

# **Accelerating Housing In Turbulent Times:** *How Winnipeg's Housing Accelerator Fund (HAF) Team is Accelerating Housing Development through Innovative Initiatives and Partnerships*

**Manitoba Planning Conference**

**May 8, 2026**



# Presentation outline

1. Housing Accelerator Fund (HAF)
2. City of Winnipeg Housing Context 2021-2026
3. Turbulent Times
4. Lessons Learned
5. Q&A

# What is the Housing Accelerator Fund (HAF)?

- CMHC National housing program launched in 2023 to help local governments across Canada “build more homes, faster.”
- Winnipeg approved for \$122.4M in four annual installments to:
  - Create 14,101 units by Dec 2026, including 3,166 incentivized with HAF
  - Including at least 931 affordable housing units



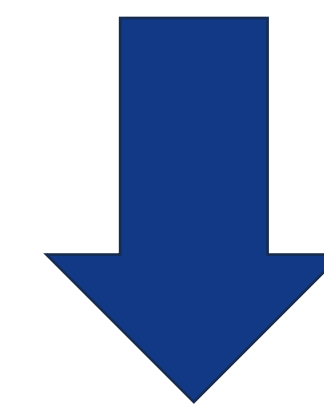
# Winnipeg's HAF Action Plan

1. Rapid Zoning By-law Amendments for Accelerated Housing & Complete Communities
2. Rapid Amendments of Secondary Plans
3. Promoting Multi-Family Housing Downtown and on Corridors
4. Land Enhancement Office
5. Affordable Housing Concierge
6. Program to Support Infrastructure and Servicing Upgrades
7. Digitizing Permits and Applications
8. Housing Needs Assessment

# Winnipeg Housing Context 2021-2026



1 FTE  
\$1M Fund Annually  
*"The City has no role  
in housing"*



7 FTEs  
Administering over \$200M  
*"Every Department is a  
Housing Department"*

# Turbulent Times



# Turbulent Times

Manitoba

## Winnipeg could lose millions if Conservatives scrap federal housing program, report warns

Pierre Poilievre has promised to cancel housing accelerator fund if Conservatives win next election

## Poilievre renews vow to end Housing Accelerator Fund

Conservative Leader says if he's elected prime minister, instead he plans to remove GST from new home purchases.

## 'Potential uncertainty,' manager warns

Winnipeg risks losing millions for housing after federal election: report



By: [Joyanne Pursaga](#)

