Minutes – Executive Policy Committee – May 19, 2026

REPORTS

Item No. 8 City of Winnipeg Rapid Housing Initiative (RHI) Round 2 – Assignment of Agreement from Westminster Housing Society Inc. to Rainbow Resource Centre, Inc.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and recommended to Council:

1. That the assignment of the RHI Round 2 funding agreement for the project at 549 (545) Broadway from Westminster Housing Society Inc. to Rainbow Resource Centre, Inc. be approved, subject to the property being transferred to Rainbow Resource Centre, Inc., subject to the execution of all necessary agreements with CMHC to approve the assignment.

2. That the City enter into, execute and deliver an Assignment Agreement with Westminster Housing Society Inc. and Rainbow Resource Centre, 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").

3. That authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the Assignment Agreement and the Ancillary Agreements, 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.

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Winnipeg Public Service be concurred in and forwarded to Council.

Carried

ADMINISTRATIVE REPORT

Title: City of Winnipeg Rapid Housing Initiative (RHI) Round 2 – Assignment of Agreement from Westminster Housing Society Inc. to Rainbow Resource Centre, Inc.

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Rappaport	J. Dunford	T. Graham	J. Dunford

EXECUTIVE SUMMARY

On September 29, 2021, Council approved $12,775,743 in capital grant funding for three groups. This funding came from Round 2 of the Rapid Housing Initiative (RHI) program. The RHI program is an agreement between the City and the Canada Mortgage and Housing Corporation (CMHC).

One of the Round 2 RHI grants was given to Westminster Housing Society Inc. for a housing project at 549 Broadway. This address was formerly 545 Broadway. The project was built in partnership with Rainbow Resource Centre, Inc. The two partners have agreed to transfer ownership of the housing project to Rainbow Resource Centre, Inc. They also want to transfer responsibility for the related RHI grant. Council and CMHC approvals are required to transfer grant responsibility.

Construction of the project is complete and all grant funding has been paid. However, the agreement and its responsibilities remain in place until 2053.

Rainbow Resource Centre, Inc. understands and agrees to the commitments of the RHI agreement. It is a registered charity that has been serving Winnipeg's 2SLGBTQ+ community for over 50 years.

CMHC supports this request and has prepared a Letter of Amendment to the RHI Round 2 funding agreement. The Public Service recommends that Council approve the transfer of the funding agreement. All other terms of the agreement would stay the same.

RECOMMENDATIONS

1. That the assignment of the RHI Round 2 funding agreement for the project at 549 (545) Broadway from Westminster Housing Society Inc. to Rainbow Resource Centre, Inc. be approved, subject to the property being transferred to Rainbow Resource Centre, Inc., subject to the execution of all necessary agreements with CMHC to approve the assignment.

2. That the City enter into, execute and deliver an Assignment Agreement with Westminster Housing Society Inc. and Rainbow Resource Centre, 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").

3. That authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the Assignment Agreement and the Ancillary Agreements, 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.

4. 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 and assign grant funds and enter into agreements with grant recipients.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no direct implications associated with the recommendations of this report. The City's monitoring relationship for the RHI project at 549 Broadway will shift from one non-profit organization (Westminster Housing Society Inc.) to another (Rainbow Resource Centre, Inc.).

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 13, 2021, the City of Winnipeg entered into an agreement with CMHC for $12,775,743.00 under the RHI Round 2 funding program to create affordable housing for at least 20 years.

On September 29, 2021, Council approved the distribution of $12,775,743.00 in capital grant funding to three proponent groups under agreements between the City of Winnipeg and CMHC for the delivery of the RHI Round 2 program.

The grant funds were allocated as follows:

Proponent	Project Address	Total Disbursement
The West Central Women's Resource Centre Inc.	590 Victor Street	$4,309,035.00
Westminster Housing Society Inc.	545 Broadway Avenue	$5,049,000.00
Manitoba Métis Federation Inc.	670 Main Street	$3,417,708.00
Total RHI Round 2		$12,775,743.00

The Project at 545 (now 549) Broadway is called “Place of Pride” and was proposed at the application stage as a partnership between Westminster Housing Society Inc. and Rainbow Resource Centre, Inc. Westminster Housing Society Inc. brought experience and capacity in developing and operating affordable housing in the neighbourhood to the partnership, while Rainbow Resource Centre, Inc. brought experience and relationships with the target population for the housing, and operate the resource centre adjacent to the housing project where they deliver programs and services to the 2SLGBTQ+ community.

The RHI funding application was submitted by Westminster Housing Society Inc. and the City of Winnipeg’s subsequent legal agreement is with Westminster Housing Society Inc. Westminster Housing Society Inc. successfully completed construction of 21 housing units at 545 Broadway and the building has been occupied since 2024. The City has released all grant funds to Westminster Housing Society Inc. and continues to monitor adherence with the legal agreement until the end of the agreement term in 2053.

In January 2026, Westminster Housing Society Inc. informed the Public Service that both Westminster Housing Society Inc. and Rainbow Resource Centre, Inc. agreed a transfer of the housing project’s ownership from Westminster Housing Society Inc. to Rainbow Resource Centre, Inc. was the best way to proceed for both partners. They requested that the RHI legal agreement and the obligations contained therein be transferred to Rainbow Resource Centre, Inc. for the remainder of the agreement term. They have engaged in similar conversations with other funding partners and have received positive responses.

The Public Service met with Rainbow Resource Centre, Inc. and explained the commitments under the RHI agreement and Rainbow Resource Centre, Inc. has agreed in writing to take on these commitments, should the transfer be approved. Rainbow Resource Centre, Inc. is a registered charity that has been serving Winnipeg’s 2SLGBTQ+ community for over 50 years.

In March 2026, the Public Service requested from CMHC an amendment to the RHI Round 2 legal agreement to change the recipient name for the 545 Broadway project from Westminster Housing Society Inc. to Rainbow Resource Centre, Inc. CMHC was agreeable to this request and the Public Service is currently working with CMHC on a Letter of Amendment for that agreement.

Council approval is required to assign the RHI legal agreement between Westminster Housing Society Inc. and the City, to Rainbow Resource Centre, Inc. This will allow Westminster Housing Society Inc. to complete the transfer of ownership of the property to Rainbow Resource Centre, Inc. as they have requested.

FINANCIAL IMPACT

Financial Impact Statement Date: April 7, 2026

Project Name:
City of Winnipeg Rapid Housing Initiative (RHI) Round 2 – Assignment Agreement

COMMENTS:

There is no financial impact associated with the recommendations in this report.

Randy Bernard
Randy Bernard, CPA
Manager of Finance & Administration (Campus)
Corporate Finance Department

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services

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: Office of the Chief Administrative Officer
Division: Housing Accelerator Fund Team
Prepared by: Emma Fineblit, Housing and Neighbourhood Revitalization Coordinator
Date: April 23, 2026