MHRC year ends March 31st. Information on sales of lots in Bridgwater below. Drawn from Manitoba Housing and Renewal Corporation annual reports Submitted by Councillor Lukes

- **up to roughly 2021/22 and earlier:** MHRC had separate/corporate-style reporting documents.
- **2022/23:** reporting was folded into the Manitoba Families annual report.
- **2024/25 onward:** reporting appears under the new Housing, Addictions and Homelessness departmental annual report.

2011/2012 **https://www.gov.mb.ca/housing/pubs/2011-12_hcd_annual_report.pdf**
The Manitoba Government's proceeds from land sales in suburban developments will be reinvested towards revitalizing areas of need under the Housing Development and Rehabilitation Fund. **To date, $11.3 million in proceeds from Bridgwater Forest and Royalwood** have been reinvested in housing projects to revitalize Winnipeg neighbourhoods in need.

2012/2013 report **https://www.gov.mb.ca/housing/pubs/2012-13_hcd_annual_report.pdf**
The Manitoba Government s proceeds from land sales in suburban developments will be reinvested towards revitalizing areas of need under the Housing Development and Rehabilitation Fund. **To date, $16.7 million in Bridgwater proceeds have been reinvested in housing projects such as the Bell Hotel and McFeetor s Hall at the University of Winnipeg, to revitalize Winnipeg neighbourhoods in need.**

2013/2014 **https://www.gov.mb.ca/housing/pubs/2013-14_hcd_annual_report.pdf**
The Manitoba government's proceeds from land sales in suburban developments are reinvested in areas of need under the Housing Development and Rehabilitation Fund. As of March 31, 2014, **$16.7 million in Bridgwater proceeds have been reinvested in or committed to housing projects such as the Bell Hotel, the West End Commons and the University of Winnipeg's future family rental apartments to be located at 460 Portage Avenue.**

2014/2015 **https://www.gov.mb.ca/housing/pubs/2014-2015-annual-report-web.pdf**
Proceeds from land sales in suburban developments are deposited into the Housing Development and Rehabilitation Fund (HDRF) and reinvested in areas of need within the same municipality as they are earned. In fiscal year 2014/15, $30.6 million in Bridgwater proceeds were deposited into the HDRF and $38.2 million was reinvested from the fund.

2015/2016 **https://www.gov.mb.ca/housing/pubs/hcd-annual-report-2015-16.pdf**
Proceeds from land sales in suburban developments are deposited into the Housing Development and Rehabilitation Fund (HDRF) and reinvested in areas of need within the same municipality as they are earned. **In fiscal year 2015/16, $9.0 million in Bridgwater proceeds were deposited into HDRF.**

2016/2017 – reported under Manitoba Families
https://www.gov.mb.ca/fs/about/pubs/fsar_2016-17.pdf
Deposited **$14.9 million in proceeds from Bridgwater land sales into the Housing Development and Rehabilitation Fund (HDRF**)7 . As of March 31, 2017, the HDRF had supported $92.1 million in investments in housing projects to revitalize Winnipeg neighbourhoods in need.

2017/2018 **https://www.gov.mb.ca/fs/about/pubs/fsar_2017-18.pdf**
Deposited $23.7 million in proceeds from Bridgwater land sales into the Housing Development and Rehabilitation Fund (HDRF)6 . As of March 31, 2018, the HDRF had supported $102.9 million in investments in housing projects to revitalize Winnipeg neighbourhoods in need.

2018/2019 **https://www.gov.mb.ca/fs/about/pubs/fsar_2018-2019.pdf**
Deposited $12.8 million in profits from Bridgwater land sales into the Housing Development and Rehabilitation Fund (HDRF)1. As of March 31, 2019, the HDRF had supported $117.4 million in investments in housing projects to revitalize Winnipeg neighbourhoods in need.

2019/2020 https://www.gov.mb.ca/fs/about/pubs/fsar_2019-2020.pdf
Deposited $16.9 million in profits from Bridgwater land sales into the Housing Development and Rehabilitation Fund (HDRF). As of March 31, 2020, the HDRF had supported $134.8 million in investments in housing projects to revitalize Winnipeg neighbourhoods in need.

