



## PRESS RELEASE



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### **New \$3 Million Dollar Affordable Housing Project Opens in Winkler**

**WINKLER, Manitoba, September 13, 2007** — Manitobans in the Winkler area now have access to a new affordable housing complex, as a result of close to \$2 million in federal and provincial funding under the Canada – Manitoba Affordable Housing Initiative (AHI).

Brian Pallister, Member of Parliament for Portage – Lisgar, on behalf of the Honorable Monte Solberg, Minister of Human Resources and Social Development, Doug Martindale, MLA for Burrows, on behalf of the Honorable Gord Mackintosh, Manitoba Minister of Family Services and Housing, and Martin Harder, Mayor of the City of Winkler, presided over the grand opening ceremony.

“Canada’s New Government is committed to making affordable housing available in Manitoba and across Canada for those who need it most,” said MP Pallister. “The creation of these new units will allow lower income families and persons with disabilities in Winkler to live in safe, quality housing at an affordable cost and start a new page in their lives.”

“By working together we can develop affordable, safe and accessible housing for Manitobans,” said Martindale. “We are committed to continuing a comprehensive housing plan through HomeWorks! one of the four pillars in our housing strategy.”

Winkler Affordable Housing Inc. initiated the project, located at Southgate Drive. The City of Winkler supported the project by contributing land valued at over \$200,000, and the balance of funding will come from Winkler Affordable Housing Inc. The total cost of this project is estimated at more than \$3.1 million.

The new, bi-level style, row-housing complex features 24 units of affordable housing for low- to moderate income families. Twelve units will receive rent supplements and two units will be fully accessible for persons with mobility disabilities. Rents for the new apartments are considered affordable as they will be at median market rent levels for rural Manitoba.

“The City of Winkler is proud to be able to partner with Federal and Provincial funding to provide the much needed affordable housing in the City of Winkler”, says Winkler City Mayor Martin Harder, “We are confident that the community of homes established will provide the tenants with long term comfortable accommodations. We believe that giving people a start and housing they can be proud of will enhance their lifestyle and encourage involvement in other areas of need in our community. Together we can build a better future for all.”

“We know these three bedroom units have provided a very good start to affordable housing for the City of Winkler,” says Ken J. Wiebe, Chairman of the Winkler Affordable Housing Inc. “These 24 units have hardly placed a dent in our community for accommodations. There is a significant need for additional small units of 1 and 2 bedroom accommodations. This will truly provide a future for our community.”

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The governments of Canada and Manitoba have each contributed \$36.9 million to the Affordable Housing Initiative in Manitoba, demonstrating a commitment to increasing the supply of affordable housing in Manitoba. Contributions from municipalities, the private and voluntary sectors, co-operatives and charities have significantly increased the size of this initiative in Manitoba.

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[See related speech](#)

## **Backgrounder**

### **Canada – Manitoba Affordable Housing Agreement**

#### **First Phase:**

The governments of Canada and Manitoba signed the Affordable Housing Initiative in 2002. The first phase provided federal funding of \$25.39 million with matching contributions of \$25.39 million from the Province of Manitoba and community-based housing partners. This agreement provided funding for a new rental housing-supply program, a rehabilitation/conversion program, a new homebuyer down-payment program and a home ownership-supply program.

#### **Second Phase:**

The second phase increased the total current investment commitments by \$23.08 million by 2010. This is equally shared by Canada and Manitoba for:

- a new rental housing-supply program to increase the amount of new rental affordable housing for low-income renters;
- a rehabilitation/conversion housing program to rehabilitate severely deteriorated properties into rental or ownership affordable housing for low-income households;
- a homebuyer down-payment assistance program to help low-income renters become first-time homebuyers of new or recently renovated affordable housing developed under Affordable Housing programs and;
- a new homeownership supply program to increase homeownership by encouraging construction of new housing in targeted urban revitalization and remote areas.

As well, federal assistance is increased to 50 per cent of capital costs to a maximum of \$75,000 per unit. The units are expected to remain affordable and be occupied by low-income households for a minimum of 10 years. Phase II is targeted to people on or eligible to be on a social-housing waiting list.

#### **Other Government of Canada Housing Support in Manitoba:**

In 2005/2006, the Government of Canada spent approximately \$123 million in Manitoba primarily in support of some 41,350 lower-income households across the province as part of the federal contribution to social housing programs.

Recently, it announced \$256 million for the two-year extension of CMHC's renovation programs. For renovation

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programs, in Manitoba, about \$5.8 million has been allocated for off-reserve delivery in 2007/08.

This will improve the quality of housing for some 38,000 low-income Canadians. These investments will provide concrete, meaningful and lasting results for Canadians who need safe and adequate housing.

This includes funds for renovations under the Residential Rehabilitation Assistance Program (RRAP), Home Adaptations for Seniors' Independence (HASI), Emergency Repair Program (ERP) and the Shelter Enhancement Program (SEP).

The 2006 Federal Budget contains a one-time investment of \$1.4 billion towards helping Canadians find safe, adequate and affordable housing in all provinces and territories.

The funding will be made available through a flexible approach involving third party trusts:

- An Affordable Housing Trust, in the amount of \$800 million over three years, to help address short-term pressures with regard to the supply of affordable housing;
- An Off-Reserve Aboriginal Housing Trust, in the amount of \$300 million over three years, to help provinces address housing needs for Aboriginal Canadians living off-reserve; and,
- A Northern Housing Trust, in the amount of \$300 million over three years, to help territories address short-term pressures with regard to affordable housing to the North.

Manitoba's share of the funding is \$61.50 million from the first two trusts.

## **Other Government of Manitoba Housing Support Programs:**

The Government of Manitoba offers programs to help lower-income households maintain, buy or rent safe, adequate and affordable housing. The province provides annual grants and subsidies through the Manitoba Housing and Renewal Corporation for non-profit and co-operative housing organizations to help develop project proposals for affordable housing for seniors, persons with disabilities and persons with low incomes. It supports the provision of private-sector financing for affordable housing projects developed and delivered by non-profit organizations and also provides grants and loans for home repairs.

The Affordable Housing Initiative complements existing renovation and repair programs including the Residential Rehabilitation Assistance Program (RRAP). Manitoba cost-shares RRAP, the Home Adaptations for Seniors' Independence Program, the Emergency Repair Program and the Shelter Enhancement Program with the federal government. The Manitoba government delivers the federal/provincial cost-shared programs as well as the provincially funded Homeowner Emergency Loan Program.