Manitoba Housing and Renewal Corporation Strategic Approach to Housing Development

The Manitoba Housing and Renewal Corporation (MHRC)

- MHRC is a crown corporation.
- MHRC operates as the delivery arm for federal or provincial housing programs and other capital programming.
- MHRC provides subsidies for units developed under a number of federal/provincial programs.
- MHRC is an approved lender and holds mortgages.
- MHRC owns assets but is financially dependent upon the government of the Province of Manitoba.

MHRC Housing Objectives

- Maintaining Investment in Public Housing
- Increasing the Supply of Affordable Housing
- Specialized Housing Responses
- Improve Housing and Support Housing Market

Strategies

- Rehabilitation of Current Housing Stock
- New Infill Construction
- New Construction in Existing Neighbourhoods
- Sustainable Development of MHRC Land

Environment

- Strategies recognized need to address declining housing stock and the revitalization of older inner-city neighbourhoods.
- Milestones include:
  - 1999 - Renovation Programs
  - 2000 - Neighbourhoods Alive!
  - 2000 - Neighbourhood Housing Assistance
  - 2002 - Affordable Housing Initiative
  - 2003 - Bilateral Agreement with City of Winnipeg

Winnipeg Housing and Homelessness Initiative

Programme Logement et Sans-abri de Winnipeg

Canada Manitoba Winnipeg

"Building partnerships, Building neighbourhoods"

- Memorandum of Understanding between Canada, Manitoba and City of Winnipeg signed in 2000.
- Priorities include:
  - Assisting Neighbourhood-based groups
  - Working in designated inner-city neighbourhoods
  - Providing assistance to benefit low- to moderate-income households

WHHI Housing Repair, Renovation, Development Activity

As of September 30, 2004

Neighbourhood	Units	Bed Units	Total Units
Lord Selkirk	13	16	29
Daniel McInytre/ St Matthews	164	0	164
Point Douglas	298	0	298
Spence	386	42	428
West Broadway	222	48	270
William Whyte	394	0	394
Other	549	11	560
TOTAL	**2026**	**117**	**2143**

Winnipeg's Inner City

- Has seen:
  - Increased property value & sales
  - Decrease in arson and vandalism
  - Fewer vacant, boarded-up buildings
  - Broader range of housing options including infill homes
  - Number of low-income families housed

WHHI Housing Results

- The WHHI has committed over **$28 M** for the repair, rehabilitation or construction of **2026** housing units & **117** rooms or beds.
- MHRC projects have included;
  - Rehabilitation of Housing Stock
  - New Infill Homes
  - New Construction/Development
- Memorandum for WHHI has been recently renewed until 2008.

Development of Waverley West

- Supports and strengthens Housing Industry
- Opportunity to include innovative design elements and sustainable development criteria
- Easing lot shortage will help keep new construction costs and overall resale market more affordable
- Profits from development redirected to continue with Inner City revitalization and affordable housing programs