Agenda – Executive Policy Committee – June 16, 2026

REPORTS

Item No. 4 Housing Accelerator Fund – Semi-Annual Status Update and Future Program Plans

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That the establishment of the Vacant Building Grant as part of the Housing Accelerator Fund Grant Program as outlined in Appendix 4, be approved, subject to the following:

    A. That Council enact a by-law to amend the Housing Accelerator Fund Program By-law No. 64/2024 in accordance with this report, a draft of which is attached as Appendix 5; and

    B. That an expenditure of up to $3 million be approved towards the Vacant Building Grant, funded with $2,121,289.30 of 2026 HAF Funds and $878,710.70 from the Empty Building Fee revenue.

2. That an expenditure of up to $600,000, from 2026 HAF Funds, be approved to undertake the construction of parking stalls adjacent to the Granite Curling Club and/or riverbank stabilization works and that these works be undertaken by the City, or alternatively that the funds be granted to UWCRC 2.0 Inc. or its legal designate to carry out the project on behalf of the City, as necessary.

3. That an expenditure of up to $1.5 million from 2026 and 2027 HAF Funds be approved to support the remediation of City-owned lands at 425 Osborne to support the future development of 140 units of housing and Transit offices, and that these funds be granted to UWCRC 2.0 Inc. or its legal designate to carry out the project on behalf of the City to undertake remediation.

4. That the City enter into, execute and deliver a funding agreement with UWCRC 2.0 Inc. or its legal designate, 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 funding 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.

WINNIPEG PUBLIC SERVICE RECOMMENDATION (continued):

5. That authority be delegated to the Director of Assets and Project Management to negotiate and approve the terms and conditions for an up to 99 year lease agreement, with the City as sub-tenant and UWCRC 2.0 Inc. (or its subsidiary created for the purpose of this affordable housing project) as sub-landlord, for up to 22, 810 sq. ft in the building to be constructed by UWCRC 2.0 Inc. on lands owned by the City and operated as affordable housing under the Housing Accelerator Fund at 425 Osborne, for the purpose of a Transit office and customer service centre, and any 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.

6. That, subject to the City receiving the 2027 HAF payment of funds, an expenditure of up to $7 million be approved to undertake works supporting local municipal infrastructure improvements that enable housing on City lands.

7. That the Public Service report back by January 2027 with a plan for the sites to be enhanced with local municipal infrastructure and to declare the lands surplus to the City.

8. That, subject to the City receiving the 2027 HAF payment of funds, an expenditure of up to $2 million be approved to purchase land that supports future housing development.

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

DECISION MAKING HISTORY:

COUNCIL DECISION:

On November 27, 2025, Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

1. That an expenditure of up to $20 million be approved, funded from 2026 and 2027 of Housing Accelerator Fund for grants for Land Enhancement projects.

2. That a by-law to amend the Housing Accelerator Fund Grant Program By-law No. 64/2024 be enacted, a draft of which is attached hereto as Appendix 6 to this report.

3. That up to $8.3 million be allocated from the Multi-Family Sustainable Infrastructure Grant to the following projects, to undertake works supporting local municipal infrastructure improvements:

    A. 825 Taché Avenue

    B. 1350 Pembina Highway and Crane Street

    C. 1350 Pembina Back-lane improvement

4. That up to $2.52 million be allocated from the Multi-Family Sustainable Infrastructure Grant to undertake the pilot catch basin program to be undertaken by the Water and Waste Department.

    A. That Public Service be directed to engage with the applicable Ward Councillor regarding the final selection of locations identified as part of the pilot catch basin program.

    B. That the funding be prioritized within the Malls and Corridors PDO-1.

5. That the Public Service report back semi-annually in June and December on the status of the Housing Accelerator Fund until the end of the program (December 2027).

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

ADMINISTRATIVE REPORT

Title: Housing Accelerator Fund – 2026 Bi-Annual Report and Future Program Plans

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

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

EXECUTIVE SUMMARY

This is an update on the City of Winnipeg's progress under the Housing Accelerator Fund (HAF) Agreement with the Government of Canada. This report includes updates a summary of risks and recommended funding allocations for the remainder of the program.

In December 2023, CMHC approved $122.4 million over four years for the City of Winnipeg under the HAF program. The goal was to approve 14,101 new housing units by December 5, 2026. In March 2026, CMHC approved an amendment and an additional $4.025 million for the City which increased the housing target by 150 units. With this amendment, the total housing target is 14,251 and total funding is $126.45 million.

The City has received three of four payments (including 50 percent of the new funding) for a total of $93.8 million. To receive the final payment, the City must meet the housing target of 14,251 building permits by December 5, 2026.

The City is on track to meet the housing target. As of April, the City is 86 percent towards the overall target but, with eight months remaining, there are still risks. The risks are being closely monitored for units near frequent transit. As of April, the City is at 70 percent of that target.

With the new HAF funds and the City's Empty Building Fee, it is recommended the City launch a one-time Vacant Building Grant under the HAF Grant Program. This grant would allow developers to buy and/or repair vacant buildings to make them occupied.

425 Osborne Street, a key project under HAF, has been conditionally awarded to UWCRC 2.0 Inc. to develop housing and two levels for Winnipeg Transit. The site requires remediation and $1.5 million is recommended for this. The City will lease the land to UWCRC 2.0 and recommends entering into a leaseback for Transit, to be approved by the Director.

22 Granite Way, another key project under HAF, has been approved for the development of a 111-unit affordable housing complex. The Granite Curling Club is concerned about the loss of parking as a result of the development. To support this, the City is recommending $600,000 of HAF Funds for the construction of new parking stalls to replace the ones lost due to the housing development.

The City is approaching the final year of HAF funding. There is a need to prioritize investments that can be delivered within the required timelines. The City must commit and expend funding by December 5, 2027. There remains some uncertainty regarding the final amount to be received. Given these constraints, the Public Service is recommending a focus on investments that;

- are fully within the City's control; and
- can be delivered within the required timeframe.

This includes housing-related infrastructure and purchasing land for future housing.

RECOMMENDATIONS

1. That the establishment of the Vacant Building Grant as part of the Housing Accelerator Fund Grant Program as outlined in Appendix 4, be approved, subject to the following:

    A. That Council enact a by-law to amend the Housing Accelerator Fund Program By-law No. 64/2024 in accordance with this report, a draft of which is attached as Appendix 5; and

    B. That an expenditure of up to $3 million be approved towards the Vacant Building Grant, funded with $2,121,289.30 of 2026 HAF Funds and $878,710.70 from the Empty Building Fee revenue.

