



THE MANITOBA HOUSING AND RENEWAL CORPORATION

THREE-YEAR ACTION PLAN

(2019/2020 - 2021/2022)



UNDER THE CMHC-MANITOBA BILATERAL AGREEMENT
UNDER THE 2017 NATIONAL HOUSING STRATEGY

March 2020

Manitoba 

Manitoba's Social and Affordable Housing Landscape

FISCAL CHALLENGES

Between 2009 and 2016, the Manitoba Housing and Renewal Corporation (Manitoba Housing) undertook significant programming expansion, which included increasing Manitoba's community housing universe by 2,158 units (1,835 complete as of March 2019). During this time, Manitoba Housing also undertook large-scale repair and renovation of existing social housing stock, spending over \$523 million on modernization and improvement.

More recently, the Manitoba government took efforts to further reduce housing need by establishing Rent Assist, a universal portable housing benefit. Between November 2015 and January 2019, the number of households being supported by Rent Assist grew by over 9,300 cases. Since 2016, 627 new social and affordable housing rental units have been developed with funding support from Manitoba Housing, with an additional 116 units underway. Modernization and improvement has continued, with expenditures of over \$141 million between 2016 and 2019.

The magnitude of recent housing investment in Manitoba has come at tremendous cost. Much of Manitoba Housing's expansion was debt-financed; a 4% net increase to Manitoba's community housing universe has resulted in Manitoba Housing's current debt levels increasing to more than double 2009/10 levels. To continue this level of investment would be unsustainable. Therefore, Manitoba is committed to housing sector transformation to address the long-term sustainability of the social housing sector.

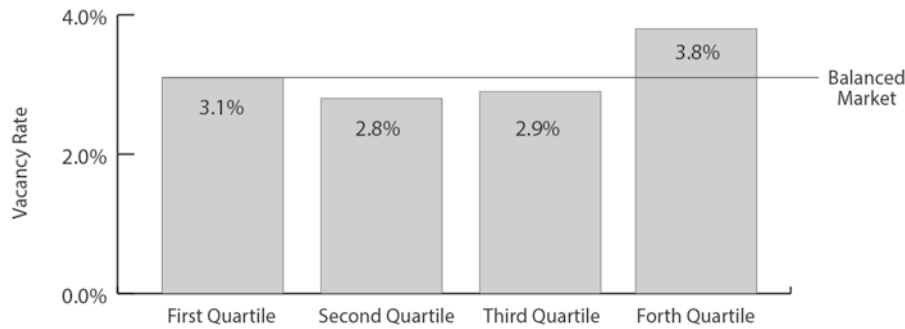
Despite expansion efforts over the last decade, for many Manitobans, access to housing that meets their needs and is affordable remains a challenge. Manitoba Housing recognizes that partnerships with other levels of government as well as the community housing and private sectors are part of a successful approach to increasing access to affordable housing and enable the advancement of more sustainable housing models.

In Manitoba, the private market plays a key role in providing housing options to Manitobans of all income levels. Demand-side initiatives that make use of the private rental market, such as Rent Assist, Canada's most accessible and generous shelter benefit program, will continue to play an important role in reducing housing need in Manitoba.

RENTAL MARKET IN MANITOBA

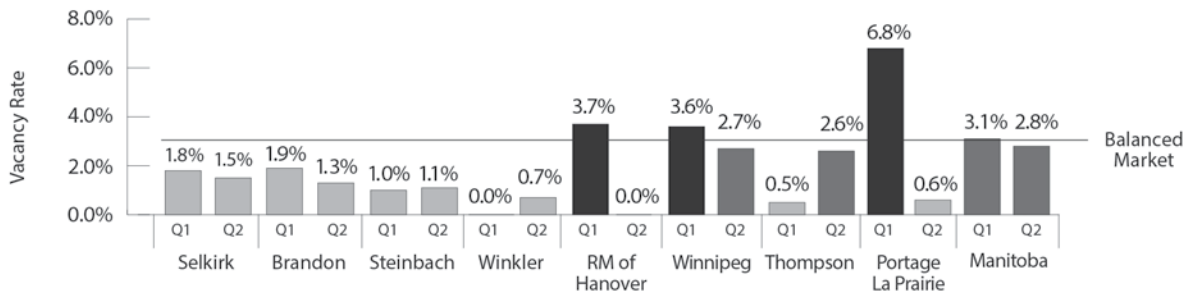
Manitoba has some of Canada's most affordable private market rents; when compared to other major urban centres, Winnipeg has some of the lowest average rents for 1- and 2-bedroom units in Canada. Further, rent regulations have been in place since 1976, and have served well to mitigate inflation trends in the rental sector. As of October 2019, Manitoba's average rental vacancy rate of 3.1%, suggests a fairly balanced rental market where supply aligns with demand. Manitoba's vacancy rates by rent quartile range from 2.8% to 3.8%, in line with what is widely considered a balanced market (3%).

