PROGRAM SUMMARY

On March 24, 2022, City Council approved a new program to support the construction of affordable housing in Winnipeg. Affordable Housing NOW (The Program) provides approved projects with support through two funding streams: Tax Increment Financing (TIF) Grants and Capital Grants. The program is designed to complement and support projects that also qualify through programs delivered by Canada Mortgage and Housing Corporation (CMHC) under Canada’s National Housing Strategy.

ELIGIBILITY

Eligible Organizations
- non-profit corporations
- for-profit corporations
- Indigenous governments and organizations

Eligible Projects
- social housing (rent-geared-to-income)
- mixed market/affordable rental housing
- supportive housing
- transitional housing

Eligible Construction
- New construction, the conversion of non-residential use to residential use, or the rehabilitation of former residential buildings currently vacant and uninhabitable.

Minimum Program Requirements
- have a minimum of 5 units
- have primary use as residential (greater than 70% of building gross square footage)
- have greater than 30% of residential units rented at less than 80% of the median market rent as determined by CMHC
- have eventual funding approval through a program administered by CMHC under Canada’s National Housing Strategy
- meet priority needs identified in the City of Winnipeg Comprehensive Housing Needs Assessment
FUNDING STREAMS

Tax Increment Financing Grants

- Tax Increment Financing (TIF) Grants will be awarded to approved projects that meet the minimum program requirements. Total grants available under this funding stream are $20 million for developments in the Downtown and $30 million for developments outside the Downtown.
- Projects may be owned by non-profit or for-profit corporations.
- TIF grants are 80% of incremental municipal property taxes paid each year for up to 25 years if an approved project is:
  - located in the Downtown, or
  - located in a designated Housing Improvement Zone, or
  - owned and operated by a non-profit corporation, or
  - owned and operated by Indigenous government.
- TIF grants are 80% of incremental municipal property taxes paid each year for up to 15 years if an approved project is:
  - located outside of the Downtown or a designated Housing Improvement Zone, or
  - owned by a for-profit corporation.
- Incremental Taxes means the municipal real property taxes payable in relation to an approved project the years after its occupancy permit is issued, less the amount of the property’s base taxes.
- Base taxes mean the annual municipal real property taxes payable in the year of a project’s approval.

Capital Grants

- Capital Grants may also be awarded, on a merit-basis, to approved projects that greatly exceed the minimum project requirements. Total grants available under this funding stream are $2 million.
- To receive a Capital Grant, the project must be owned by a non-profit organization or Indigenous government and more than 50% of the residential units in the project must be deemed affordable and rented at less than 60% of the median market rent as determined by CMHC.
- The project must also commit a certain number of affordable units to be income-tested and rented to households not exceeding the Manitoba Housing Social Housing Rental Program Income Limits.
- Maximum Capital Grants are $10,000 per income-tested unit, or a maximum of $250,000 per project.
- Merit will also be determined based on how the project meets the needs of vulnerable groups including:
  - People experiencing homelessness
  - Women and children fleeing domestic violence
  - Indigenous peoples
  - People with disabilities
  - People dealing with mental health and addiction issues
  - Racialized groups
  - Recent immigrants and refugees
  - Veterans
  - LGBTQ2+
  - Seniors
  - Young adults

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1 Projects located within the SHED TIF Zone By-law No. 98/2012 or projects conditionally approved under the Downtown Residential Development Grant Program By-law No.77/2010 are not eligible under the Affordable Housing NOW program.
## Application Steps

1. **Let us know about your project**

   Prior to submitting a complete application, it is recommended you submit an Expression of Interest Form through the Affordable Housing NOW Webpage. This will establish contact with someone on the Affordable Housing NOW team who can assist and answer your questions.

2. **Submit the Application Workbook**

   When you’re ready, complete a project Application Workbook and submit it through the Affordable Housing NOW Webpage, along with your project’s Architectural Plans, and 3rd Party Construction Budget.

3. **Application Review**

   Once received, your application will be reviewed and evaluated by the Affordable Housing NOW team. During this process you may be asked for further information to substantiate and support your application. As well, the City of Winnipeg will consult with CMHC on your application to confirm priority and eligibility under their programs.

4. **Conditional Approval Letter**

   If your project is approved, you will receive a Conditional Approval Letter that sets out the type and amount of each grant(s) to be provided under the Affordable Housing NOW program. The letter will set out any conditions of approval, including subsequent verification of funding through a program administered by Canada Mortgage and Housing Corporation under Canada’s National Housing Strategy.

5. **Verification of CMHC Funding Approval**

   Once received and executed, the grant recipient is required to submit its Letter of Intent with CMHC to trigger a final Grant Agreement under the Affordable Housing NOW program.

6. **Grant Agreement**

   The grant recipient will receive a Grant Agreement to be entered into with the City of Winnipeg setting out all terms and conditions of the Affordable Housing NOW grant(s) as required under the City of Winnipeg By-Law No. 14/2022, including continued funding compliance with CMHC.

Learn more at: [www.winnipegaffordablehousingnow.ca](http://www.winnipegaffordablehousingnow.ca)