2. That an expenditure of up to $600,000, from 2026 HAF Funds, be approved to undertake the construction of parking stalls adjacent to the Granite Curling Club and/or riverbank stabilization works and that these works be undertaken by the City, or alternatively that the funds be granted to UWCRC 2.0 Inc. or its legal designate to carry out the project on behalf of the City, as necessary.

3. That an expenditure of up to $1.5 million from 2026 and 2027 HAF Funds be approved to support the remediation of City-owned lands at 425 Osborne to support the future development of 140 units of housing and Transit offices, and that these funds be granted to UWCRC 2.0 Inc. or its legal designate to carry out the project on behalf of the City to undertake remediation.

4. That the City enter into, execute and deliver a funding agreement with UWCRC 2.0 Inc. or its legal designate, 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 funding 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.

5. That authority be delegated to the Director of Assets and Project Management to negotiate and approve the terms and conditions for an up to 99 year lease agreement, with the City as sub-tenant and UWCRC 2.0 Inc. (or its subsidiary created for the purpose of this affordable housing project) as sub-landlord, for up to 22, 810 sq. ft in the building to be constructed by UWCRC 2.0 Inc. on lands owned by the City and operated

as affordable housing under the Housing Accelerator Fund at 425 Osborne, for the purpose of a Transit office and customer service centre, and any 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.

6. That, subject to the City receiving the 2027 HAF payment of funds, an expenditure of up to $7 million be approved to undertake works supporting local municipal infrastructure improvements that enable housing on City lands.

7. That the Public Service report back by January 2027 with a plan for the sites to be enhanced with local municipal infrastructure and to declare the lands surplus to the City.

8. That, subject to the City receiving the 2027 HAF payment of funds, an expenditure of up to $2 million be approved to purchase land that supports future housing development.

9. 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 November 27, 2025, Council directed the Public Service to report back semi-annually in June and December on the status of the Housing Accelerator Fund until the end of the program (December 2027).

On December 9, 2025, the Executive Policy Committee directed the Public Service to work with the Granite Curling Club (GCC) to develop new parking arrangements associated with the redevelopment of 22 Granite Way.

In March 2026, CMHC approved additional HAF Funds and requires Council approval for allocating these funds. Remaining 2027 HAF Funds also require Council approval as described in the report and recommendations.

Only Council can enact by-law amendments.

Pursuant to the “Real Estate – Leasing and Licensing of Property” Policy adopted by Council on September 29, 2021, Council approval is required for all Municipal Accommodations Leases in excess of 15 years (inclusive of renewals) or $2,000,000.00 in combined base rent, proportionate operating costs and tenant improvements.

IMPLICATIONS OF THE RECOMMENDATIONS

Most of the funds recommended in this report come from the City’s HAF funding allocation, with the exception of Recommendation 1.B. which references the existing revenue the City has collected from the Empty Building Fee. No additional funding is required.

Subject to Council approval of the recommendations, the Public Service will undertake all necessary actions to implement the associated works, including advancing initiatives to support future housing and affordable housing development.

If Recommendation 2 is approved, the Public Service will continue working to advance the parking plan and housing project. Variances and conditional use applications for the project are required.

If Recommendation 3, 4, and 5 are approved, UWCRC 2.0 Inc. will be supported to deliver a fully turnkey premises for occupancy by Transit. Upon occupancy of the new premises, Transit will vacate and relinquish its existing leased space at 414 Osborne Street and transition its operations to the new location. Potential impact on future operating costs is unknown at this time.

There is an important risk that if the City does not meet its targets under the HAF Agreement, CMHC is entitled to withhold funding from year four funds. Recommendations 6 and 8 are therefore contingent on the City receiving the funds in 2027, so no work begins and/or funds spent prior to the City receiving the funds. If the City only receives partial funds, allocations will be committed for projects through a lens that maximizes housing and affordable housing impact.

If Council approves Recommendation 6, the Public Service will continue investigating the sites for housing potential and necessary improvements, including a plan for land enhancement and to declare them surplus.

HISTORY/DISCUSSION

On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation ("CMHC"), entered into an agreement with the City of Winnipeg (the "City") for $122.4 million in funding from the Housing Accelerator Fund (HAF). The HAF funding is contingent upon the City achieving a total of 14,101 building-permitted housing units over a three-year period, including Additional Targets (as shown in Table I).

New Funding and Housing Supply Growth Target

In March 2026, CMHC approved an amendment to the City's HAF Agreement which outlined the addition of a new Initiative under the City's HAF Action Plan.

The additional HAF initiative is the CentreVenture Heritage Residential Conversion Program, that was approved by Council on October 30, 2025. This will become Initiative #9 under the City's Action Plan. CMHC is considering this as an additional initiative under the HAF Agreement, despite this program already being approved by Council and funded under HAF.

In recognition of the additional initiative, CMHC approved an additional allocation of $4,050,000 in HAF Funds for the City of Winnipeg. As a condition of this new funding, the City will be required to increase its overall HAF housing supply growth target by 150 units (150 MU-Other units), increasing the target from 14,101 to 14,251 permitted units by December 5, 2026.

These 150 additional units would be added to the "Multi-family (Other)" category. The amended targets per the HAF Agreement, including the City's progress is outlined in Table I, below (see Appendix 2 for definitions).

As of April 4, 2026, the City has achieved 86 percent the overall unit target.

Table I: Building Permits by Type as Required under the HAF Agreement, including Progress To-date (December 5, 2023 to April 4, 2026)

Unit Targets	With HAF (as amended)	Total as of April 4, 2026	Achievement towards amended target as of April 4, 2026
Single-detached	No target in Agreement	1,612	N/A
Multi-Family within proximity of Frequent/Rapid transit	7,529	5,265	70%
Missing Middle	1,026	2,591	253%
Multi-family (Other)	1,703	2,721	160%
Total	**14,251**	**12,189**	**86%**
Affordable Units*	1,354	1,046*	77%*
*Affordable total is as of December 4, 2025			

For both the 2024 and 2025 annual reports to CMHC, the City surpassed its annual targets:

In 2024, the estimated target was 3,733. The City surpassed that target with a reported 4,307 building permitted units (115 percent).

In 2025, the estimated target was 4,788. The City surpassed that target with a reported 5,409 building permitted units (113 percent).

Affordable housing units are reported annually by the City. In December 2024, the City reported 388 units of affordable housing permitted. In December 2025, the City reported 802 units, leading to a total of 1,046 affordable units in the first two years, or 77 percent towards the affordable housing target.

Funding Status

HAF funding is provided to the City in four equal annual instalments, as outlined in Table II below. The first was received upon agreement signing on December 5, 2023; subsequent payments are released after measuring compliance under the agreement through annual reports submitted by the City to CMHC, after the anniversary date (December 5). As of April 2026, the City has received $93,847,240.50.