Figure 1: Manitoba Vacancy Rate, Rent Quartile, October 2019



Manitoba’s rural and remote communities are experiencing varying population and economic trends that have a direct impact on local housing circumstances. Vacancy rates at low end of market by census subdivision show a critical shortage of affordable housing in the most affordable half of the rental market in Selkirk, Brandon, Steinbach, and Winkler, as well as a critical shortage in the most affordable rent quartile in Thompson, as follows:

Figure 2: Census Subdivision Vacancy Rate, Low-end of Market, October 2019



A lack of housing demand in some rural and remote communities has led to vacant units and underutilized social housing. Manitoba will implement a plan to repurpose underutilized assets as well as identify assets suitable for community-based service delivery.

CONDITION OF EXISTING COMMUNITY HOUSING STOCK

The majority of Manitoba’s social and affordable housing was built prior to 1985 and has reached a point whereby substantial investment is required to maintain the integrity of the stock. The age and condition, outdated design, and historically low levels of public investment by all levels of government have resulted in a significant need for modernization and repair.

Manitoba Housing relies on an ongoing capital plan for Modernization and Improvement (M&I) of the provincially owned social housing portfolio. In recent years, Manitoba Housing has significantly shifted its focus from new housing supply toward M&I, investing in capital upgrades to renew the aging housing portfolio and to extend the useful life of its assets. Much of the M&I program is preventative in nature.

Manitoba Housing has developed a unique partnership with social enterprises that employ more than 220 low-income individuals per year conducting repair and maintenance, energy efficiency upgrades and major capital improvements.

HOUSING NEED IN MANITOBA

The community housing sector serves low income Manitobans. Manitoba has one of the lowest rates of Housing Need in Canada; 11.4% of households were in Housing Need in 2016, compared to 12.7% nationally, representing 51,125 households. Manitoba’s Housing Need profile shows that affordability is a primary concern but, importantly, 2% or 8,905 households in Manitoba live with multiple forms of housing deprivation, meaning that unaffordable housing often co-occurs with overcrowding and/or housing requiring major repairs.

Figure 3: Housing Need in Manitoba, 2016



Despite Manitoba having comparatively low rent levels, 33,725 households that live in rental housing are in Housing Need, indicating an inadequate supply of affordable housing. In fact, 66% of renter households in the province live in Housing Need.

Certain groups are more likely to be experience Housing Need, including:

- Lone parent families
- Youth-led households
- Indigenous households
- Low-income senior females living alone
- New Canadians, namely refugees
- Persons with a physical or mental disability

Lone-parent families and Indigenous households are particularly vulnerable. Almost a quarter of Manitoba households in Housing Need represent a family led by a lone-parent. Indigenous households off-reserve experience almost twice the rate of Housing Need, 19.2%, compared to Manitobans overall.

Anecdotally, Manitoba Housing serves a high proportion of Indigenous Manitobans relative to non-Indigenous Manitobans¹. This is particularly true in north Winnipeg, Brandon, Thompson, The Pas, Dauphin, Swan River and Churchill, in addition to remote northern communities. Non-profit Indigenous housing providers operate approximately 800 units of housing for urban Indigenous Manitobans. Social housing represents a platform for advancing reconciliation and housing Indigenous Manitobans in a manner that is culturally sensitive and restorative.

¹. Manitoba Housing collects information on Indigenous ancestry on a voluntary basis (through self declaration on application).

Housing Need is often more acute for large families and multigenerational and extended family households as they are more likely to face over-crowded living conditions.

Some households have multiple housing and income barriers and require support to achieve a successful tenancy. Currently, Manitoba Housing partners with a number of housing and service providers and supports these organizations through capital contribution funding, rent supplements, dedicated Manitoba Housing units and funding to support services for vulnerable populations.

GENDER-BASED ANALYSIS

Affordable housing is a tool that can help women improve their economic and social outcomes. In Manitoba, women earn a lower median income than men and are more likely to be employed part-time, impacting their access to housing. Affordable housing is a greater challenge for single mothers who have parenting costs that include child care. Vulnerable women, including Indigenous and newcomer women, seniors, and women with disabilities, are more likely to experience poverty and need access to affordable housing.

