Agenda – Council – September 24, 2026

Report – Executive Policy Committee – September 15, 2026

Item No. 4 City of Winnipeg Rapid Housing Initiative (RHI) Round 1 – Shawenim Abinoojii Inc. Additional Grant

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That the distribution of additional Rapid Housing Initiative Round 1 grant funding, in the amount of $534,059.15, to Shawenim Abinoojii Inc. for the approved project at 126 Alfred Avenue, be approved.

2. That subject to the approval of Recommendation 1, the City enter into, execute and deliver a grant agreement with Shawenim Abinoojii 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"), and that authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreement with Shawenim Abinoojii Inc. 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.

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

Report – Executive Policy Committee – September 15, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 15, 2026, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

ADMINISTRATIVE REPORT

Title: City of Winnipeg Rapid Housing Initiative (RHI) Round 1 – Shawenim Abinoojii Inc. Additional Grant

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
L. Rappaport	M. Pittet Acting	J. Speidel Acting CFO	M. Pittet Acting for J. Dunford

EXECUTIVE SUMMARY

On November 26, 2020, Council approved the distribution of $12,497,007 in capital grant funding to five proponent groups under agreements between the City of Winnipeg and the Canada Mortgage and Housing Corporation (CMHC) for the delivery of the Rapid Housing Initiative (RHI) Round 1 program.

One of the RHI Round 1 projects was completed under budget, leaving the program with surplus funds. Another RHI Round 1 project, the Shawenim Abinoojii Inc. (SAI) project at 126 Alfred Avenue, has an identified risk associated with riverbank stability adjacent to the property.

Council previously approved $35,000 from the identified RHI-1 surplus to be reallocated to SAI in order to complete a study on the riverbank stabilization. Following this study, SAI has requested use of the remaining surplus funds ($534,059.15) to complete the riverbank stabilization work. CMHC has approved the use of the remaining funds for this purpose and Council approval is required.

The Public Service is recommending the distribution of $534,059.15 in additional grant funding, funded by the RHI Round 1 surplus funds, to the SAI project, to stabilize the riverbank adjacent to the RHI-funded housing. This would bring SAI's total RHI grant from $2,873,577 to $3,407,636.15.

RECOMMENDATIONS

1. That the distribution of additional Rapid Housing Initiative Round 1 grant funding, in the amount of $534,059.15, to Shawenim Abinoojii Inc. for the approved project at 126 Alfred Avenue, be approved.

2. That, subject to the approval of Recommendation 1, the City enter into, execute and deliver a grant agreement with Shawenim Abinoojii 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"), and that authority be delegated to the Chief Financial Officer to negotiate and approve the terms and conditions of the grant agreement with Shawenim Abinoojii Inc. 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.

3. 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 grant funds and enter into agreements with grant recipients.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of this report are approved, the City will provide $534,059.15 in additional grant funding to Shawenim Abinoojii Inc.

This will comprise all remaining funds from the first round of RHI funding from CMHC.

HISTORY/DISCUSSION

In 2020, the Government of Canada, through CMHC, launched the Rapid Housing Initiative, 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 27, 2020, the City of Winnipeg was informed that it would be receiving $12,497,007 under the RHI Major Cities Stream: Immediate Support for Canadian Municipalities, to create a minimum of 49 units of affordable housing for at least 20 years.

On November 26, 2020, Council approved the distribution of $12,497,007 in capital grant funding to five proponent groups under agreements between the City of Winnipeg and CMHC for the delivery of the RHI Round 1 program.

The Council approved grant funding to RHI Round 1 proponents was originally allocated as per the following table:

Project Name	Total Disbursement	Total Units
Siloam Mission	$1,538,578.00	20
Women's Housing - Salvation Army	$2,338,578.00	13
WHRC Subsidized Rental[1]	$4,330,993.00	17
New Directions	$1,450,281.00	9
Shawenim Abinoojii Inc.[1]	$2,838,577.00	18
Total RHI Round 1	$12,497,007.00	77

Note 1: The WHRC Subsidized Rental project was completed under budget, leaving a surplus of funds from the Round 1 Canada Mortgage and Housing Corporation (CMHC) contribution.

The riverbank stability risk, identified at the Shawenim Abinoojii Inc. – 126 Alfred Avenue project location, is being monitored by the proponent and the City. In July 2025, Council approved an additional grant of $35,000 from the surplus RHI Round 1 funds to complete a study and make recommendations for riverbank stabilization work. Shawemin Abinoojii engaged Shawano Wapunong-Stantec Consulting Ltd. for this study, which was completed in January 2026.

The study recommends a remediation plan with sixty rockfill columns to stabilize the riverbank. This project is quoted at $1,530,000, excluding GST. The remediation work could be completed in the winter of 2027, and preliminary work is needed before then for planning and to secure the necessary permits and approvals.

CMHC has given their approval, subject to Council approval, to allocate the remaining $534,059.15 in RHI Round 1 surplus funds to this project. Shawenim Abinoojii Inc.'s Board of Directors has committed to covering the remainder of the project cost (approximately $1 million).

Shawenim Abinoojii Inc. will continue to be responsible for maintenance costs on the building and surrounding property for the remainder of the agreement term.

FINANCIAL IMPACT

Financial Impact Statement

Date: July 28, 2026

Project Name: City of Winnipeg Rapid Housing Initiative (RHI) Round 1 – Additional Grant

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	$ 534,059	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 534,059	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	534,059	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments:

Direct costs relates to the distribution of additional Rapid Housing Initiative Round 1 grant funding, to the Shawenim Abinoojii Inc. approved project at 126 Alfred Avenue, in the amount of $534,059.15 to support the remediation plan needed to stabilize the riverbank. Funding is available in the Housing Rehabilitation Investment Reserve (HRIR) Fund.

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
Prepared by: Emma Fineblit, Housing and Neighbourhood Revitalization Coordinator
Date: July 30, 2026