The City's receipt of the second and third payment confirm that CMHC approved the City's annual reports, including that the Approved Action Plan and corresponding milestones have been completed, and that the City is on track to achieve the Housing Supply Growth Target.

Table II: HAF Funding by Year and Status

Advances	Amount	Status
First Advance	$30,607,413.50	Received December 2023
Second Advance	$30,607,413.50	Received January 2025
Third Advance	$ 32,632,413.50 in two disbursements: 1) $30,607,413.50 2) $2,025,000.00 pursuant to the Amendment	1) Received March 2026 2) Received April 2026
Fourth Advance	$ 32,632,413.50	Subject to compliance with the Agreement, and the City achieving the Housing Supply Growth Target and Additional Targets Expected in early 2027
Total	$ 126,479,654	

Funding Plans

Council has already approved the allocation of HAF funds for 2024, 2025, and most of 2026. In November 2025, the Public Service noted that $1.5 million from 2026 funds remained in a contingency/unallocated by the Program and $12.5 million in 2027 Funds.

As the HAF dollars sit in their own reserve, any unspent funds from prior years carry-forward.

Council has already approved an allocation of $21.75 million of the 2027 funds, including $16.75 million of grants in support of Land Enhancement projects, (Predevelopment Grants) and $5 million for the Marlborough project, leaving a balance of approximately $11 million to be allocated.

Allocations of the remaining 2027 HAF funds are outlined in this report, including approximately $1.7 million for Staffing and consultants, $7 million for Infrastructure, and $2 million to buy land for future housing. The preliminary 2027 budget is still subject to approval.

This report also proposes allocating the remainder of the 2026 HAF funds, including the new funds approved, to a total of $3.7million to a new one-time Vacant Building Grant, additional parking for the Granite Curling Club and Transit/housing project at 425 Osborne.

There remains $2 million in unallocated/contingency funds that is predominantly carry-over from unspent funds in prior years. These funds will be held for any changes unknowns for the program in the last year. Plans for this contingency will be brought forward for Council's consideration in late 2026 or early 2027.

Outlined below includes the high-level budget per initiative for the HAF Program (2024-2027).

Table III: HAF Funding by Initiative

Summary – Budget by Initiatives		
	Total (in millions)	Description
General	$4.82	Includes HAF Office and general program management including $2M contingency in 2027remaining to be held for any changes in plans and unforeseen issues.
Initiative 1: Zoning by-law Amendments	$2.35	Staffing and consultants to administer amendments (PPD)
Initiative 2: Amendments to local area plans	$0.10	Staffing and consultants to administer amendments (PPD)
Initiative 3: Promoting multi-family housing downtown and on corridors	$64.3	HAF Grants Round 1, 2, and Downtown Transformational Projects
Initiative 4: Land Enhancement Office	$24.33	Pre-development studies and work undertaken by the City for preparing lands, $20M in LEO Predevelopment grants, and $2M to acquire lands
Initiative 5: Affordable Housing Concierge	$1.25	Includes staffing in Zoning and Legal and End-to-end Review
Initiative 6: Infrastructure support to increase residential development	$19	MSHIP Grant, infrastructure upgrades including Catch Basin Pilot, Crane Sewer, Tache road renewal, 1350 Pembina backlane, and $5M for other sites to be determined in 2027
Initiative 7: Digitize and facilitate faster development and permit approvals	$2.8	Staffing and consultants to administer upgrade (PPD and IT)
Initiative 8: Housing Needs Assessment	$ -	Included in General
Initiative 9: Centre Venture Heritage Conversion Program	$7	Initial program ($2M) and Additional project approved by Council ($5M)
	$125.95	

Overall, the high level budget shows approximately 75 percent of HAF funds have been committed to external grants, 15 percent to infrastructure upgrades or grants to support infrastructure. The remaining 10 percent includes approximately six percent to implement the activities of the projects and four percent for general program administration and implementation.

Risks

There are two key metrics towards compliance under the HAF Agreement with CMHC. The first is the completion of milestones within the Approved Action Plan by the dates outlined in the HAF Agreement by December 2025. The City reported completion of all milestones in December 2025. The CMHC approved this annual report, confirming compliance.

The second key metric towards compliance is achievement of unit targets by December 5, 2026. While the City is on track towards this goal, there is still potential risk to fall short.

Overall, a number of key issues and risks should be considered:

- Spring and Fall are typically busier seasons for building permit applications; the numbers reported to-date in this report don't yet include Spring or Fall numbers.
- Some projects under the City's HAF Grant program have received only a foundation permit. These projects do not appear in target numbers at this point.
- The majority of the City's HAF funds have been allocated to programs to accelerate affordable mixed-income housing. These projects also rely on other funding sources, including from the Federal Government. In December 2025, CMHC closed applications under its largest funding program, the Affordable Housing Fund, as Build Canada Homes (BCH) was launching across the country. The timelines and amounts of funding approvals under the new BCH are still unclear and many projects under Round 2 of the City's HAF Program and the City's Land Enhancement Office still require federal funding for the projects to move forward.
- Tariffs, global wars and other economic conditions are causing challenges in construction and costing. The impact on shovel-ready projects is certainly being experienced, but the extent is not fully known at this time. Due to these challenges, as well as other factors such as changes to immigration policy, market housing is likely to see a slow-down in the near future. It is unclear, however, if this is to be seen in 2026 or later into 2027.

The City continues to monitor risks and will report risks regularly to Council, including through the monthly reports on housing statistics to Executive Policy Committee. To reduce the risks of not meeting targets, the HAF Team is providing Concierge support to the affordable housing projects to support them in meeting the deadlines. The Public Service is also having regular communication with the Province of Manitoba and Build Canada Homes (BCH) to support funding for the projects that are yet unfunded.

If the City does not meet the Unit Target, CMHC is entitled to withhold funding from the final payment. The City is also required to spend the funds by December 5, 2027, leaving only a few months to spend the funds, but there is uncertainty if the City will receive the full amount. Due to this challenge, the Public Service is recommending that 2027 dollars be invested by the City in housing-related infrastructure, subject to the City receiving the funds from CMHC.

The City is required to report to CMHC under the HAF Agreement within 90 days following December 5, 2027. HAF staff are only on contracts until June 2027; therefore, staff contracts will need to be extended by approximately one year to facilitate the close out of the program.

Action Plan Updates and New Approvals
All milestones as outlined in the City's HAF Agreement with CMHC were complete in December 2025. A status update of all initiatives is outlined in Appendix 1.

New actions, key updates and approvals for 2027 are summarized below.