Manitoba Housing's core program, the Social Housing Rental Program (SHRP), is a universal program. Applicants are housed based on the urgency of need (affordability, suitability, and adequacy of their current situation), not on their gender. Vulnerable applicants, such as those who are homeless or experiencing domestic violence, are considered a higher priority when determining need. Using a gender-based analysis, Manitoba Housing is helping to meet the affordable housing needs of women as 7,947 Manitoba Housing tenants are women and 5,769 Manitoba Housing applicants are women.

Women's poverty also affects their children. According to Statistics Canada, 29% of Manitoba children live in poverty. Indigenous Manitoban children living off reserve have child poverty rates much higher (51%) than the rate experienced by non-Indigenous children (17%). Families with children represent just over half of Manitoba Housing's direct-managed portfolio (58%), with approximately 12,600 children under the age of 18, 9,000 of whom are under 13.

Statistics Canada has found that children living in a lone parent family are more than three times as likely to live in a low income household as children in a two parent family, and that the low-income rate is higher if the children live with their mother. In Manitoba, almost 60% of Manitoba children living in lone-parent families were living in poverty. In Manitoba Housing, 4,067 households are lone-parent families and, of those, the majority are led by women.

In Manitoba, more than 10,000 children and youth are in the care of Child and Family Services (CFS). Access to affordable housing is a key component of family reunification. Manitoba Housing supports family reunification when CFS is involved with a family separation, allowing families with a reunification plan to remain over-housed for up to two years.

Leaving family violence can put women and their children at risk of homelessness. Manitoba Housing owns and maintains nine emergency shelters for victims of family violence, which are run by community partners.

To support women experiencing homelessness, Manitoba Housing provided \$3 million toward Siloam Mission’s “Make Room” shelter expansion, which will create a separate space with dedicated beds for women. Newly committed funding for Main Street Project will allow them to expand their shelter space, which will directly result in a safer, more dignified space for the women they serve.

THE COMMUNITY HOUSING SECTOR

As operating agreements with community housing partners under the Social Housing Agreement expire, some organizations face challenges in keeping their rents affordable. Manitoba Housing works closely with non-profit and cooperative boards to plan for the end of these operating agreements. This support includes business and capital planning succession strategies, as well as assistance to identify cost reduction opportunities or initiatives to diversify an organization’s revenue base. The Manitoba Non-Profit Housing Association (MNPHA) has been an important partner in these activities.

To date, Manitoba has prioritized its assistance towards maintaining as many units as is possible for low-income households. Manitoba Housing has the authority to provide short-term operating subsidies or loans to assist with capital upgrades.

The National Housing Strategy (NHS) presents an opportunity to preserve and expand social and affordable housing, but over the course of the agreement, steps will also be taken to transform the community housing sector to become more sustainable by the time funding under the agreement expires.

There is a need to further engage non-profits and other external housing providers to deliver social, affordable, and mixed income housing options. There are communities in Manitoba that have demonstrated capacity in housing provision and have expressed a willingness to engage in housing delivery and community-based decision making over local housing issues. Housing administered through community-based delivery empowers local decision making over housing supports and enables housing providers to respond to local needs. Community-based delivery also serves an important role in maintaining the condition of the existing social and affordable housing stock in Manitoba. Manitoba Housing has begun to transition units to community partners through sponsor management agreements, with Manitoba Housing retaining ownership of the assets.

SUSTAINABILITY OF SOCIAL AND AFFORDABLE HOUSING

Manitoba Housing is undertaking steps to rationalize its housing portfolio to address communities with low housing demand. Whereas some communities, such as Winnipeg, are experiencing high demand and long wait lists for housing units, other Manitoba communities are experiencing chronic vacancy. To resolve this mismatch between supply and demand, Manitoba Housing has been repurposing underutilized and chronically vacant assets to serve other government program purposes, sell to tenants, low-income households or community, or, if necessary, demolish. Through portfolio rationalization, Manitoba Housing will be better equipped to reduce housing need by focusing its resources in areas of high demand.²

² Manitoba Housing anticipates that rationalization may effect its ‘continue to offer’ target as a short term measure to modernize/right size the portfolio and then sustain the number of units.

HOMEOWNERSHIP

Compared to other Canadian provinces, Manitoba's homeownership market remains relatively affordable. However, being able to afford a home is becoming increasingly difficult for first-time homebuyers and low income Manitobans as house prices have risen dramatically. Since 2006, the average sale price of homes in Manitoba has nearly doubled in most urban centres. Low mortgage interest rates, population growth and tight rental markets have incited homebuyers and lenders, increasing demand and driving up the price of housing. However interest rates continue to rise in Canada, and are expected to continue in this direction³, placing additional pressures on first time homebuyers.

