Monthly Report to EPC on Housing Stats as per Council Motion
Meeting Date: July 9, 2024

The Public Service has been directed to provide monthly updates to the Executive Policy Committee on the following supportive housing, addiction and social action indicators.

The City of Winnipeg has entered into an agreement with CMHC as of December 5, 2023 with a goal to deliver 14,101 new housing units by December 5, 2026. This report outlines housing units approved through development applications, development and building permits, and housing grant programs, including affordable housing, for the time period Dec. 5, 2023 to present. This will adjust reporting to align with the Housing Accelerator Fund and the Mayor's challenge to all City departments to approve 8,000 new housing units by November 30, 2024. This report's content and format will evolve as HAF programs are launched. Unit numbers may also fluctuate as reporting methods are finalized.

Housing Units Approved (Dec.5, 2023 – June 25, 2024):

Housing Units – Approved To-date, Dec. 5, 2023 – Jun.25, 2024	**Total (to-date)**	**Affordable (to-date)**	**Units Approved (June. 5 - 25/24)**
Development Applications - Approved	3,606	123	770
Development Permits - Approved	1,991	n/a[1]	37
Building Permits - Approved	2,081	n/a[2]	598
Total	**6,633[3]**	**123**	**973**

Development Applications

Since December 5, 2023, the City has approved 3,606 dwelling units through development applications. This includes rezonings, subdivisions, variances and conditional uses. The numbers represent dwelling unit counts described in the applications. Next steps for these applications would be to obtain development permits and building permits. Unit numbers may fluctuate as developers' plans finalize. An additional number of applications are awaiting approval (ie. public hearing upcoming, posters posted, awaiting final sign-off from for administrative approval).

Development Permits

Since December 5, 2023, the City has approved 1,991 dwelling units through development permits. A development permit grants permission for residents and businesses to undertake new development. A development permit must be obtained before submitting a

[1] Development permits do not currently track affordable housing. An internal tracking system is being set up moving forward to address this gap.
[2] Building permits do not currently track affordable housing. An internal tracking system is being set up moving forward to address this gap.
[3] Total does not exactly equal addition of all three data points, as projects that have been approved in multiple categories have only been counted once, to avoid double counting.

building permit application, and *after* development application approval (if a development application is required).

Building Permits – By Type (Housing Accelerator Fund)

Since December 5, 2023, the City has approved 2,088 dwelling units through building permits. Building permits are required prior to starting construction.

The City of Winnipeg has entered into an agreement with CMHC as of December 5, 2023 with a goal to deliver 14,101 new housing units by December 5, 2026. For the purposes of the Housing Accelerator Fund (HAF), release of (first) building permit is the unit to measure net new housing units created. The City's HAF funding and agreement is premised on net new dwelling units (DU) by various types, as outlined below (see Definitions in Appendix, p. 6).

	DU created	DU lost	Net New
Total	2,258	177	2,081
Single-detached	613	120	493
Multi-family in vicinity of frequent transit	TBD	TBD	TBD
Missing middle	975	57	918
Multi-family - other	670	0	670
Affordable	0	0	0[4]

The Public Service has not yet mapped anything to determine units in vicinity to frequent transit as this definition has not yet been defined. Winnipeg Transit's Primary Network (including Rapid, Frequent Express, Frequent, and Direct lines) is coming forward to Council in June 2024 approval. After the routes are finalized, the definition can be finalized. Numbers will move between categories in future reports as the Frequent Transit Definition is finalized.

[4] Building permits do not currently track affordable housing. An internal tracking system is being set up moving forward to address this gap. HAF Staff have reviewed the list and do not believe there are any affordable housing units to report during this period, but further due diligence is needed.

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Housing Programs Report[5]

A. Proposed RHI Homes (prior term). RHI-funded supportive housing units 'in the pipeline' based on applications submitted prior to November 1, 2022. [0]

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: The numbers represent Permanent Supportive Housing units funded by the Rapid Housing Initiative (RHI) City-Stream. Transitional Housing may also include supportive services on-site, but this housing model is distinguished by short-term tenure.

Table I: Rapid Housing Initiative Units		Transitional	Supportive	Independent	Status
RHI 1 - 2020					
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	Complete
670 Main	Manitoba Métis Federation	20			Complete
590 Victor	West Central Women's Resource Centre	16			Complete
RHI 3 -2023					
N/A[6]	Wahbung Abinoonjiiag	26			Under Construction
454 Edmonton	UWCRC 2.0	11			Under Construction
292 Edison	Manitoba Métis Federation	14			Under Construction
429 Sherbrook & 446 Langside	Spence Neighbourhood Association	6			Under Construction
	TOTALS UNITS BY TYPE	**153**	**17**	**21**	

[5] Note: New information will be in red text
[6] Address not disclosed to maintain privacy of transitional housing location.

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C. **Proposed RHI Units (current term). RHI-funded supportive housing units 'in the pipeline' based on applications submitted after November 1, 2022. [** 0 **]**
Comment: Numbers represent Permanent Supportive Housing units. RHI has committed funding to 57 units of transitional housing with supports since Nov 1, 2022.

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

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. [** 7 **]**

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 permits, tax deferrals, and/or land contributions) as a result of proposals received after November 1, 2022. [** 198 **].**

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. [** 0 **]**

Table II: Total Units Approved with City of Winnipeg Support Since Nov. 1, 2022 to Present											
Total Units Approved (incl. Market) [7]	Total Affordable Units Approved	Affordability of Units MMR = Median Market Rent					Housing Model			Indigenous Owned or Led	Status
		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)		
315	198	0	117	84	13	101	107	7	199	224	315 In Development

Note – One new 23-unit project was approved under the Housing Rehabilitation Investment Reserve program for the development of transitional housing with wraparound support services for Indigenous youth that will be rented at EIA shelter rates.

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.

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 a trilateral working group chaired by CMHC to share information on affordable housing activities/ initiatives at the three levels of government.

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.

[7] City of Winnipeg supports some mixed-income projects, hence a number of market units are included/supported within projects.

Appendix: Definitions

Definitions per Housing Accelerator Fund (HAF) Agreement

Single-detached homes refers to a building containing 1 dwelling unit, which is completely separated on all sides from any other dwelling or structure. This includes link homes, where 2 units may share a common basement wall but are separated above grade. It also includes cluster-single developments.

Multi-unit housing in close proximity to rapid/frequent transit refers to any form of multi-unit housing in close proximity (1500m) to rapid transit, which operates frequent service with high capacity and priority over other modes of transportation typically achieved through an exclusive right-of-way.

Multi-unit housing characterized as missing middle refers to ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less).

Other multi-unit housing refers to all multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit.

Affordable housing refers to housing units that are intended for households whose needs are not met by the marketplace. The local definition will be used for the purposes of HAF or in the absence thereof the provincial/territorial definition. The City of Winnipeg follows other government guidelines for affordable housing. This fits categories outlined below on the following page.

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Appendix: Affordable Housing 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	The 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 considered more **'deeply affordable'** at **less than 60% MMR.**
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)** is housing 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. It 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)
Market Rental	**Market Rental** includes rental units that do not meet an affordability definition.
Purpose-built rental	**Purpose built rentals** are residential buildings that are built specifically to provide long-term rental accommodation. This includes independent living settings without on-site supports.