



CITY OF WINNIPEG AFFORDABLE HOUSING INITIATIVE

DEVELOPMENT COST OFFSET PROGRAM

1. OBJECTIVE

- 1.1 To assist neighbourhood organizations/proponents to plan and implement quality, affordable housing projects by providing financial assistance for pre-development costs and the reimbursement of City fees.

2. DESCRIPTION

- 2.1 The Development Cost Offset Program provides a grant that is intended to reduce financial barriers that may prohibit the economic viability of a housing project. A variety of municipal charges and fees related to regulation and development add to the cost of a housing project. These charges and fees are eligible to be reimbursed through this program. Pre-development costs associated with planning and design of housing projects may also be eligible for reimbursement.

3. ELIGIBILITY CRITERIA

- 3.1 Projects must be located within a designated Major Improvement Area or Rehabilitation Area.
- 3.2 Target neighbourhoods are Housing Improvement Zones.
- 3.3 Project proponents must be established housing or community non-profit organizations or for-profit, private sector companies, which have demonstrated neighbourhood support.
- 3.4 Preference will be given to neighbourhoods that have an approved Neighbourhood Housing Plan. Where there is no approved Neighbourhood Housing Plan, secondary preference will be given to a housing proposal that has been presented to the community in a public manner and has neighbourhood support.

4. ELIGIBLE ASSISTANCE

- 4.1 Eligible costs may include, but are not limited to, the following:
 - Project development costs including assessment and feasibility studies, architectural and engineering services, survey fees, legal and search fees, appraisal fees, project management costs and other third party costs may be eligible.
 - Land acquisition and assembly costs (including closing costs), site preparation costs for infill development.
 - City fees including zoning/variance application fees, building permit application fees, lot grading fees, utility hook-up charges, building demolition fees, central property searches, property taxes during construction or renovation
- 4.2 The total grant per project will be determined based upon review and approval of a business plan.
- 4.3 Grants shall be calculated on actual costs of development, either on the basis of written estimates, or invoices from third parties.
- 4.4 Grants will not exceed 10% of the total value of the project, calculated per housing unit, to a maximum of \$5,000.

5. APPLICATION, REVIEW AND APPROVAL PROCEDURES

- 5.1 Proponents are encouraged to discuss the project proposal at the earliest possible opportunity with the City representative at the Winnipeg Housing & Homelessness Initiative before an application is submitted.
- 5.2 All applications for financial and other assistance will be submitted to the City representative at the Winnipeg Housing & Homelessness Initiative for review. The Director of Planning, Property and Development will have authority to approve or reject proposals. All funding requests must be written proposals including information about the applicant (organization and membership), scope of project, stakeholders, a financial analysis including complementary funding sources, nature of innovation, benefits to the community, etc., and include any other information requested by the Director of Planning, Property and Development.
- 5.3 Specific arrangements for the payment of City funds will be determined on a project-by-project basis.