Agenda – Standing Policy Committee on Property and Development – December 4, 2025

REPORTS

Item No. 8 Rapid Housing Initiative (RHI) Rounds 1, 2 and 3 Progress Update – December 2025

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the next annual Rapid Housing Initiative progress update be brought forward to the Standing Policy Committee on Property and Development in April 2027.

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

ADMINISTRATIVE REPORT

Title: Rapid Housing Initiative (RHI) Rounds 1, 2 and 3 Progress Update – December 2025

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Taylor	R. Taylor	N/A	J. Dunford

EXECUTIVE SUMMARY

This report is an update on the progress of the Rapid Housing Initiative projects (RHI 1, 2 and 3).

Construction activities for the RHI Round 1 projects were completed in Fall 2022. The RHI 1 projects submit yearly reports at the beginning of each year to the City. The projects continue to serve vulnerable residents as identified in their agreements. There is some leftover money ($529,438) from the monies received from the Round 1 Canada Mortgage and Housing Corporation (CMHC). The City is working with CMHC to approve the use of this money to support work needed on one of the RHI-1 projects.

Construction for the RHI Round 2 projects was finished in 2024. All the RHI-2 money ($12,775,743) has been given to the housing providers as of September 30, 2025. With all Round 2 projects having been completed, the Public Service will now complete a report every year with an update on these projects.

As of September 30, 2025, one of the RHI-3 projects had been completed, while three RHI-3 projects expect to be finished before the end of 2025. Tenants have not moved into any of the buildings yet. As of October 2025, $13,784,744.85 of the total Round 3 monies of $16,822,141, has been given to the housing providers.

The City has provided updates on the Rounds 1, 2 and 3 project details to CMHC through on-going conversations and reports. The RHI Audit was completed in September 2025 and the Audit Report was presented to Council in October 2025.

All RHI projects should finish by the end of 2025. Other Housing programs of the City have been moved to the Housing Accelerator Fund team. The RHI program will move to the Housing Accelerator Fund team from the Assets and Project Management department at the start of 2026.

The Public Service recommends that the next yearly update be submitted in April 2027. This will line up with the housing providers and CMHC reporting deadlines.

RECOMMENDATIONS

1. That the next annual Rapid Housing Initiative progress update be brought forward to the Standing Policy Committee on Property and Development in April 2027.

2. 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

On December 14, 2023, Council directed the Public Service to combine semi-annual and annual reporting on the City of Winnipeg Rapid Housing Initiative Rounds 1, 2 and 3 with combined progress updates being presented to the Standing Policy Committee on Property and Development.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no direct implications with the recommendations of this report.

The next annual RHI progress update will be brought forward to the Standing Policy Committee on Property and Development in April 2027, aligned with when the Public Service receives reporting from housing providers.

HISTORY/DISCUSSION

Round 1

The Round 1 projects have completed construction activities in the Fall 2022. Annual reporting on the projects began in November 2023.

As of September 30, 2025, $11,967,569 of the total Round 1 funding of $12,497,007 has been advanced to housing providers, and a $529,438 surplus of funds remains from the Round 1 Canada Mortgage and Housing Corporation (CMHC) contribution. The City is working with CMHC to approve the use of these surplus funds to support work needed on one of the RHI-1 projects.

All projects continue to serve vulnerable populations as identified in their agreements with the City of Winnipeg. The first annual inspections of the properties by the City of Winnipeg are planned for late 2025.

The following table summarizes each project.

Project Name	Total Disbursement	Total Units	Agreement Term Expiry
Siloam Mission	$1,538,578	20	2042
Women's Housing Salvation Army	$2,338,578	13	2042
WHRC Subsidized Rental	$3,766,555	17	2042
New Directions	$1,450,281	9	2042
Shawenim Abinoojii Inc.	$2,873,577	18	2042
Total RHI Round 1*	$11,967,569	77	

*An unspent surplus of $529,438 from one of the RHI-1 projects remains and the Public Service is working with CMHC to recommend use of these funds for another RHI project.

Risks

The riverbank stability risk, identified at the Shawenim Abinoojii Inc. – 126 Alfred Avenue project location, has been monitored by the proponent and the City. The proponent has initiated a risk management program for the identified riverbank issue. In Fall 2025, the proponent is undertaking a study to develop a work plan and budget for proposed riverbank stabilization work. The City is working with CMHC to try and reallocate unspent RHI-1 funds to assist in stabilization efforts.

Round 2

All three projects have achieved substantial completion, occupancy, and documentation requirements and are now being monitored annually by the City. The full funding allocation of $12,775,743, as detailed in the table below, has been provided to the Round 2 housing providers.

With all Round 2 projects having substantially completed construction by 2024, the Public Service will transition to annual reporting on the project status.

The following table summarizes each project.

Project Name	Total Disbursement	Total Units	Agreement Term Expiry[1]
Manitoba Metis Federation	$3,417,708	20	2043
West Central Women's Resource Centre	$4,309,035	16	2063
Westminster Housing Society	$5,049,000	21	2053
Total RHI Round 2	$12,775,743	57	

[1] Agreement term lengths were requested by the housing providers at the time of application and agreed to by the City's Chief Financial Officer, who had delegated authority to negotiate and approve the agreements for RHI 2 and 3.

Risks

None identified at this time.

Round 3

As of September 30, 2025, one of the RHI-3 projects has achieved substantial completion, while the other three RHI-3 projects anticipate construction completion before the end of 2025.

