiative Projects and proponents submitted by the Public Service to Canada Mortgage and Housing Corporation on March 15, 2023. Council also directed the Public Service to report to the Executive Policy 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.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of this report are approved, ongoing reporting regarding RHI Rounds 1, 2, and 3 would be provided through a single comprehensive report to the Standing Policy Committee on Property and Development.

HISTORY/DISCUSSION

Round 3

In 2020, the Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), 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.

CMHC announced its list of eligible municipalities for a third round of RHI funding via its Cities stream on November 10, 2022; the City of Winnipeg was included alongside 40 other municipalities. On November 10, 2022, the City of Winnipeg was informed that it would be eligible for $11,631,916 to create a minimum of 46 units of affordable housing. All units are required to remain affordable for at least 20 years.

On January 26, 2023, Council approved the acceptance of the Round 3 funding from CMHC and directed the Public Service to submit a finalized investment plan to CMHC on or before the program deadline of March 15, 2023.

On June 22, 2023, Council confirmed the final list of Round 3 projects and proponents submitted by the Public Service to CMHC on March 15, 2023. Council also approved the acceptance up to $5.19 million from the Province of Manitoba and the allocation of this funding to one or more projects under the RHI Round 3 initiative.

In order to provide a complete picture of all current Rounds of the RHI program going forward, the Public Service recommends that Round 3 reporting be combined with the ongoing Rounds 1 and 2 reporting to the Standing Policy Committee on Property and Development.

Status Update

As of September 30, 2023:

- The City has executed a funding agreement with CMHC for the allocation of $11,631,916 for the delivery of a minimum of 46 units of affordable housing for 20 years;
- The execution of a funding agreement with the Province of Manitoba is pending;
- All projects have initiated work and are currently on schedule for completion by December 2024;
- A total of $916,500.00, of the total Round 3 funding of $16,822,137.04, has been provided to the Round 3 proponents.

The following table updates the unit counts for each project.

Project Name	Total Disbursement	Total Units	Units Occupied
Wahbung Abinoonjiiag	$1,366,303.00	26	0
Manitoba Metis Federation (Mazoun)	$5,836,500.00	14	0
University of Winnipeg Community Renewal Corporation (UWCRC) 2.0	$6,110,000.00	11	0
Spence Neighbourhood Association	$1,850,832.40	6	0
Total RHI Round 3[1]	$15,163,635.40	57	0

Note 1: The total RHI Round 3 funding of $16,822,137.04 is comprised of $11,631,916.00 in funding from CMHC and $5,190,221.04 in funding from the Province of Manitoba. A project contingency allowance of $1,658,501.64 is being maintained by the City to address any realized proponent project risks during construction.

Risks

No project risks are identified at this time.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 30, 2023

Project Name:

Rapid Housing Initiative (RHI) Round 3 Progress Update

COMMENTS:

There are no direct financial implications associated with the recommendations contained in this report.

Mike McGinn Oct. 30, 2023

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Planning, Property and Development Department
- Legal Services Department

OURWINNIPEG POLICY ALIGNMENT

Goal: Economic Prosperity

- **Objective** - Address poverty as an unacceptable and costly outcome of systemic barriers, through collaboration with the community and government bodies.
- **Policy 3.12 - Poverty Reduction** - Support the reduction of poverty and homelessness through a community economic development approach that addresses systemic barriers to opportunity and participation, particularly in areas of highest need.

Goal: Good Health and Well Being

- **Objective** - Support positive health outcomes through the built and natural environments.
- **Policy 4.4 - Affordable and Supportive Housing Options** - Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life-cycle.

Goal: Social Equity

- **Objective** - Uphold human rights so that no one is left behind.
- **Policy 5.2 - Affordable and Supportive Housing Options** - Conserve and increase development of a continuum of affordable and supportive housing throughout the city as a fundamental human right**.**

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

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Strategic Opportunity #2 Empower Community Leaders and Collaborate with Stakeholders
Key Direction 2.3 Create Conditions to Enable Community Climate Action

Strategic Opportunity #5 Low Carbon and Energy Efficient Buildings
Key Direction 5.2 Improve Energy Performance of New Buildings

Key Direction 5.4 Build Climate Equity

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) as follows:

They embody the following Guiding Principles:

- We will Uphold Human Rights
- We will Honour Relationships and Reconciliation with Indigenous Peoples
- We will Address Systemic Oppression, Trauma and Social Inequity
- We will Promote and Maintain the Welfare of All Residents
- We will Develop Trust and Meaningful Partnerships to find solutions and drive change.

They align with the following **Goals and Objectives**:

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

Related 10-year Objectives:
B. The urgent housing needs of shelterless residents are addressed though proactive, multi-sectoral partnerships.

SUBMITTED BY

Department: Assets and Project Management
Division: Office of the Director
Prepared by: Geoffrey Patton, P.Eng
Date: October 30, 2023