Manitoba is undertaking the following initiatives to support homeownership opportunities to for low-to moderate-income families:

- Manitoba's Rural Homeownership program provides an opportunity for low- and moderate-income households in rural communities to purchase Manitoba-owned single and semi-detached properties at fair market value.
- Manitoba Housing provides financial assistance to Habitat for Humanity Manitoba to support its housing delivery model.
- Manitoba Housing supports The Manitoba Tipi Mitawa Affordable Homeownership program, which is based on the provision of forgivable down payments and subsidizing mortgage payments for housing units within Winnipeg purchased by qualifying off-reserve Indigenous first-time homeowners.
- Manitoba Housing is working in partnership with the City of Brandon to provide down payment assistance for first time homebuyers in Brandon.

CONSULTATIONS

This Action Plan was informed by two large-scale consultation processes: consultations to inform a "made in Manitoba" provincial housing strategy and consultations to support the development of Manitoba's poverty reduction strategy.

- i. Manitoba engaged in a province-wide consultation process between October 2016 and May 2017 to identify housing pressures and opportunities as well as to help guide provincial housing policy and program development over the coming years. Over 1,500 Manitobans offered their feedback on housing policy priorities through three online survey streams for individual Manitobans, organizations, and Manitoba Housing tenants; stakeholder meetings; and written submissions. Stakeholder consultations were conducted in Winnipeg, Brandon, Thompson, Morden, Selkirk, Dauphin and The Pas. Municipal representatives also attended multiple stakeholder consultations.

3. Canada Mortgage and Housing Corporation's Housing Market Outlook. October 24, 2019. <https://www.cmhc-schl.gc.ca/en/data-and-research/publications-and-reports/housing-market-outlook-canada-and-major-centres>

The key findings of the housing consultation that informed this Action Plan are:

- Manitoba is a diverse province, and housing policies and programs must be flexible to reflect the diverse needs of Manitoba regions and population groups.
- Some communities and housing providers have indicated a strong belief that they have the capacity to deliver housing programs that can better meet local housing needs and can be more cost effective.
- Many vulnerable Manitobans require wraparound supports and services to access and maintain housing. These are of particular importance to some Indigenous Manitobans who additionally benefit from culturally informed programming.
- There is a need to strengthen housing options and transitional supports for groups with unique housing needs including persons navigating the mental health system, those leaving institutions, persons with disabilities, low-income seniors, vulnerable women and youth.

A “What We Heard” report summarizing feedback from the housing consultations is available to the public on the Manitoba government website.

- ii. Manitoba engaged in a province-wide consultation process between November 2017 and March 2018 to support the development of its Poverty Reduction Strategy. Approximately 2,000 Manitobans participated in these public consultations through community conversations, workshops, an open call for written submissions and an online survey. Stakeholder consultations were conducted through a series of 13 in-person community conversations and 11 community workshops that were held in Winnipeg, Selkirk, Brandon, Thompson, Flin Flon, The Pas and Dauphin. Consultation within government comprised various departments hosting self-directed workshops.

Through the poverty reduction consultations, participants identified the following housing issues:

- Housing costs impose a significant barrier to accessing the basic necessities of life for low-income Manitobans.
- Finding adequate, affordable and safe housing was a particular concern for many participants living in poverty. During consultation, participants shared information on barriers such as racism and the overreliance on rental histories, as well problems related to building maintenance, unfair policies and limited housing options for larger families and single individuals.
- Participants spoke about the impact of inadequate housing on mental health, mobility, self-esteem and safety.
- Rent geared-to-income, stable rent, supports for homelessness and precariously housed populations, and expansion of existing housing support programs were identified as positive solutions.

Pathways to a Better Future: Manitoba’s Poverty Reduction Strategy was released in 2019 and is available to the public on the Manitoba government website.

This Action Plan was also informed by recent engagement with Manitoba's non-profit housing sector:

- iii. Manitoba Housing is a major partner of the Manitoba Non-Profit Housing Association (MNPHA). MNPHA provides programs and services to support members, develop capacity of the sector, advocate on behalf of members, and build partnerships within the non-profit housing sector and with other sectors. Manitoba Housing was a sponsor of MNPHA's Building Partnerships Conference, held November 18-19, 2019. The conference provided an opportunity for Manitoba Housing to engage the sector on how to best leverage funding under the NHS bilateral agreement to ensure long term sector sustainability. The conference also facilitated an important discussion with community housing providers regarding their capacity to expand community based housing delivery in partnership with Manitoba Housing. Components of this action plan were also informed by a survey conducted at the conference which gauged current sector capacity, and solicited feedback on how to strengthen the community housing sector.

