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## HOUSING NEWS

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### City looks at combining lots for affordable housing



By: [Joyanne Pursaga](#)  
Posted: 6:19 PM CST Friday, Jan. 31, 2025



The City of Winnipeg could soon combine three properties to attract affordable housing, while pinpointing several additional sites where more units could be built.

A new proposal would allow the city's chief administrative officer to acquire two privately owned properties to add to an adjacent city-owned lot at 395 Pacific Ave. to create a larger building site for those homes, if city council approves.

"We want to make sure people have a place to live. Our vacancy rate is extremely low... If we build more units, the pricing of those units should come down over time," said Coun. Evan Duncan (Charleswood-Tuxedo-Westwood), chair of council's property and development committee.

The two private lots to the east of 395 Pacific include one unaddressed site owned by Manitoba Housing and Renewal Corp. and a 385 Pacific Ave. lot owned by Winnipeg Habitat for Humanity. The city is in discussions to buy those lots for a combined \$3 and sell the enlarged property for \$1 to support an affordable housing development.

That development would offer at least 30 per cent of its units at a maximum rent of 80 per cent of the median market rate.

"Although the report to the city has their standard affordability requirements, it's my understanding... (the developers) are going to be accessing other funding to make them more affordable," said Christina Maes Nino, executive director of the Manitoba Non-Profit Housing Association.

Maes Nino said setting higher minimum affordability requirements could risk preventing applicants who can't secure additional government support from moving forward with projects.

She said the current requirements could also help get projects approved quickly, to make the most of Winnipeg's share of the federal Housing Accelerator Fund. [Read more](#)

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### ***5 things to know about Manitoba's Plan to End Chronic Homelessness: Your Way Home***

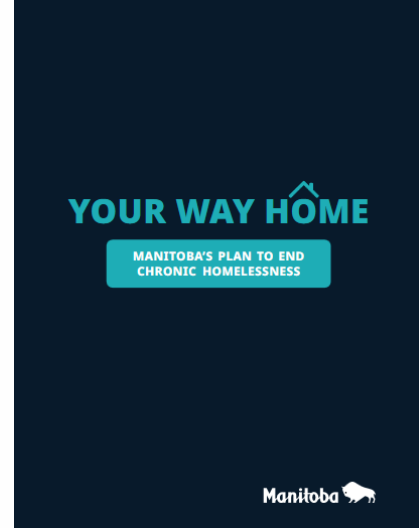
1. Manitoba is now leading coordination related to ending homelessness. All departments, and all programs funded by government related to homelessness, will be expected to work towards the same objectives.
2. New housing, including permanent and transitional housing with on site supports, will be created through new developments or purchasing units. It is anticipated that non-profit organizations will be the ones owning and/or managing these projects. While there is some existing supportive housing in Manitoba, this strategy will create a major expansion in this type of urgently

needed housing in the province for people who have higher support needs than independent living can provide.

3. Manitoba Housing will embrace its role in housing those exiting homelessness, and create the program model to make it successful. Implementing this will mean redesigning Manitoba Housing's policies, programs, partnerships, and staffing models.

4. To create space within Manitoba Housing for people who will be supported by the new housing first model, tenants who do not need additional supports but for whom affordability is the primary need, will be supported to move into non-profit or private sector housing through rent supplement agreements. If there are issues with the Rent Supplement program, either in terms of administration or the maximum amounts, please reach out to MNPHA and we can work together to strengthen this program for the future.

5. Frontline staff will be necessary to the success of the strategy. The strategy recognizes this and speaks to the need to recruit, train, and retain frontline staff. It is not yet clear what this will mean for resources for organizations that have been struggling with year-to-year funding agreements, lack of increases to budgets for wages or training, or other staffing issues impacting the community housing sector. However, it indicates an opportunity to work together to address these issues.



[Read the full strategy](#)

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## ***MNPHA's Provincial Budget Recommendations***

Manitoba's non-profit housing sector is ready to work with the Government of Manitoba to end chronic homelessness in our province and continue its legacy of providing dignified, affordable homes for more than 15,000 households. To do this, we aim to be the government's preferred partner in delivering Manitoba's social housing, and the sector needs adequate capital, operating, and tenant support funding that catches up and keeps pace with both inflation and the immense social challenges tenants are facing. Building on the successes we saw in the 2024 budget, MNPHA has recommendations for this to continue in 2025.

The recommendations include funding for:

1. The Non-Profit Housing Sector as a Partner in Social Housing Delivery
2. Repairs and Capital Funding
3. Supports within Community Housing
4. New Housing Development

The summary of our budget recommendations is that Manitoba is on the right track. New funding programs and approaches are more efficient and effective because they are based on trust, partnership, and an 'all hands on deck' approach to addressing the housing crisis we face. The non-profit housing sector would like two things: to see the principles of the new approaches be applied to old models too, and a significant scaling up of the funding, so more Manitobans can be supported to thrive in healthy, dignified, safe homes. [Read more](#)

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## ***MNPHA joins Non-Profit Housing Associations across Canada in calling for federal leadership on housing***

MNPHA and its partner organizations across the country sent a letter to Ministers LeBlanc (Finance) and Erskine-Smith (Housing, Infrastructure and Communities) sharing our intention to work with the federal government to deliver results on the housing challenges facing Canadians.

