Winnipeg | Chief Administrative Office
Direction municipale

Monthly Report to EPC on Housing Stats as per Council Motion

Meeting Date: May 13, 2025

The Public Service has been directed to provide monthly updates to the Executive Policy Committee on housing statistics. 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 report aligns with the HAF Agreement and the Mayor's 2024 challenge to all City departments to approve 8,000 new housing units by November 30, 2024. This report's content and format may evolve as HAF programs are launched and unit numbers may fluctuate as reporting methods are finalized.

Table I: Housing Units Approved (December 5, 2023 to May 4, 2025)	
	Total (To-Date)
Development Applications – Approved	10,157[1]
Development Permits – Approved	5,136
Building Permits – Approved	5,829

Development Applications

Since December 5, 2023, the City has approved 10,157 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 5,136 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).

[1] There is a reduction of 1,447 from the previous month's report as a series of development applications were included incorrectly in last month's report. Tracking of development applications is all done manually, and as outlined, unit numbers may fluctuate as reporting methods are finalized. This month's numbers have been double-checked for accuracy.
There are also projects approved under Development Applications for 48 shelter beds, which would be in addition to the 10,157 units.

Building Permits – By Type (Housing Accelerator Fund)

Since December 5, 2023, the City has approved 5,829 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 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 A).

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

	DU Created	DU Lost	Net New
Single-Detached	1,252	325	927
Multi-Family within proximity of frequent/rapid transit	2,362	222	2,140
Missing Middle	1,356	3	1,353
Multi-Family (other)	1,409	0	1,409
Totals	6,379	550	5,829

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. Different funding levels are committed to cities under HAF for each category. For these reasons, units may fluctuate between categories throughout the year to maximize funding under the program. A map that outlines the location of housing units, including those within the frequent/rapid transit definition is included in Appendix B.

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.

Housing Programs Report

The City runs a number of affordable housing programs including the Rapid Housing Initiative (RHI), Affordable Housing Now (AHN) Capital Grants and Tax Increment Financing (TIF) program, Housing Rehabilitation and Investment Reserve (HRIR) and the HAF Grant Program. March 2025 report amends the affordable housing program report to more clearly outline funding approvals for projects for the time period.[2]

Table III: Total Units Approved with City of Winnipeg Support Since November 1, 2022 to Present				
Total Units Approved (incl. market)[3]	Unit Affordability			
	Affordable Ownership	Market Rental	Below Market Affordable (<80% MMR or Provincial)	Rent-Geared-to-Income
3,867	0	1,397	1,563	781

Updates this month:

Since the last report on April 22nd, no new housing (market or affordable) developments have been approved under City funding streams

[2] Table III outlines projects approved under City of Winnipeg housing programs. These units represent "the pipeline" of affordable projects as funding approvals generally happen at an earlier stage of a project, prior to a development or building permit

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

Appendix A: 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 B: 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.

Appendix C – Net New Residential Units within 1,500 Metres of Rapid, Frequent Express, and Frequent Transit Lines (Dec. 5, 2023-May 4,2025)

