Agenda – Executive Policy Committee – September 17, 2024

Report – Standing Policy Committee on Property and Development – September 13, 2024

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 16 Amendments to the Real Estate Policy Framework in Support of Affordable Housing

STANDING COMMITTEE RECOMMENDATION:

On September 13, 2024, the Standing Policy Committee on Property and Development submitted the following to Council:

1. That the Real Estate Policy Framework be amended as follows:

    A. That the Chief Administrative Officer be delegated the authority to declare City-owned land surplus that is intended for affordable housing, subject to the circulation requirements set out in the Declaration as Surplus and Sale of Property Policy.

    B. That the Chief Administrative Officer be delegated the authority to approve any sale or lease, for any amount, regardless of appraised value, for City-owned land that is intended for affordable housing, subject to a sale/lease condition that the land must remain affordable housing through the life of the agreement.

    C. That the evaluation criteria for the sale or lease of City-owned land intended for affordable housing be as follows, subject to any minor modifications necessary to implement this intent:

        i. Total offering price and potential tax revenue generated by the proposed development (5%);

        ii. Total number of units (15%)

        iii. Evidence of available funding to complete the proposal (25%)

        iv. Experience and/or history of successful projects and endeavors carried out by the Proponent (25%);

        v. Social impacts of the project, including affordability criteria that include:

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STANDING COMMITTEE RECOMMENDATION (continued):

a. Less than 80% of the Median Market Rent for the area, in line with CMHC's Affordable Housing Fund Criteria, maintained for twenty years; or

b. At Province of Manitoba Affordable Housing rental rates, maintained for twenty years (30%)

D. That prior to City land being declared surplus, the Housing Accelerator Fund Office be directed to review the land for housing potential.

E. That all lease or sale agreements intended for affordable housing and coordinated through the HAF program include a condition for plan approval by the relevant Community Committee.

F. That the proposed amendments remain active until January 1, 2027.

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

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 13, 2024, the Standing Policy Committee on Property and Development passed the following motion:

WHEREAS on December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation, entered an agreement with the City of Winnipeg for $122.4 million in funding from the Housing Accelerator Fund (HAF);

AND WHEREAS the City has three years to meet it ambitious goals of creating 14,100 housing units through HAF application initiatives;

AND WHEREAS Initiative #4 of the City's HAF application proposed the creation of the Land Enhancement Office whose purpose is to bring City-owned land to the market for the creation of affordable housing;

AND WHEREAS the Public Service is exploring ways to expedite Initiative #4 to avoid delays due to administrative processes;

AND WHEREAS the Declaration as Surplus and Sale of Property Policy authorizes the Standing Policy Committee on Property and Development to approve Sales, Land Exchanges and Sale settlement claims in excess of $700,000.00 or where the sale price is less than 80% of the Appraised Value, and to approve the evaluation criteria for sales to be marketed through a request for proposal;

AND WHEREAS the Declaration as Surplus and Sale of Property Policy authorizes Council to declare City Property Surplus to the City’s needs;

AND WHEREAS delegating authority to the Chief Administrative Officer to approve any sale or lease, or declare City-owned land surplus when it is intended for affordable housing, will allow for improved timelines for the sale or lease of City-owned property for affordable housing;

THEREFORE BE IT RESOLVED that the Real Estate Policy Framework be amended as follows:

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

1. That the Chief Administrative Officer be delegated the authority to declare City-owned land surplus that is intended for affordable housing, subject to the circulation requirements set out in the Declaration as Surplus and Sale of Property Policy.

2. That the Chief Administrative Officer be delegated the authority to approve any sale or lease, for any amount, regardless of appraised value, for City-owned land that is intended for affordable housing, subject to a sale/lease condition that the land must remain affordable housing through the life of the agreement.

3. That the evaluation criteria for the sale or lease of City-owned land intended for affordable housing be as follows, subject to any minor modifications necessary to implement this intent:

    A. Total offering price and potential tax revenue generated by the proposed development (5%);

    B. Total number of units (15%)

    C. Evidence of available funding to complete the proposal (25%)

    D. Experience and/or history of successful projects and endeavors carried out by the Proponent (25%);

    E. Social impacts of the project, including affordability criteria that include:

        i. Less than 80% of the Median Market Rent for the area, in line with CMHC's Affordable Housing Fund Criteria, maintained for twenty years; or

        ii. At Province of Manitoba Affordable Housing rental rates, maintained for twenty years (30%)

4. That prior to City land being declared surplus, the Housing Accelerator Fund Office be directed to review the land for housing potential.

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DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

5. That all lease or sale agreements intended for affordable housing and coordinated through the HAF program include a condition for plan approval by the relevant Community Committee.

6. That the proposed amendments remain active until January 1, 2027.

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