NEW 2026 Dollars: One-Time Vacant Building Grant

With the new funds received to-date as part of the amended agreement, the Public Service recommends launching a one-time grant under the HAF Grant Program to incentivize the rehabilitation of vacant and underutilized buildings for housing, including affordable housing. It is

recommended that $2,121,289.30 from 2026 HAF dollars and $878,710.70 of empty building fees collected from 2020-2025 be committed to this grant.

As the City is required to report to CMHC under HAF “net new” housing units, eligibility under past HAF grants precluded vacant residential buildings, as these would not have led to an increase in “net new” housing units under the Agreement.

As the City nears the end of the agreement timeline, the Public Service is recommending investing in this critical gap in our city with the new funding the City has received from CMHC, coupled with funds the City has collected through the Empty Building Fee.

The 2025 City of Winnipeg Housing Needs Assessment reported that as of September 2025, there were 535 vacant buildings with active orders under the City’s Vacant Building By-law, with a combined 980 dwelling units that were previously inhabited. These are primarily older buildings in poor condition which require significant investment to become re-inhabited.

In the past number of years, the City has increased enforcement of vacant and derelict buildings acting as the “stick” to address this issue. Despite the success of these efforts, many buildings still sit vacant as there is no incentive (the “carrot”) to bring them back to occupancy.

Starting January 1, 2020, the City began collecting the empty building fee on buildings which are vacant for five years or more. On April 19, 2021, Council directed that “net revenue from the Empty Building Fee be directed to the Housing Rehabilitation Investment Reserve (HRIR) to be reinvested in affordable housing initiatives.” Between January 1, 2020, and Dec. 31, 2025, these funds were deposited in the City’s HRIR but have not yet been expended. While the funds were never enough to really make an impact on bringing units into occupancy, when paired with HAF dollars, it is expected that the grant could create between 100-150 new/re-inhabited housing units. This grant is not expected to continue on an ongoing basis as there is no ongoing revenue source. On December 18, 2025, Council recommended that future funds collected from the empty building fee be funneled into a new Reserve specifically targeted to vacant buildings.

If approved by Council, the Vacant Building Grant under the HAF Grant Program will launch in summer 2026 and allow successful applicants to use the grant funds for the acquisition and/or rehabilitation of a building that has been vacant or underutilized for at least two years, including vacant residential buildings and conversions of buildings used for other purposes into residential buildings. The proposed Vacant Building Grant details and eligibility are outlined in Appendix 4. The proposed amendments to the HAF Grant By-law are included in Appendix 5.

HAF Grant By-law Changes

Appendix 5 outlines proposed amendments to the HAF Grant By-law No. 64/2024 including the addition of a new Vacant Building Grant section as described above and in Appendix 4. Additional amendments are proposed to the by-law to address any unspent funds from prior rounds of grants. In November 2025, Council approved $20 million from 2026 and 2027 funds for Land Enhancement project Predevelopment Grants. While projects are still being adjudicated, it is anticipated that the full $20 million allocation will not be required for the currently identified land enhancement sites. As such, the Public Service is recommending that any uncommitted funds be redirected toward other Housing Accelerator Fund activities, to be approved by the CAO. Unspent funds will be targeted to Council approved programs in line with approved program criteria.

Finally, the LEO program and associated grants under the by-law were drafted to align with other government funding including through the Province of Manitoba and CMHC. Since then, the federal government has created a new entity, Build Canada Homes, to administer federal affordable housing programs. The exact criteria of this entity are not entirely known, but BCH uses a different definition of affordability than CMHC. Some amendments to the LEO grant within the by-law are proposed to ensure alignment to this new federal entity.

Infrastructure Improvements and Land Enhancement

As the City approaches the final year of HAF funding, there is a need to prioritize investments that can be delivered within the required timelines. The City must commit and expend funding by December 5, 2027, and there remains some uncertainty regarding the final funding allocation.

Given these constraints, the Public Service is recommending a focus on investments that are fully within the City's control and can be delivered within the required timeframe. This includes:

- Strategic infrastructure improvements to enable housing development; and
- Land acquisition and enhancement to support future mixed-income housing opportunities.

Granite Curling Club Parking

On December 9, 2025, Executive Policy Committee directed the Public Service to work with the Granite Curling Club (GCC) to develop new parking arrangements associated with the redevelopment of 22 Granite Way. In response, the Public Service has completed interdepartmental review and developed a parking plan for 50 new stalls. The new stalls are located in several locations near the GCC, three of which require capital improvements to either alter the right-of-way or expand an existing parking area. The GCC does not support the parking plan in its current form and the Public Service intends to continue investigating other parking options. It is recommended that up to $600,000 HAF funding be allocated toward the construction of new parking stalls and/or improvements to adjacent parcels such as riverbank stabilization to prevent future erosion. The City may lead these works, or may have the Developer undertake the works on the City's behalf within their existing construction contracts for efficiencies.

425 Osborne Street: Lease and Remediation

As part of the open Expression of Interest process in 2025 to facilitate the redevelopment of larger sites for mixed-income housing, the City conditionally awarded 425 Osborne Street to UWCRC 2.0 Inc. UWCRC 2.0 Inc. will be leading the development of an approximately 140-unit, mixed-income/mixed-use building. The City is exploring two levels of office space, including a Customer Service Centre for Winnipeg Transit in the development.

The City's support for the development is contingent on ensuring the needs of Winnipeg Transit are met, and therefore the lease of the land (and any future funding approvals) would be subject to a "lease-back" for the purpose of a Transit office and Customer Service Centre on the first two levels. The intention would be for the City to enter a lease from the developer for approximately 22, 810 sq. ft. of space in the building to be constructed at 425 Osborne Street (identified as the "Subject City Property" on Miscellaneous Plan No. 13452/6, attached as Appendix 6 to this report). The Public Service is seeking delegated authority to Director, APM

to ensure this meets the City's needs. The intention would be for Transit to move offices from the current rented space at 414 Osborne into this new space. It is likely there will be an operating budget impact, but it is still to be determined and the team is aiming to put additional equity into the project to reduce the operating costs for Transit, to the degree possible. Equity contributions for the project will come through a HAF Grant and potentially federal Transit funds.

While the 425 Osborne project is eligible for a Predevelopment Grant, given the City's interest in this development, an additional $1.5 million is recommended to be granted to the project (on top of any amount approved under the HAF Grant By-law) to cover the costs of remediation of the lands at 425 Osborne. While this supports the future housing development, if the project does not proceed for some reason, the City will maintain a clean parcel of land. Subject to Council approval of these funds, the City intends to grant the approved amount to UWCRC 2.0 Inc. to facilitate the remediation works on behalf of the City.