- The Manitoba Métis Federation (Mazoun) project substantially completed construction and received an interim occupancy permit as of April 2025. The units housed wildfire evacuees over the summer and then incurred some water damage requiring insurance claims and repairs. As a result, tenants had not yet moved in as of September 30, 2025.

- The Wahbung Abinoonjiiag project was nearing construction completion as of September 30, 2025, and anticipated occupancy beginning in November 2025.

- The UWCRC 2.0 project was also nearing completion, with 95 percent of construction complete as of September 30, 2025.

- The Spence Neighbourhood Association project experienced some significant delays, but is well underway, with construction anticipated to be complete by November 30, 2025.

A total of $13,784,744.85 of the Round 3 funding of $16,822,141, has been provided to the Round 3 housing providers as of October 2025. This total includes two additional grants to RHI-3 housing providers approved by Council in May and October 2025 from Manitoba Housing and Renewal Corporation's funded contingency allowance.

The City of Winnipeg and Province of Manitoba have regular meetings to review project status and challenges.

The following table summarizes each project.

Project Name	Total Disbursement	Total Units	Agreement Term Expiry[1]
Wahbung Abinoonjiiag	$1,366,303.00	26	2064
Manitoba Métis Federation (Mazoun)	$5,836,500.00	14	2044
University of Winnipeg Community Renewal Corporation (UWCRC) 2.0	$6,110,000.00	11	2064
Spence Neighbourhood Association	$1,850,832.40	6	2064

Total RHI Round 3[2]	$15,163,635.40	57	

Risks

Project and construction delays are a risk to the City of Winnipeg. While all RHI-3 projects experienced some delays that led to later than anticipated completion dates, the projects are all now nearing completion and the Public Service has been monitoring and assisting as required. CMHC has been advised of the schedule delays through on-going dialogue and formalized attestations.

The Manitoba Métis Federation (Mazoun) project has encountered some challenges related to water damage and funding-related jurisdictional disputes related to the operations of the buildings. These are not direct risks to the City and the Manitoba Métis Federation has taken appropriate steps to mitigate these risks and identify viable solutions.

RHI Shift to Housing Accelerator Fund Team

On July 17, 2025, Council approved a Public Service recommendation to move responsibility for the Housing Rehabilitation Investment Reserve Fund from Planning, Property and Development to the Office of the Chief Administrative Officer (CAO). This was part of an ongoing process of consolidation and streamlining the City's housing initiatives under the Housing Accelerator Fund team in the Office of the CAO. The Rapid Housing Initiative is now the only Housing program at the City that is led by another department.

The Director of Assets and Project Management (APM) has led a multi-departmental team working on the Rapid Housing Initiative since its inception. This was appropriate as staff from APM were engaged in monitoring the construction of RHI projects. As the projects are all expected to have completed construction by the end of 2025, the City's role will decrease and will be focused on monitoring housing providers' compliance with legal agreements and reporting to CMHC and MHRC.

It is, therefore, an opportune time for management of RHI to shift from APM to the Housing Accelerator Fund team in the Office of the CAO, and the Public Service is planning for this shift to become effective January 1, 2026.

Annual Reporting

As a requirement of the City's RHI funding agreement with CMHC, the City is required to submit annual attestations to CMHC on the status of each RHI project by February 28 each year. In turn, the City requires housing providers from each project to submit annual attestations to the City prior to this date.

Previous annual RHI annual progress updates have been brought forward to the Standing Policy Committee on Property and Development in December. However, this report recommends shifting this annual progress update schedule to April, with the next annual update being brought forward in April 2027, so that the Public Service can provide the Standing

[2] The total RHI Round 3 funding of $16,822,141 is comprised of $11,631,916 in funding from CMHC and $5,190,225 in funding from the Province of Manitoba. A project contingency allowance of $1,658,506 is being maintained by the City to address any realized proponent project risks during construction. To-date, two grants totaling $402,023 have been approved from this contingency allowance, leaving $1,256,483 available.

Committee on Property and Development the most up-to-date project status that has been collected for the annual attestations for February of the same year.

FINANCIAL IMPACT

Financial Impact Statement

Date: October 22, 2025

Project Name:

Rapid Housing Initiative (RHI) Rounds 1, 2 and 3 Progress Update – December 2025

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Oct. 22, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Housing Accelerator Fund team, Office of the Chief Administrative Officer

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**.**
- **Policy 5.3 – End Homelessness** – Use a Housing First approach to enable development of housing and supports for people experiencing, or at risk of, homelessness.

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.
- Encourage and partner to advance innovative pilot and demonstration projects.

Strategic Opportunity #5 Low Carbon and Energy Efficient Buildings
Key Direction 5.2 Improve Energy Performance of New Buildings

- Provide resources and incentives such as property tax relief or permit cost reduction program to building owners that demonstrate high energy efficiency.

Key Direction 5.4 Build Climate Equity
Build partnerships with key stakeholders such as the local neighbourhood associations, Building Urban Industries for Local Development (BUILD) and Centre for Aboriginal Human Resources Development (CAHRD) to build local capacity and equity.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information presented in this report aligns with and advances the Winnipeg Poverty Reduction Strategy (2021 – 2031) as follows:

The Rapid Housing Initiative embodies 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.

It aligns 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: Emma Fineblit, Housing and Neighbourhood Revitalization Coordinator
Date: October 23, 2025