Monthly Report to EPC on Housing Stats as per Council Motion

Meeting Date: February 18, 2025

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, from the time period of December 5, 2023 to present. This will adjust reporting to align with the Housing Accelerator Fund (HAF) and the Mayor's previous 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.

Table I: Housing Units Approved (December 5, 2023 to February 4, 2025)

	Total (To-Date)
Development Applications – Approved	9,417
Development Permits – Approved	3,925
Building Permits – Approved	4,685

Development Applications

Since December 5, 2023, the City has approved 9,417 dwelling units through development applications. This includes re-zonings, 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 and building permits. Unit numbers may fluctuate as developers' plans finalize. An additional number of applications are awaiting approval, ie: Pending public hearing, posted posters, pending final sign-off from administrative approval.

Development Permits

Since December 5, 2023, the City has approved 3,925 dwelling units through development permits. A development permits grants permission for residents and businesses to undertake new development. A development permit must be obtained before submitted a 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 4,685 dwelling units through building permits. Building permits are required prior to starting construction.

The City of Winnipeg has entered into 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 permits 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)

Table II: Building Permits by Type (December 5, 2023 to January 4, 2025)

	DU Created	DU Lost	Net New	Transit Proximity
Single-Detached	1,014	263	751	N/A[1]
Missing Middle	2,055	175	1,880	756
Multi-Family (other)	2,104	50	2,054	798
Totals	5,173	488	4,685 (284 affordable)	1,554

Transit Proximity figures reflect those net units within each category that fall within 1,500 metres of rapid, frequent express, and frequent transit lines. For annual reporting purposes, CMHC allows flexibility of the units under Missing Middle and Multi-Family (other) that can be categorized under transit proximity. For the purposes of consistency, the public service maintains the net total of each category while also indicating how many fall within transit proximity.

The City has historically categorized single-family detached with secondary suites under Single-Detached. CMHC reporting requires that single-family detached homes with secondary suites be categorized under Missing Middle. As a result, the methodology has been revised to move those units from Single-Detached to the Missing Middle Category in Table II.

Affordable housing units can be funded through multiple sources, including other levels of government. As such, the City does not have real-time information available beyond those that are municipally funded. The public service works with these funding sources to monitor these numbers and report on an annual basis.

[1] Transit Proximity for Single-Detached in Table II is indicated as "N/A" because SFD are not eligible to be reflected in the transit proximity targets

Housing Programs Report

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 Unit 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.

Note: New information will be reflected with red text

Table III: Rapid Housing Initiative (RHI) Units		Transitional	Supportive	Independent	Status
RHI 1 - 2020					
126 Alfred	Shawenim Abinoojii	18			Complete
260 Toronto	Life's Journey / Winnipeg Housing Renewal Corporation		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			In Progress[2]
RHI 3 - 2023					
N/A[3]	Wahbung Abinoojiiag	26			In Progress
454 Edmonton	University of Winnipeg Community Renewal Corporation	11			In Progress
292 & 298 Edison	Manitoba Métis Federation	14			In Progress
429 Sherbrook & 446 Langside	Spence Neighbourhood Association	6			In Progress
	Total Units by Type	153	17	21	-

[2] Note: The status of RHI 2 WCWRC project at 590 Victor has changed from Complete to In Progress due to a previously unknown required variance now pending. Construction is complete however the variance is required due to a small encroachment. Once the variance is approved, the zoning memorandum may be released indicating substantial completion.

[3] Full address not disclosed to maintain privacy of transitional housing location

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 November 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 [**1,106**]

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 IV: Total Units Approved with City of Winnipeg Support Since November 1, 2022 to Present											
Total Units Approved (incl. market)[4]	Total Affordable Units Approved	Affordability of Units					Housing Model			Indigenous Owned or Led	In-Progress Status
		Affordable Ownership	Market Rental	Below Market Affordable (<80% MMR[5] or Provincial)	More Deeply Affordable (<60% MMR)	Rent-Geared-to-Income	Transitional	Permanent Supportive	Purpose-Built (Independent)		
1,106	1,079	0	811	455	13	483	133	7	199	227	1,106

Note –

One new pre-development project (40 rent-geared-to-income) was approved under the City's HRIR[6] funding stream

16 projects were approved under the City's AHN[7] funding stream; 5 of which received capital grant support totaling and all receiving TIFs[8]

I. Participation in intergovernmental or interagency initiatives on addiction, anti-poverty and/or other social crisis interventions, including action by the Mayor, the Mayor's Office or City Public Service (meetings or other activities since the 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 to provide this update at their regular report to EPC as they are the stewards of this data.

[4] City of Winnipeg supports some mixed-income projects, hence a number of market units are included/supported within projects
[5] MMR = Median Market Rent
[6] HRIR = Housing Rehabilitation Investment Reserve
[7] AHN = Affordable Housing Now
[8] TIF = Tax Increment Financing

Appendix: Definitions per Housing Accelerator Fund (HAF) Agreement	
Single-Detached Home	A building containing one (1) dwelling unit, which is completely separate on all sides from any other dwelling or structure. This includes link homes, where two (2) units may share a common basement wall but are separate above grade. It also includes cluster-single developments.
Multi-Unit Housing in Close Proximity to Rapid/Frequent Transit	Any form of multi-unit housing in close proximity (1,500m) 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	Ground-oriented housing types. This includes garden suites, secondary suites, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (four (4) storeys or less).
Other Multi-Unit Housing	All multi-unit housing excluding missing middle and multi-unit housing in close proximity to rapid transit.
Affordable Housing	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.

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% median market rent (MMR). Below market affordable housing can also follow the Province of Manitoba annual maximum affordable rental rates that are generally consistent with MMR.
More Deeply Affordable Housing	Other housing considered more deeply affordable at less than 60% MMR.
Social Housing	Also referred to as Community Housing Housing owned by the government, non-profits, or cooperatives rented at affordable rates or rent-geared-to-income.
Rent-Geared-to-Income (RGI)	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 an individual or family can stay. Stays are typically between three (3) months and three (3) 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	Housing that is developed with the 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	Includes rental units that do not meet an affordability definition.
Purpose-Built Rental (Independent)	Residential buildings that are built specifically to provide long-term accommodation. This includes independent living settings without on-site supports.