New Infrastructure Improvements and New Lands

As outlined above, if the City does not meet the overall Unit Target and Additional Targets, CMHC is entitled to withhold funding from the final payment. The City is also required to spend the funds by December. 5, 2027, leaving only a few months to spend the funds, but uncertainty if the City will receive the full amount.

Because of this challenge, the Public Service is recommending that 2027 dollars be invested by the City in housing-related infrastructure, only subject to the City receiving the funds from CMHC.

At this time, infrastructure investments are being explored for two key City-owned sites which could create approximately 800 new units of housing. One site is the Cal Gardner property, a City-owned surface parking lot located immediately North of the Club Regent Casino. The site is within the Residential Mixed Use Area of the Transcona West Area Structure Plan. The plan supports medium- and higher-density residential development, and the site could likely accommodate approximately 200 units. Another property is City-owned lands between Wilkes Avenue and Stovel Avenue. This site is located approximately 1km East of Kenaston Boulevard, South of Wilkes Avenue, and North West of Sterling Lyon Parkway. The area has seen significant commercial and higher density residential development in recent years. It is an ideal location for additional residential development and will assist in transitioning this neighbourhood from industrial lands to a more complete residential community. Investment in the site could likely enable the development of approximately 500-600 residential units.

The Land Enhancement Office is exploring bringing these sites forward for rezoning approvals to allow housing and tender the sites through an open Expression of Interest, including making a portion of necessary infrastructure improvements. The Public Service is finalizing plans and, upon greater knowledge of the 2027 HAF dollars, will bring forward plans to Council for consideration, including recommendations to declare the lands surplus.

In terms of the future role of the City as it relates to housing, land is one key role the City can play to encourage affordable and mixed-income housing. With any unspent 2027 HAF dollars, it is recommended the Public Service undertake acquisition or enhancement of additional parcels to encourage mixed income housing. Acquisition of land will be prioritized to ensure funds are spent in alignment with strategic goals including nearby Frequent Transit routes and/or key nodes, or in older neighbourhoods of the city which require investment.

FINANCIAL IMPACT

Financial Impact Statement

Date: May 8, 2026

Project Name:

Housing Accelerator Fund – 2026 Bi-Annual Report and Future Program Plans

First Year of Program 2026

	2026	2027	2028	2029	2030
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	$ 3,700,000	$ 10,400,000	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 3,700,000	$ 10,400,000	$ -	$ -	$ -
Less: Existing Budget Amounts	3,700,000	10,400,000	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Direct costs includes:

- $3 million in 2026 for vacant building grant, funded by $2,121,289 from HAF budget and $878,711 from empty building fee revenue (2020-25),
- $600,000 in 2026 for construction of parking stalls adjacent to Granite Curling Club, funded from HAF budget,
- $100,000 in 2026 and $1.4 million in 2027 totalling $1.5 million for grant to support remediation of 425 Osborne, funded from HAF budget,
- $7 million in 2027 for works supporting local municipal infrastructure improvements, funded from HAF budget,
- $2 million in 2027 to purchase land supporting future housing development, funded from HAF budget.

Randy Bernard

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

CONSULTATION

This Report has been prepared in consultation with:

- Planning Property and Development
- Legal Services (as to legal issues)
- Corporate Finance
- Water and Waste Department
- Transit
- Assets and Project Management

OURWINNIPEG POLICY ALIGNMENT

01-4 HOUSING

Direction 1: Support diverse housing options in each neighbourhood or neighbourhood cluster throughout the City.

Direction 2: Collaborate with other levels of government and other partners to renew and regenerate Winnipeg's housing stock.

Direction 3: Establish partnerships with the private, not-for-profit and government sectors to provide affordable housing throughout the city, with particular focus on locations near a variety of transportation options.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity # 5 Low Carbon and Energy Efficient Buildings

Key Direction 5.4 Build Climate Equity

- Build partnerships with key stakeholders 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 and recommendations presented in this report align with the Winnipeg Poverty Reduction Strategy (2021-2031) 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

Goal 2: The City Actively Plans for and Partners in Affordable Housing

SUBMITTED BY

Department: Office of the CAO
Division: Housing Accelerator Fund
Prepared by: Lissie Rappaport
Date: April 15, 2026

Attachments:

Appendix 1: HAF Action Plan Milestones per HAF Agreement

Appendix 2: Definitions per Housing Accelerator Fund (HAF) Agreement

Appendix 3: HAF Supported Projects: HAF Grants, Multi-Family Sustainable Infrastructure Grant (MSHIG) and Land Enhancement Projects

Appendix 4: One-Time Vacant Building Grant

Appendix 5: HAF Grant Program By-law No. 64/2024 Amendments

Appendix 6: Plan showing 425 Osborne property to be developed by UWCRC 2.0

Appendix 1: HAF Action Plan Milestones per HAF Agreement

	Completion Date	Status	Update as of April 15, 2026
Initiative 1: Rapid Zoning By-Law Amendments			
1. Program Initiation	2024-02-01	Complete	The Rapid Zoning By-law Amendments includes a series of changes to the City's zoning by-laws to help speed up housing development. The first phases of this work are complete and were approved by Council in 2024 and 2025. The final milestone under the HAF Agreement was to enter into a consultant contract by December 2025 to undertake the full zoning by-law rewrite and this milestone is now complete, with the work underway.
2. Review of Current Zoning By-Laws	2024-12-15	Complete	
3. Decision on By-Law Amendments	2025-06-12	Complete	
4. Housing Being Allowed As-of-Right on Currently Designated Commercial Corridors and Mall Sites	2025-06-12	Complete	
5. Legalize Four Dwelling Units per Residential Lot be Permitted As-of-Right City-Wide	2025-06-12	Complete	
6. Legalize Four Units of up to Four Storeys As-of-Right within 800 metres of High-Frequency Transit Corridors	2025-06-12	Complete	
7. Hire Consultant to Undertake Comprehensive Review of the Zoning By-Laws	2025-12-15	Complete	
Initiative 2: Rapid Amendments to Local Area Plans			
1. Program Initiation	2024-05-15	Complete	This initiative aims to accelerate the pace of housing construction and reduce barriers to housing development in existing neighbourhoods. Forty-one local area plans have been reviewed and amendments categorized into two phases. The first phase was focused on updating local area plans (LAP) where necessary to align with the major zoning changes occurring as part of Initiative 1. These updates were approved by Council in 2024 and 2025. The second phase involves other amendments to local area plans that can increase
2. Review of Plans	2024-12-15	Complete	
3. Council Decision on Accelerated Amendments	2025-06-12	Complete	
4. Prioritize Major Amendments	2025-06-12	Complete	
5. Launch Major Amendments	2025-12-15	Complete	