2020/2021 https://www.gov.mb.ca/fs/about/pubs/fsar_2020-2021.pdf
For the fiscal year ending March 31, 2021, the Manitoba Housing and Renewal Corporation reported the following suburban land development figures, which primarily relate to Bridgwater developments:

- **Gross proceeds from land development sales: $26.35 million**
- **Cost of land sales: $15.46 million**

The report does not specifically isolate “Bridgwater” revenues the way the 2019/2020 report did with the explicit statement about depositing $16.9 million in Bridgwater profits into the HDRF. However, the report confirms that suburban land development profits continued to flow through the Housing Development and Rehabilitation Fund (HDRF) until March 31, 2021, when the Province transferred the remaining HDRF balance of **$27.07 million** to general provincial revenues following legislative changes

2021/2022 https://www.gov.mb.ca/fs/about/pubs/fsar_2021-2022.pdf
MHRC generated a total sales of $18.8M in the 2021/22 fiscal year with a profit of $9.52M.
The profit is further reported as Grants to the Department of Families. ***mentions Bridgwater but does not specify how much came from there***
Worked collaboratively with the City of Winnipeg to transfer numerous Public Reserve areas, and parks and sports fields within the development from Manitoba Housing to the City of Winnipeg.

2022/2023 https://www.gov.mb.ca/fs/about/pubs/fsar-2022-2023.pdf
Worked collaboratively with the City of Winnipeg to transfer numerous Public Reserve areas within the Bridgwater development from Manitoba Housing to the City of Winnipeg. **Generated total sales of $4M with a profit of $1.5M from the Bridgwater development.**

2023/2024 https://www.gov.mb.ca/asset_library/en/annualreports/2024_2025/annual-report-hah-24-25.pdf (Moved to Housing, Addictions and Homelessness)

This is the **first fully consolidated reporting format under the Housing, Addictions and Homelessness department structure**, meaning:

- MHRC no longer publishes a standalone annual report
- Its financials are embedded within this departmental report

Under MHRC (Manitoba Housing and Renewal Corporation) financial statements:

- **Total gross land development sales (all suburban land, including Bridgwater):**
  - **$962,100 (2024)**
- **Cost of land sales:**
  - **$483,722 (2024)**
- **Net result (transferred to Province as a grant):**
  - **$478,378 (2024)**

Land Development Land Development is responsible for the acquisition, use and disposition of land for housing development, and ensuring that all land development projects are consistent with the housing development priorities of government. Land Development is responsible for a portfolio encompassing MHRC existing land holdings and all major land development projects, including the development of the Bridgwater Neighbourhood in southwest Winnipeg. The branch also promotes homeownership through delivery of the Affordable Homes Program.
Key Results Achieved
• Worked collaboratively with the City of Winnipeg to transfer numerous Public Reserve areas within the Bridgwater development from MHRC to the City of Winnipeg.

• Acquired a high-rise building in downtown Winnipeg. The new site will provide transitional housing with supports for 118 individuals in encampments or experiencing homelessness with the goal of securing permanent tenancy.

2024/2025 https://www.gov.mb.ca/asset_library/en/annualreports/2024_2025/annual-report-hah-24-25.pdf?utm_source=chatgpt.com

For the **2024/2025 Housing, Addictions and Homelessness (HAH) Annual Report** (year ending **March 31, 2025**), Bridgwater land sales are **not broken out separately at all.**

In the MHRC financial statements, land development is only reported as a **combined category**:

- **Land inventory (total MHRC land assets):** $31.76 million (2025)
- **Net book value of land (2024 comparison):** $29.60 million

- There is **no line item for land sales revenue**
- There is **no Bridgwater-specific reference**
- There is **no breakdown of suburban vs. Bridgwater vs. other neighbourhoods**

What happened to Bridgwater reporting

Compared to earlier years (when Bridgwater profits were explicitly reported), by 2024/2025:

- MHRC land sales are no longer reported as a separate "development sales" revenue stream in the public-facing financial statements
- Land is treated as part of **capital assets / land inventory movement only**
- Any sales are embedded within broader accounting entries (asset disposals and transfers), not disclosed by project or neighbourhood