Minute No. 402
Minutes – Council – July 17, 2025

Report – Executive Policy Committee – July 8, 2025

Item No. 10 City of Winnipeg Rapid Housing Initiative (RHI) Round 1 – Additional Grant

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the distribution of additional Rapid Housing Initiative Round 1 grant funding in the amount of $35,000, to the Shawenim Abinoojii Inc. approved project at 126 Alfred Avenue, be approved.

2. That, subject to the approval of Recommendation 1, the City enter into, execute and deliver a grant agreement with Shawenim Abinoojii Inc. and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"), and that authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreement with Shawenim Abinoojii Inc., in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

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

Report – Executive Policy Committee – July 8, 2025

DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 8, 2025, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

ADMINISTRATIVE REPORT

Title: City of Winnipeg Rapid Housing Initiative (RHI) Round 1 – Additional Grant

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
C. Klos	C. Klos	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

In 2020, Council distributed $12,497,007 in grant funding to five groups under the Rapid Housing Initiative (RHI) Round 1 program.

One of the RHI Round 1 projects was completed under budget, leaving the program with surplus funds. Another RHI Round 1 project, the Shawenim Abinoojii Inc. (SAI) project at 126 Alfred Avenue, has a risk associated with riverbank stability next to the property.

Canada Mortgage and Housing Corporation (CMHC) has given their approval to reallocate $35,000 from the identified RHI-1 surplus to SAI. The money will be used to complete a study on the riverbank stabilization. After the study, SAI will ask for some or all of the remaining RHI-1 surplus funds to complete riverbank work. This, or any future request, would require CMHC and Council approval.

The Public Service recommends that the surplus $35,000 be granted to SAI. This would bring SAI's total RHI grant from $2,838,577 to $2,873,577.

RECOMMENDATIONS

1. That the distribution of additional Rapid Housing Initiative Round 1 grant funding in the amount of $35,000, to the Shawenim Abinoojii Inc. approved project at 126 Alfred Avenue, be approved.

2. That, subject to the approval of Recommendation 1, the City enter into, execute and deliver a grant agreement with Shawenim Abinoojii Inc. and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"), and that authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreement with Shawenim Abinoojii Inc., in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor / Director of Legal Services to protect the interests of the City.

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

Council approval is required for the City to award grant funds and enter into agreements with grant recipients.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is approved, the City will provide $35,000 in additional grant funding to Shawenim Abinoojii Inc. No new money is requested, as the additional grant is funded through surplus RHI Round 1 funds.

Further reports to Council will be required should additional requests for RHI grants be made to the City. CMHC will also need to concur in any additional funding requests.

HISTORY/DISCUSSION

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.

On October 27, 2020, the City of Winnipeg was informed that it would be receiving $12,497,007 under the RHI Major Cities Stream: Immediate Support for Canadian Municipalities, to create a minimum of 49 units of affordable housing for at least 20 years.

On November 26, 2020, Council approved the distribution of $12,497,007 in capital grant funding to five proponent groups under agreements between the City of Winnipeg and CMHC for the delivery of the Rapid Housing Initiative (RHI) Round 1 program.

The current Council approved grant funding to RHI Round 1 proponents has been allocated as per the following table:

Project Name	Total Disbursement	Total Units
Siloam Mission	$1,538,578.00	20
Women's Housing - Salvation Army	$2,338,578.00	13
WHRC Subsidized Rental[1]	$4,330,993.00	17
New Directions	$1,450,281.00	9
Shawenim Abinoojii Inc.	$2,838,577.00	18
Total RHI Round 1	$12,497,007.00	77

Note 1: The WHRC Subsidized Rental project was completed under budget, leaving a surplus of funds from the Round 1 Canada Mortgage and Housing Corporation (CMHC) contribution.

The Shawenim Abinoojii Inc. – 126 Alfred Avenue project has identified a riverbank stability risk, which is being monitored by the proponent and the City. The proponent has sourced a quote to study the risk and propose a solution. The study has been quoted at approximately $35,000.

CMHC has confirmed that the use of $35,000 from the RHI-1 surplus funds to complete this study will be an eligible expense, contingent upon submission of a work schedule to CMHC for the remediation project following the consultant's analysis.

Following this study, SAI is expected to submit an additional request for access to some, or all, of the remaining RHI-1 surplus funds to complete the work recommended in the study. Any future work proposed which may be funded by the remainder of the RHI-1 surplus funds would be subject to approval by CMHC and any grant funding changes required will be forwarded to Council for their consideration in subsequent administrative reports.

SAI would be responsible for raising any funds for the project over and above what is available in the RHI-1 program surplus. SAI would continue to be responsible for maintenance costs on the building and surrounding property for the remainder of the agreement term.

FINANCIAL IMPACT

Financial Impact Statement

Date: June 26, 2025

Project Name:

First Year of Program 2025

City of Winnipeg Rapid Housing Initiative (RHI) Round 1 – Additional Grant

	2025	2026	2027	2028	2029
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - (Enter Description Here)	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ -	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	35,000	-	-	-	-
Net Cost/(Benefit)	$ (35,000)	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	(35,000)	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs represent the additional grant amount while existing budget amounts represents surplus funds from RHI - Round 1. No additional funding is requested.

Mike McGinn June 26, 2025

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Office of the Chief Administrative Officer - Housing and Neighbourhood Revitalization Coordinator
- Legal Services
- Planning, Property and Development, Assets and Project Management – Manager of Finance

OURWINNIPEG POLICY ALIGNMENT

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.

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.

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

- Collaborate with senior levels of government for increasing investment in programs supporting climate action.
- Leverage funding from the province and federal governments to advance climate action.
- Engage Winnipeg’s Indigenous population on issues around climate change.

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: Chris Klos, P.Eng, PMP, CAMP
Date: June 26, 2025
File No: N/A

Attachments: N/A