			densities and enable more housing in neighbourhoods with The final milestone under the HAF Agreement was to launch this work, which occurred in late 2025.
Initiative 3: Promoting Multi-Family Housing Downtown and on Corridors			
1. Program Design	2024-04-29	Complete	This initiative included the launch of the City's HAF Grant Program. Council approved two rounds under the HAF Grant Program. Under both rounds, 24 projects were conditionally approved to create a total of 2,542 new housing units, including 1,284 affordable units[1]. Appendix 3 outlines the awarded projects from both rounds. As of April 24, 2026, 18 projects (2,262 units) have a partial or full building permit released. 5 projects (731) units only have a partial permit, meaning these units do not yet appear in our tracking.
2. Council Adoption	2024-07-22	Complete	
3. Program Launch	2024-10-01	Complete	
4. Economic Feasibility Study to Enhance Program	2025-12-15	Complete	The final milestone under Initiative 3 is to undertake a study to better understand what role the City can play to incentivize and support affordable housing – both to increase non-market affordable housing development and to encourage the inclusion of affordable housing in market (mixed-income) projects led by private developers. The City engaged consultants

[1] Note – this number is slightly different from what has previously been reported as one project has been withdrawn and others make slight adjustments on unit counts as projects are finalized.

			NBLC to undertake this study. Findings are still being reviewed by the Public Service and will be brought forward for Council's consideration in the near future.
Initiative 4: Land Enhancement Office			
1. Team Initiation	2024-06-01	Complete	The Land Enhancement Office (LEO) facilitates the pre-development of affordable, supportive and mixed-income housing on strategic City-owned land. There are three streams of this program: **Priority sites** are larger sites anticipated to deliver approximately 830 units, including 345 affordable units, with the goal of reaching Building Permit by December 2026. **Supportive Housing on City-owned Land** is being led in partnership with the Province of Manitoba. Council approved four sites, to-date, each with 15– 30 units, targeting priority populations. The Public Service will come back with up to five additional sites to add to the PDO-1 in 2027. **The Small Lot Strategy** is intended to support the development of missing middle housing on City-owned lands. The strategy focuses on small-scale housing developments (one to four units) with density determined by existing zoning rights. This program will also support innovative ideas in the construction of infill development, including modular housing.
2. Policy Development	2024-10-15	Complete	
3. Pre-Development of High-Density Development	2025-12-15	Complete	
4. Pre-Development for Missing Middle Housing	2025-12-15	Complete	

			The City released an Expression of Interest (EOI) for nine smaller City-owned properties to developers for $1. The successful respondents for these lots will be announced in Spring 2026.
Initiative 5: City Concierge for Affordable Housing			
1. Initiation	2024-06-15	Complete	The Affordable Housing Concierge Service is dedicated to increasing and accelerating the supply of affordable housing by supporting and developing capacity primarily within the non-profit housing sector. The Concierge Service acts as a single point of contact, assisting non-profit housing providers and Indigenous organizations in planning their affordable housing applications, coordinating expedited review times where feasible, and providing guidance on different stages of the development and building permit processes.
2. Launch Services	2024-12-01	Complete	
Initiative 6: Program to Support Infrastructure and Servicing Upgrades			
1. Program Design and Planning	2024-06-22	Complete	One project conditionally approved for the MSHIG; other funds allocated to the following: Upgrade of Crane Sewer District support; Upgrading Taché to an urban cross section,; A pilot program to proactively complete projects within these sewer districts.
2. Stakeholder Consultation	2024-08-01	Complete	
3. Council Approval	2024-12-15	Complete	
4. Program Launch	2025-04-15	Complete	
Initiative 7: Digitize and Facilitate Faster Development and Permit Approvals			
1. Implementation of E-Permitting Portal	2025-12-15	Complete	

Initiative 8: Housing Needs Assessment			
1. Housing Needs Assessment	2025-12-01	Complete	This initiative is complete and presented to Council in December 2025. This work continues to guide the City' Housing and HAF team moving forward and further communications are being planned to share the findings.
Initiative 9: Heritage Conversion Program			
1. Council Approval	2025-10-30	Complete	In October 2025 Council approved a recommendation for $2M to be to CentreVenture Development Corporation to pilot Downtown Heritage Residential Conversion grants.
2. Launch Program	2026-01-15	Complete	CentreVenture launched the program on Nov. 6, 2025 and on January 27, 2026, CentreVentre announced four projects conditionally approved under the program.
3. Provide Concierge Services to Projects	2026-06-30	In progress	Despite projects not explicitly meeting Affordable Housing definitions for the Concierge Service, these projects are receiving support to be able to meet the timelines of the CentreVenture program.

Appendix 2: 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 3: HAF Supported Projects: HAF Grants, Multi-Family Sustainable Infrastructure Grant (MSHIG) and Land Enhancement Projects

HAF Grants - Round One Awarded Projects			
Project	**Amount Awarded**	**Units**	**Status**
Longboat – 252 Good St. The new 165-unit, privately owned development will provide 50 units of affordable housing, 1,780 square feet of commercial space, and aims to be accessible for every ability.	$1,750,000	165	Building permit released; agreement executed.
Manitoba Inuit Association – Our Safe Space This project will have 15 transitional housing units for Inuit women and women with children who are escaping gender-based violence. The facility will be the first housing initiative lead and operated by Inuit to serve Inuit within Manitoba.	$250,000	12	Building permit released; agreement executed.
Market Lands Inc. – 160 King Street This new mixed-use development will provide 128 mixed-income housing units, including 48 deeply affordable units, a large commercial space, and a daycare with a dedicated play area.	$4,100,000	126	Foundation-only building permit released.
MRH Properties – 346 Pacific Ave. This new, privately-owned development will convert a downtown surface parking lot into 125 units of housing, including 38 affordable units.	$2,500,000	125	Building permit released; agreement executed.
Ndinawemaaganag Endaawaad – Endaaying (Our Home) This new 23-unit transitional housing development in Winnipeg's North End will provide housing with wrap-around supports for Indigenous youth.	$1,150,000	23	Building permit released; agreement executed.
Shoal Lake 40 First Nation – 2675 Portage Ave. This new development will provide 150 units of housing, over 40% of which will be a mix of affordable one-, two-, and three-bedroom units. This building will be open to the public offering safe, affordable housing for all residents, including Shoal Lake 40 First Nation community members wishing to live, study, and work in Winnipeg.	$2,000,000	150	Building permit released; agreement in circulation.
University of Winnipeg Community Renewal Corporation – Second-Stage GBV Transitional Housing Project A new, 15-unit, transitional housing development for Indigenous and Newcomer women, Two Spirit, trans, and non-binary people, and their dependents who have experienced gender-based violence (GBV). Wrap-around support services to be	$750,000	15	Building permit released; agreement executed.