We're calling for:

1. Support for community housing acquisitions to protect affordability and stabilize rents
2. Investment in Indigenous-led housing solutions, immediately
3. Making federal lands available for community housing
4. Scaling construction programs, including the Co-operative Housing Development Program and the Affordable Housing Fund, to accelerate construction of community housing

Read the [full letter here](#)

# FUNDING OPPORTUNITIES

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## **Demystifying CMHC Programs with Fairview Consulting**

Thursday, February 6th, 10:00am - 11:00am cst

Free Webinar brought to you in collaboration with MNPHA

An in-depth overview of Affordable Housing Programs, Co-op Housing Development Program, Seed Funding Program, MLI Select product, and key provincial and municipal initiatives. This session provides a detailed explanation of these programs, highlighting their intricate differences and

how they support both new construction and renovation projects. Learn how to access these opportunities, understand their benefits, and simplify your path to housing success. Ideal for non-profit organizations, co-operatives, and private developers.

[Register Here!](#)

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**Manitoba** 

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## **Two New Community Development Grant Programs**

Applications are now open. Organizations across Manitoba can apply for funding through Ground Up and the Urban/Hometown Green Team program, two community development grant programs that support youth employment, local capacity-building and economic development.

The From the Ground Up grant program supports community capacity building in three categories:

- community economic development
- well-being and recreation
- housing and safety co-ordination supports.

The deadline is Tuesday, February 18th. [Learn more](#)



## **RBC Foundation Community Infrastructure Fund**

RBC Foundation has launched the Community Infrastructure Fund (CIF) to help fund retrofits, repairs and upgrades of existing community spaces, as well as the construction of new spaces, with the goal of increasing sustainability and accessibility of buildings in our communities. Applications will open in the new year.

Applicants will choose one of the following impact areas that best aligns with their project:

- Water efficiency: The project takes an “efficiency first” approach to water conservation, looking at indoor use, outdoor use, specialized uses and metering.
- Energy and atmosphere: The project takes a holistic approach to energy, addressing energy-use reduction, energy-efficient design strategies and renewable-energy sources.

[Learn more](#)

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## **Housing Starts Here: Capital and Operating Funding to Expand Social Housing**

**Manitoba** 

Manitoba Housing has introduced Housing Starts Here, to expand housing supply and end chronic homelessness in Manitoba.

Manitoba Housing will prioritize funding projects that create:

- Social housing, with [rent-g geared-to-income](#) set at 30% of tenants' household income (see [program income limits](#)), accompanied by support services
- Affordable housing, with rents and tenant incomes at or below the Affordable Housing Rental Program limits
- Market housing — see the [Rental Housing Construction Incentive](#)

Through the new streamlined intake, organizations with housing proposals can submit one application to apply for multiple programs any time while funding remains available, including:

- Proposal Development Funding
- Capital Funding Program
- Rental Housing Construction Incentive
- Support Services Funding for New Supply
- Operating Funding for New Supply

[Learn more](#)

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## EDUCATION & EVENTS

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### **Webinar: Manitoba's Rent Supplement Program**

Tuesday, February 18th, 10:00am-11:00am cst

*Must be recipients of Manitoba's Rent Supplement Program to register*

Manitoba Housing/Manitoba Department of Housing, Addictions and Homelessness Portfolio Management team will present briefly on how the program is administered, review frequently asked questions from organizations accessing the program, then open it up to questions from attendees.

[Register Here!](#)



### **Understanding Hoarding for Housing Providers**

Monday, February 24th, 1pm - 4pm

WestEnd Commons, Winnipeg

In this session, Lindsay Bacala will examine the basics of hoarding disorder, placing particular emphasis on the primary risk factors that can trigger or worsen the condition. She will then outline foundational treatment approaches informed by attachment theory and cognitive-behavioural perspectives, demonstrating how these frameworks can

guide intervention strategies.

Furthermore, she will illustrate how a harm-reduction perspective can be effectively employed in the context of hoarding disorder, underscoring practical, incremental methods for symptom management.

[Register Here!](#)



### **Builders Breakfast Club**

Monday, March 13th 8:30am - 10:00am

at the Wood Tavern, Winnipeg

Are you building new non-profit housing? In the planning stages or interested in learning more about the process of development? Join us for a special members only Breakfast Club at Wood Tavern. A gathering of housing providers and associates sharing knowledge,

learning about opportunities and brainstorming with members in various stages of the process.

A stress-free, intimate members only meeting with the most important meal of the day.

[Register Here!](#)

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## **CHF Webinar: Co-operative Housing Development Program:**

Information and support for co-op growth and development

Thursday, February 12th at 6:00pm - 7:15pm

A Free Webinar from Co-operative Housing Federation of Canada. [Join this informative webinar](#) over viewing the Co-operative Housing Development Program (CHDP) and showcasing CHF Canada's new services for co-op growth and development: Development Essentials and Development Enhanced. This session is designed to guide co-ops and housing groups through the CHDP application process, and provide information about how CHF Canada can support your projects. [Register Here](#)

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## **JOB OPPORTUNITIES**

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### ***Opening for a Housing Stability Coordinator to join the Rent Relief Team***

The Rent Relief Housing Stability Coordinators provide assistance with intake, assessment, and resource connection support to people accessing the Rent Relief Fund. The Rent Relief Fund Housing Support Coordinator will have excellent and assertive written and verbal communications with a wide range of audiences, be resourceful and detail-oriented, and able to work well both independently and within a small team.

[Apply Here!](#)

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### ***We're on Blue Sky***

If you've joined Blue Sky, [click and follow](#). We're happy to help make connections between housing providers and advocates.

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**Manitoba Non-Profit Housing Association**

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