Use of Funding

CMHC funding and cost-matched funding under the NHS bilateral agreement will be used toward the Manitoba Priorities housing Initiative and the Canada Community Housing Initiative.

The diversity of housing needs across Manitoba communities and populations requires solutions that are responsive to local housing pressures and geographic and socio-economic circumstances. Under this Action Plan, Manitoba moves to community housing delivery that promotes community-led housing solutions. Manitoba Housing will play a greater role as a funder and capacity builder and promote collaboration in the strengthening of the community housing sector.

Manitoba Housing will prioritize funding to help most vulnerable households access and achieve stable tenancies. Specialized housing and supports will target those at risk or experiencing homelessness, youth aging out of care, Indigenous Manitobans, women and children fleeing violence, and other vulnerable groups as they transition through life circumstances.

To enable independence and housing choice for those with affordability barriers, Manitoba will continue to provide subsidies in the non-profit and private market sectors and promote mixed income housing models to ensure the sustainability of the housing system over the long term.

Manitoba Priorities Housing Initiatives

TARGET VULNERABLE POPULATIONS

This action plan will prioritize support for households in most need, including those that have complex barriers that require a combination of housing and support services. Manitobans experiencing homelessness, people with mental or physical disabilities, persons with addictions, youth aging out of care, and women fleeing violence all require additional supports to overcome multiple barriers to housing success.

Addressing the housing and support needs of vulnerable populations, particularly during transitions through life events, can contribute towards successful tenancies and prevent homelessness. Manitoba will continue to explore opportunities to support the co-location of services and create partnerships to develop targeted service delivery options for social housing tenants.

To support vulnerable Manitobans recovering from addictions, in 2019/20 the Manitoba government issued an RFP to build 100 units of new supportive housing at a cost of \$2.5 million. This housing will provide rehabilitative supports to tenants while they manage the pressures of reintegrating into their families, the workforce and educational programs. The RFP, which closed in January 2020, focused on both urban and rural areas to expand system capacity.

Under this action plan, vulnerable Manitobans who are homeless or at risk of homelessness will be supported through a regeneration project on Watt Street in Winnipeg in partnership with Wahbung Abinoonjiag Inc. This initiative will see demolition of an existing Manitoba Housing-owned 11-unit property to create 24 new affordable units, a net increase of 13 units.

TARGET WOMEN AND CHILDREN FLEEING DOMESTIC VIOLENCE

In 2019/20 Manitoba Housing issued a request for expressions of interest (REOI) from experienced proponents interested in partnering to operate and manage up to 50 long-term social housing units for women and their children who are leaving situations of family violence. Under the terms of the REOI, proponents must offer, either directly or through a partner service provider, services and/or supports to assist the client group with successful tenancy. The REOI closed in August 2019 and the successful proponent, Wahbung Abinoonjiag Inc. was announced in January 2020. Wahbung Abinoonjiag will work with family violence shelters, partner organizations and women's resource centres to connect women and children fleeing domestic violence with social housing.

SUPPORT HOMEOWNERSHIP

The Manitoba government is committed to fostering innovative community and private sector housing opportunities for Manitobans. Manitoba Housing will continue to target homeownership supports to qualified low-to moderate-income families who are able to access the housing market. In February 2020, Manitoba Housing launched Creating Opportunities for Affordable Homeownership by releasing two Requests for Proposals (RFPs) to provide up to \$2.0 million in financial assistance that will be used to promote homeownership opportunities for low-to-moderate income households. Capital funding is available through the first RFP for new supply (i.e. new construction, rehabilitation, and/or conversion) of homes for sale to eligible homebuyers. A second RFP is concurrently available to provide financial assistance that supports the acquisition of homes by eligible homebuyers (such as through down payment and/or closing cost assistance). It is anticipated that about 90 low- to moderate income homeowners will be supported through these initiatives in 2019/20, with another 90 supported in years two and three of the action plan period.

Manitoba will also support affordable homeownership opportunities for over 70 households through the provision of over \$4.0 million in funding to Habitat for Humanity. This funding includes a regeneration initiative; demolition of an existing Manitoba Housing-owned 18-unit property on Panet Road to create 28 new affordable units, a net increase of 10 units.