provided by Family Dynamics, Ikwe Widdjiitiwin, and New Journey Housing.			
UWCRC 2.0 Inc. & 10162513 Manitoba Ltd. – 440 Edmonton St. This project will convert a vacant 13-story commercial building into a residential complex with 180 new transitional, social, and affordable housing units.	$3,500,000	180	Building permit released; agreement executed.
Winnipeg Chinatown Development Corporation – 232 King St. This new, 54-unit apartment in the heart of Chinatown will have a mix of one-, two-, and three-bedrooms, which are all rent-geared-to-income. The development will also include a childcare space.	$2,000,000	54	Building permit released; agreement executed.
Winnipeg Housing Rehabilitation Corporation – 145 Transcona Blvd. This new development will provide 154 units designed to house families and people with disabilities currently experiencing homelessness or at risk of homelessness. Forty-six percent of units will be deeply affordable, and an additional 31 units will be rent-geared-to-income designated for vulnerable populations.	$5,000,000	154	Foundation-only building permit released; agreement executed.
Withdrawn projects			
Westgate Developments Ltd and LVDC Holdings Ltd – 125 Garry St. The project was proposed to convert a largely vacant commercial building into a mixed-use apartment with a commercial ground floor and 126 units of housing, including 32 affordable units. The project is no longer able to move forward.	$2,000,000	126	Project withdrawn.

HAF Grants - Round Two Awarded Projects			
Project	**Amount Awarded**	**Units**	**Status**
Market Lands North Tower Project Inc. – 175 Princess St. The Market Lands North Tower will provide 128 mixed-income housing units, including affordable options tailored for Indigenous peoples, newcomers, women with children, and young people.	$2,662,000	148	Foundation-only building permit released.
North End Women's Centre – 390 & 394 Selkirk Ave. This project will introduce a much-needed transitional housing component to the North End Women's Centre Selkirk Ave. facility, providing eight units of rent-geared-to-income housing with immediate, on-site access to critical services, resources, and programming.	$400,000	8	Building permit deadline extended to May 30, 2026.

Village Canadien Co-op Lte. – 1684 St. Mary's Rd. This project proposes to add 82 new units to the non-profit housing co-operative that has existed on the site for 48 years. It is planned that 30 percent of the additional units will be affordable.	$783,000	82	Building permit released.
Main Street Project Inc. – 637 Main St. With 111 units, all of which are rent-geared-to-income, this project aims to address homelessness in the community by transforming Main Street Project's existing emergency shelter into a multi-purpose facility with affordable housing, communal spaces, and on-site support services.	$2,500,000	111	Building permit deadline extended to May 30, 2026.
Space 2 Developers – 138 Portage Ave. East This heritage property conversion east of Portage and Main proposes to redevelop the historic 105-year-old Keewayden building, transforming it into a 117-unit apartment building for over 300 new downtown residents.	$1,500,000	117	Building permit released; agreement executed.
Living Gospel Church Inc. – 520 William Ave. Living Gospel Church Inc., a Black-led non-profit, will build 33 housing units, including 17 affordable units, prioritizing Black Canadians and newcomers.	$1,077,500	29	Building permit deadline extended to May 30, 2026.
Brokenhead Ojibway Nation Development Corp. – 269 River Ave. The proponent is building a 144-unit apartment with 59 units rented at affordable rates, with priority given to members of Brokenhead Ojibway First Nation and other First Nations community members.	$2,000,000	144	Building permit released; agreement executed.
The Eritrean Community in Winnipeg Inc. – 507 Elgin Ave. This Black-led project will provide 32 units of rent-geared-to-income housing with a focus on supporting Black residents who have been in Winnipeg for an extended period of time and also those are arriving through refugee sponsorships.	$1,077,500	55	Building permit deadline extended to May 30, 2026.
Veritas Development Group Ltd. – 120 & 128 James Ave. This heritage property conversion in the heart of the Exchange District will add 87 new units in total. It includes a four-storey addition on top of 128 James Ave. and a new 10-storey building at 120 James Ave.	$1,000,000	87	Foundation-only building permit released; agreement executed.
UWCRC 2.0 Inc – Granite Way UWCRC 2.0 will lead the development of a 111 mixed-income apartment building. The intent is for the development to create a unique partnership that will ensure that riverbank lands will remain public, that much-needed affordable housing will be	$4,000,000	111	In progress; Building permit deadline extended to May 30, 2026

provided on site and that there will be the long-term viability of the adjacent heritage building.			
HAF Grants – Downtown Transformational Projects			
Southern Chiefs Organization Reconciliation Foundation Inc. – Wehwehneh Bahgahkinahgohn This Indigenous-led project is transforming the former Hudson's Bay building into a mix of uses that will include 373 residential units, including 200 that will be affordable.	$10,000,000	373	Building permit released; agreement executed.
The Forks Renewal Corporation – 72 Israel Asper Way Led by The Forks Renewal Corporation, this Railside at the Forks project will deliver 91 housing units, with 41 percent designated as affordable, including 28 rent-geared-to-income units.	$2,000,000	91	Building permit released; agreement in circulation.
True North Real Estate Development – Portage Place This project will redevelop Portage Place Shopping Centre, adding 216 new housing units, up to 40 percent of which will be affordable.	$10,000,000	216	Foundation-only building permit approved; agreement executed.
HAF Multi-Family Sustainable Housing Infrastructure Grant (MSHIG)			
	Amount Awarded	Units	Status
Markham at Gull Lake Road Project consists of a four-storey and six-storey building on combined landscape with a total of 263 rentable units. Phase I will include 118 units; phase II will include 145 units.	$1,1,800,00	118	In progress

HAF Land Enhancement Office Projects		
The following projects/developers have been conditionally approved to build on City lands.	Units	Status
Réseau Compassion Network – 825 Taché Avenue • Réseau will lead the development of a mixed-income apartment building with on-site disability support services • The City will rezone some of the surrounding land to increase park space along the riverbank and within the neighbourhood, subject to Council approval	65	In progress
UWCRC 2.0 Inc – 425 Osborne Street • UWCRC 2.0 will lead the development of a mixed-income/mixed-use building • Will offer approximately 65 affordable units, including 42 deeply affordable units • The City will explore including office space and a Customer Service Centre for Winnipeg Transit in the development, subject to funding and Council approval	140	In progress