Posted: 2:01 AM CST Friday, Nov. 29, 2024

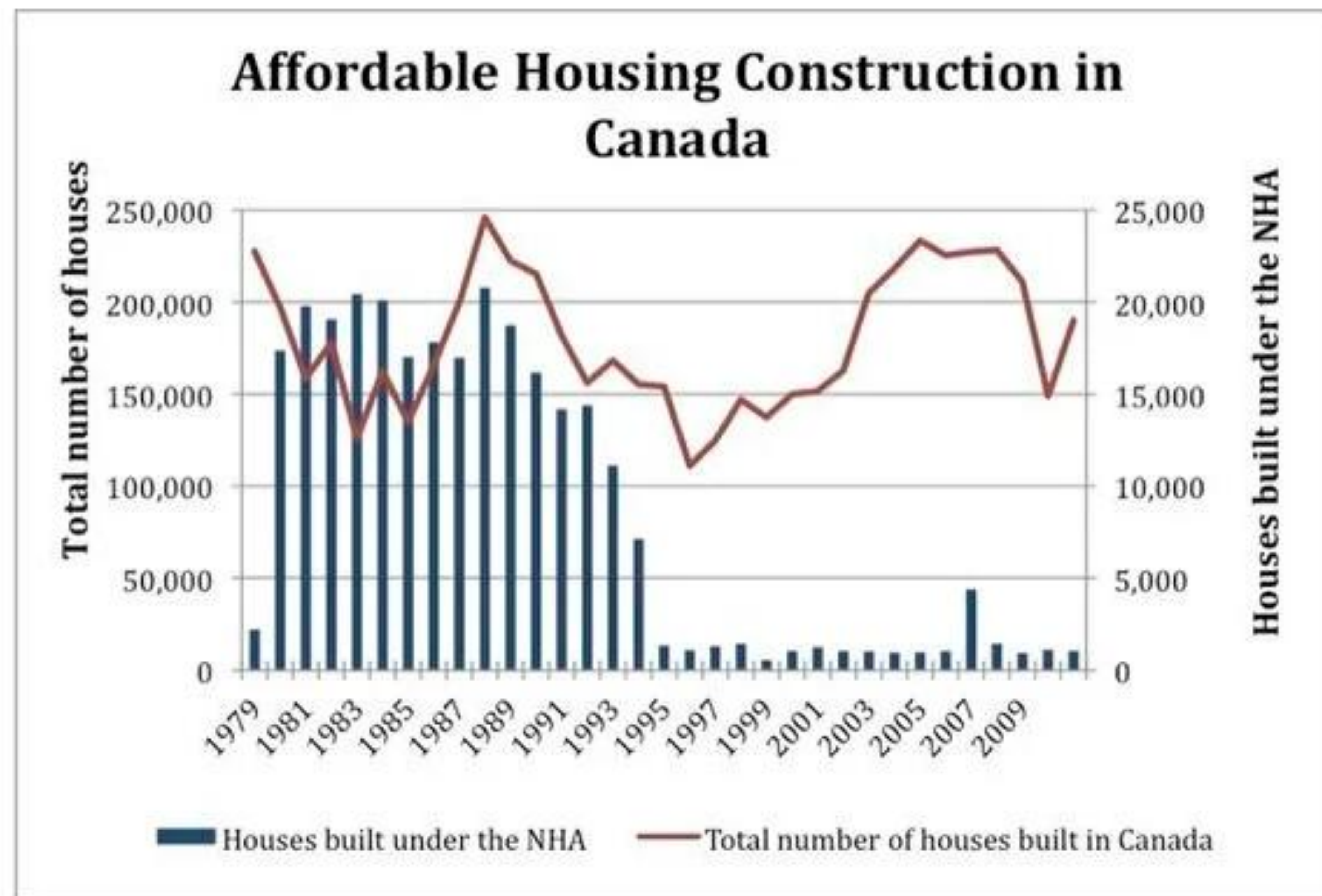
Last Modified: 9:25 AM CST Friday, Nov. 29, 2024 | [Updates](#)

# Lessons learned: *Work in tandem with your partners*



# Lessons learned:

*When the stars align, take advantage and involve your political champions*





# Lessons learned:

## *If Everything's a Priority, Nothing's a Priority*



# Lessons learned: *Clear governance and processes*



# Housing in Winnipeg: Where we're at



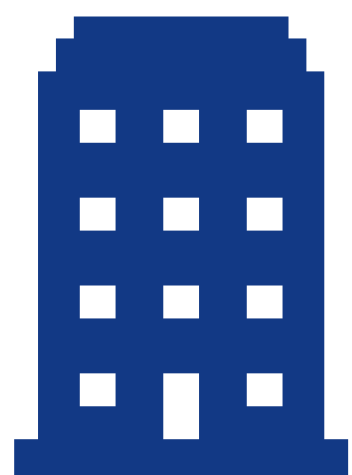
- As of April 2026, 85% towards our overall Housing Target
  - 70% Units Near Transit; 253% Missing Middle; 175% Multi-unit



- Increase in affordable housing from 3% of annual new units in 2023 to 15% in 2025



- Passed multiple zoning amendments facilitating as-of-right housing in multiple locations city-wide



- Funding 2,542 new housing units, including 1,284 affordable units



- Prepared City-owned lands for 880 housing units, including 400 affordable

# Q & A