SUPPORT HOUSING AFFORDABILITY

Rent Assist is an important program for low-income Manitobans; Manitoba Housing heard strongly through consultation that Rent Assist is working well. Rent Assist provides a key pathway for those in poverty to transition to greater independence, less reliance on government benefits, and encourages choice in housing, while very deliberately addressing the welfare wall. Manitoba will continue to invest in its portable, universal shelter benefit program, Rent Assist. Under this Action Plan, Manitoba will provide affordability support

to over 500 households who are not in receipt of Employment and Income Assistance with Rent Assist. Between 2019/20 and 2021/22 Manitoba Housing also plans to support over 90 rent supplements in the private sector that were formerly funded under the Investment in Affordable Housing agreement.

Canada Community Housing Initiative

MODERNIZING THE COMMUNITY HOUSING SECTOR

Community housing providers have said that they are ready to assume a greater role in the delivery of housing for low income Manitobans. Supporting community-based housing delivery will contribute to Manitoba and Canada's shared effort to modernize the community housing sector, particularly encouraging social inclusion and financial sustainability, so that long term sector transformation results in less reliance on government funding. By pursuing a community-based model, Manitoba Housing is leveraging the capacity of an under-utilized resource: Manitoba's vibrant community of housing and service providers.

As part of its commitment to advance reconciliation, Manitoba housing will also pursue off-reserve community-based housing delivery in partnership with Indigenous communities and service organizations. Manitoba will work with Indigenous housing providers and pursue investments that enable the provision of culturally relevant programming and housing services.

Under this Action Plan, Manitoba Housing will continue to modernize the community housing sector through community based delivery. In April 2019, Manitoba Housing transferred management of 566 units of social housing stock and is targeting to transfer a total of 1,600 units by the end of 2019/20, representing 12% of its portfolio. It is anticipated that another 2,550 units of social and affordable housing will be transferred over the course of this action plan. In addition, Manitoba Housing will continue to identify properties to sell to the community housing sector. Manitoba Housing plans to deliberately slow transfers in 2020/21, to engage providers and Indigenous stakeholders in an honest discussion on the Province's policy direction and to determine and augment providers' aptitude and desire to expand, develop methods to solicit interest and effective assessment tools for proponent selection.

Over the course of this Action Plan and beyond, Manitoba Housing will help bolster the community housing sector by:

- Encouraging voluntary amalgamations that lead to stronger governance, the formation of rational portfolios (size and density), economy of scale, and capacity to meet higher corporate compliance expectations.
- Focusing capacity building activities toward mature financial practices and planning, reliable asset management techniques, and dependable supports and services for vulnerable tenants.
- Building a culture of independence, including an autonomous Manitoba Non-Profit Housing Association, which can broker amalgamation, provide training, and support providers with sound advice.

Manitoba Housing will also continue to work closely with community housing providers to plan for the end of operating agreements by providing supports to address long term organizations sustainability as well as assistance to identify steps required to achieve financial stability.

INVEST IN IMPROVEMENTS TO EXISTING SOCIAL AND AFFORDABLE HOUSING

Community Housing across Manitoba continues to face public scrutiny, in part due to perceptions of poor living conditions. The suitability and desirability of community housing as an option for families and individuals is a challenge that Manitoba will continue to address. Under this Action Plan, Manitoba will make considerable investment in improvements to its existing housing stock. Manitoba will:

- Invest over \$131.9 million in modernization and improvement of community housing.
- Support vulnerable seniors through an investment of over \$21.5 million in safety and security and over \$1.4 million in repair to Personal Care Homes that are under the Social Housing baseline.
- Continue to prioritize the use of social enterprise in its repair and renovation of units.

INVEST IN COMMUNITY HOUSING IN MANITOBA

Between 2019/20 and 2021/22 Manitoba Housing plans to support over 1,600 rent supplements in the community housing sector that were formerly funded under the Investment in Affordable Housing agreement. Manitoba will also continue to subsidize 490 units of provincially owned housing stock as SHA funding expires.

Manitoba Housing will expand the social and affordable housing universe through modest new delivery. In 2019/20, Manitoba will begin construction on 40 units of seniors housing in Gimli at a cost of \$10.6 million. Over the remainder of the action plan period, Manitoba will look to build an additional 160 units.

INVEST IN URBAN NATIVE HOUSING

Manitoba Housing will continue to support Urban Native housing. Between 2019/20 and 2021/22, Manitoba will:

- Ensure no net loss of Urban Native Housing Units by providing \$6.0 million in operating subsidies for units that have previously come off agreement but are part of the baseline count.
- Bring the condition of Urban Native Units to good repair at a cost of \$2.65 million.