Brokenhead Ojibway Nation – 1350 Pembina Highway • Brokenhead Ojibway Nation will lead the development of a mixed-income apartment building • Will offer approximately 72 affordable units •	144	In progress
Futuremark Development – 565-569 Watt Street • Futuremark will lead the development of a mixed-income apartment complex • Will offer approximately 74 affordable units •	247	In progress
Elmwood Community Renewal Corporation – 545 Watt Street • Current leaseholder Elmwood Community Renewal Corporation (ECRC) will develop a mixed-use neighbourhood hub complex • Will offer approximately 100 residential units, including approximately 41 affordable units • Will include drop-in space, offices for critical services, and expanded programming for counselling and child-minding	100	In progress
~~**Siloam Mission – 385-395 Pacific**~~ ~~• Siloam Mission will lead the development of 23 deeply affordable supportive housing units that will focus on seniors (55+) who are at risk of homelessness~~	23	*Project withdrawn*
UWCRC 2.0 Inc – 22 Granite Way • UWCRC 2.0 will lead the development of a 111 mixed-income apartment building • The intent is for the development to create a unique partnership that will ensure that riverbank lands will remain public, that much-needed affordable housing will be provided on site and that there will be the long-term viability of the adjacent heritage building • Will offer approximately 56 affordable housing units (or 50% of total building units)	111	In progress
Accelerating Supportive Housing on City-owned Sites • Accelerating the development of supportive or social housing on City-owned land. • The plan proposes the development of 5 to 10 supportive or social housing sites, each with 15– 30 units, targeting priority populations.	75+	In progress
Small Lots • The City will facilitate the sale of approximately 9 smaller City-owned properties to all developers, with a focus on non-profit or Indigenous housing providers for $1 for the purpose of developing them to include affordable housing.	15-25	In progress

Appendix 4: One-Time Vacant Building Grant

As the HAF agreement targets that the City is required to report to CMHC only count "net new" housing units, the City did not previously include the rehabilitation of existing residential units, including vacant residential buildings, in the eligibility for earlier incentives, as these would not have led to an increase in housing units under the Agreement. As the City nears the HAF timeline for "net new" units, but still has access to HAF funding, the Public Service is recommending investing in this critical gap in our city, with the additional dollars that CMHC awarded to the City under the HAF agreement.

The Public Service recommends launching a one-time Vacant Building Grant under the HAF Grant Program to incentivize the redevelopment of vacant and underutilized buildings for affordable and mixed-income housing.

Program Objectives

- Mitigate loss of existing buildings, including previously affordable housing, to fire, deterioration, or demolition due to prolonged vacancy.
- Reduce risk and cost to the City associated with vacant buildings, including by-law enforcement and fire and paramedic services.
- Generate new/replacement housing units rapidly and cost effectively.
- Generate affordable housing units, with 20-year affordability commitment.
- Revitalize neighbourhoods.
- Target the rehabilitation/re-occupancy of approximately 100 dwelling units.

The 2025 City of Winnipeg Housing Needs Assessment reported that as of September 2025 there were 535 vacant buildings with active orders under the City's Vacant Building By-law, with a combined 980 dwelling units that were previously inhabited. These are primarily older buildings in poor condition which require significant investment to become re-inhabited.

In the past number of years, the City has increased enforcement of vacant and derelict buildings acting as the "stick" to address this issue. Despite the success of these efforts, many buildings still sit vacant as there is no incentive (the "carrot") to bring them back to occupancy.

Starting January 1, 2020, the City began collecting the empty building fee on buildings vacant for five years or more. On April 19, 2021, Council directed that "net revenue from the Empty Building Fee be directed to the Housing Rehabilitation Investment Reserve (HRIR) to be reinvested in affordable housing initiatives." Between January 1, 2020, and Dec. 31, 2025, these funds were deposited in the City's HRIR but not yet expended due to no clear Council direction on how to use them. The September 2019 direction is for these funds to be "reinvested in affordable housing initiatives."

While the funds were never enough to really make on impact on bringing units into occupancy, paired with HAF dollars, it is expected a Vacant Building Grant could create between 100-150 new/re-inhabited housing units.

This grant is not expected to continue on an ongoing basis as there is no ongoing revenue source. On December 18, 2025, Council recommended that future funds collected from the empty building fee be funnelled into a new Reserve specifically targeted to vacant buildings.

Program Details

Eligibility

A project may be eligible to receive a Vacant Building Grant of up to $35,000 per unit if it meets the following criteria:

- Building is at least 20 years old and has been vacant or underutilized for at least two years.
- Building may be:
    - Multi-unit residential,
    - Single-unit residential, or
    - Building to be converted from another use (e.g. hotel, office, warehouse).
- Project must include the development or rehabilitation of a minimum of four housing units but can be on multiple lots.
- Project must include at least as many housing units as previously contained within existing building.
- Must include 100 percent affordable homeownership units or at least 30 percent of units being rented at one of the following affordability criteria:
    a) at less than 80 percent of the median market rent rate for a minimum of 20 years;
    b) at equal to or less than the Province of Manitoba Affordable Housing Rental Rates for a minimum of 20 years; or
    c) such other criteria as may be approved by the Chief Administrative Officer in writing.
- Property must be owned or leased by the applicant or be purchased by applicant before all funds are released.
- Applicant may be a for-profit entity, a non-profit entity or an Indigenous government.

Housing units must receive an occupancy permit (or equivalent) by the end of the fourth calendar year after the project receives conditional approval.

Eligible Expenses

- Expenses must be incurred between December 4, 2023, and October 1, 2027.
- Grant funds can be used for building acquisition, construction/renovation and associated costs, including predevelopment costs.
- Total building demolition is not an eligible cost.

Evaluation

Project applications will be evaluated with a point system by a review committee that will consist of members of the Public Service and in line with previously approved grant evaluation:

- Financial Feasibility & Efficiency of Funding (i.e. number of units, operational and capital feasibility, demonstrated ability to secure adequate funding/financing, proof of need for financial support)
- Readiness to Construct & Experience (i.e. ability to complete project within the timeframe, experience of developer and/or partners)
- Social Impacts, including ownership, number of units, operations capacity and tenant supports (if applicable), project alignment with City of Winnipeg 2025 Housing Needs Assessment objectives, and exceeding minimum affordability requirements

- Neighbourhood Revitalization Impact, including repair/re-occupancy of problematic/long-term vacant or underutilized building(s), focus on neighbourhoods with higher rates of vacancy, increasing number of units from previous occupancy
- Planning Alignment (i.e. OurWinnipeg 2045, Complete Communities 2.0)

Timeline

- **Application intake window**: July-August 2026
- **Project adjudication period**: August – September 2026
- **Projects to receive conditional approval**: Fall 2026
- **Deadline for projects to spend grant funds**: October 2027

Appendix 5: HAF Grant By-law No. 64/2024 Amendments

See attached

Appendix 6: Plan showing property at 425 Osborne to be developed by UWCRC 2.0