Administration Costs

The NHS bilateral agreement allows Administration Costs up to a maximum of 10%. As such, under this Action Plan, Manitoba will claim administrative costs of \$1.2 million in 2019/20, \$1.2 million in 2020/21 and \$1.4 million in 2021/22 (CHB excluded). These funds will be used to address the costs of carrying out the Agreement and will include funding for staff to support delivery of Initiatives and reporting.

Expected Results and Outcomes

CMHC and MHRC agree on the following Expected Overall Targets related to the Manitoba delivered funding under this Agreement from 2019/20 to 2027/28.

Targets and Outcomes for expected results overall

Outcome	Expected Results	Target (Units)					2019/20 - 2027/28 Target
		Year 1 Target and Funding (\$M)	Year 2 Target and Funding (\$M)	Year 3 Target and Funding (\$M)	3 Year Cumulative Total Target and Funding (\$M)		
Maintain/ increase social housing supply	Units continue to be offered in social housing ¹	1,103 6.79	3,150 7.18	5,261 7.18	5,261 21.15	22,031	
	15% expansion of rent assisted units ²	469 11.70	323 12.94	323 5.34	1,115 29.98	2,108	
	No net loss of Urban Native Social Housing units available to low-income households ³	400 2.00	400 2.00	400 2.00	400 6.00	625	
Repair existing stock ⁴	At least 20% of existing social housing units repaired ⁵	992 90.50	644 64.41	657 65.65	2,293 220.56	5,470	
	Retained Urban Native Social Housing units are repaired to good condition ⁶	- -	- -	27 2.65	27 2.65	663	

1. The 2019/20 to 2027/28 target total of 22,031 does not reflect the total 23,417 units in the baseline as SHA operating agreements will continue to expire through 2031. Unit counts each fiscal year are cumulative.
2. Expansion of rent-assisted units includes incremental case volume in non-EIA Rent Assist, new construction (including secondary suites) and regeneration. The baseline for the purposes of the expansion target excludes 4,120 Personal Care Home beds funded under the SHA. Over the term of the NHS, Manitoba will focus more on repair of existing community housing stock and less on expansion, as reflected in the 2019/20-2027/28 target.
3. No Urban Native units are scheduled to come off agreement during this action plan period. Funding is to subsidize 400 Urban Native units that had previously expired yet are included in the Urban Native baseline count (Manitoba has unilaterally funded). Unit counts each fiscal year are not cumulative. The 2019/20 to 2027/28 target total of 625 does not reflect the total 663 units in the baseline as SHA operating agreements will continue to expire through 2031.
4. The number of units projected to be affected by repair and renewal is an estimated projection. The targets are subject to revision based on actual work completed.
5. Over the term of the NHS, Manitoba will focus more on repair of existing community housing stock and less on expansion, as reflected in the 2019/20-2027/28 target.
6. These are included in "At least 20% of existing Social Housing Units repaired". Units in the Urban Native portfolio received considerable funding for repair under the Social Infrastructure Fund (576 units, \$4.8M); as such, funding to make additional repairs to this portfolio will not occur until 2021/22.

Expected number of households for which housing need will be addressed by Initiative

Initiative	Target (Households) ¹				
	Year 1	Year 2	Year 3	3 Year Cumulative Total	2019/20 - 2027/28 Target
Manitoba Priorities Housing Initiative	2,081	1,134	712	3,927	11,781
Canada Community Housing Initiative	1,691	2,193	2,771	6,655	19,965
Total ²	3,772	3,327	3,483	10,582	31,746

1. Targets are estimates and subject to revision.

2. Total for 2019/20-2027/28 target (31,746) differs from the "Units Continue to be Offered in Social Housing" target for 2019/20-2027/28 in table one (22,031) as this total also includes repair and expansion target units as well as investments that reduce housing need for homeowners.

Planned Cost Matching Per Initiative

Initiative	Planned Cost-Matching			
	2018/19 & 2019/20 Year 1 (\$M) ¹	2020/21 Year 2 (\$M) ²	2021/22 Year 3 (\$M) ³	2022/23 Year 4 (\$M) ⁴
Manitoba Priorities Housing Initiative	51.2	36.3	32.5	5.9
Canada Community Housing Initiative	52.2	36.3	32.5	13.2

1. Includes funding for M&I, safety and security upgrades to PCH beds under the NHS baseline, incremental costs for non-EIA Rent Assist, supportive housing, new seniors housing and funding to continue to offer Urban Native units.

2. Includes funding for M&I, new seniors housing (funding continued from 2019/20), incremental costs for non-EIA Rent Assist and funding to continue to offer Urban Native units.

3. Includes funding for M&I, incremental costs for non-EIA Rent Assist and funding to continue to offer Urban Native units.

4. Assumes cost match is equivalent to federal funding levels for 2022/23. Values may be revised when the second action plan (2022/23-2024/25) is developed.

Planned funding and indicators to achieve overall targets over the three-year planning period

Indicator: Number of households for which Housing Need is addressed	Target (Households) ¹								
	Year 1 Target and Funding (\$M)		Year 2 Target and Funding (\$M)		Year 3 Target and Funding (\$M)		3 Year Cumulative Total Target and Funding (\$M)		2019/20 - 2027/28 Target
	#	(\$M)	#	(\$M)	#	(\$M)	#	(\$M)	Units
New Construction	209	11.58	110	12.32	110	4.72	429	28.62	1,287
Repaired/ Renewed ²	992	90.50	644	64.41	657	65.65	2,293	220.56	5,470
Affordability Assistance <i>Project based subsidy</i>	2,191	6.79	2,538	7.18	2,681	7.18	7,410	21.15	22,230
<i>Affordability Assistance to the household</i>	380	6.39	35	0.5	35	0.5	450	7.39	1,350
Total	3,772	115.26	3,327	84.41	3,483	78.05	10,582	277.72	31,746

1. Targets are estimates and subject to revision.

2. The number of units projected to be affected by repair and renewal is an estimated projection. The targets are subject to revision based on actual work completed.

Planned funding and indicators for accessible units over the three-year planning period

Indicator: Housing units considered accessible	Target (Households) ¹								
	Year 1 Target and Funding (\$M)		Year 2 Target and Funding (\$M)		Year 3 Target and Funding (\$M)		3 Year Cumulative Total Target and Funding (\$M)		2019/20 - 2027/28 Target
	#	(\$M)	#	(\$M)	#	(\$M)	#	(\$M)	Units
New	57	6.1	12	4.22	12	4.22	81	14.54	243
Repaired/ Renewed ¹	50	90.50	33	64.41	33	65.65	116	220.56	348
Total	107	96.6	45	68.63	45	69.87	197	235.1	591

1. The number of units projected to be affected by repair and renewal is an estimated projection. The targets are subject to revision based on actual work completed. Funding amount represents funding for repair/renewal overall (e.g. not specific to accessible units).

The Manitoba government is committed to providing healthy and more accessible living options to Manitobans and has made significant progress in developing and participating in more sustainable, environmentally friendly work processes and activities¹. Funding, actions and activities under the CMHC-Manitoba Bilateral Agreement under the National Housing Strategy will continue to promote accessibility, environmental sustainability, energy efficiency and local employment.

LIVABLE AND INCLUSIVE COMMUNITIES

The Manitoba government will continue to promote proximity to health services, education, early learning and child care facilities, employment opportunities and public transit in carrying out the Manitoba funding priorities of the bilateral agreement, where these services are provided or available. Manitoba will also explore opportunities to prioritize mixed-income housing. Housing projects that support mixed income tenancies promote inclusive communities and build towards the long-term sustainability of social and affordable housing. Manitoba recognizes that partnerships with the community housing sector are necessary to promote livable and inclusive communities. Manitoba will continue to work with the community housing sector to build their capacity for housing delivery and discuss income mixing to improve project/portfolio sustainability.

Manitoba will make progress toward creating livable and inclusive communities where possible. Funding under this agreement includes Manitoba's capital improvement program, which improves the quality of life for tenants, sustaining delivery of rental programs, demonstrates a commitment of being a good neighbour, and provides employment opportunities and economic spin-off with the construction industry. Funding also includes portable housing benefits where location is client choice (e.g. non-EIA Rent Assist and eventually, the CHB); by the very nature of these types of benefits Manitoba cannot influence proximity to amenities or services. Further, in rural and remote regions of Manitoba, where assets are often in most need of repair, access to amenities are not always available.

However, Manitoba is working towards a more sophisticated understanding of its housing stock, housing need and demand by undertaking a province-wide market analysis. This market analysis will take into account existing amenities and services in communities to help guide housing investments. Manitoba will also take into consideration livable and inclusive communities in its future proposal calls related to the construction of new housing units and will look to award points for projects located near services and amenities relevant to the target clients.

ACCESSIBILITY

All new builds funded by Manitoba Housing, including those described within this action plan, are built to visitable standards, and all new seniors housing must be built to meet Manitoba Housing's Accessible Design Criteria that is stipulated in the RFP Process. In addition, ten percent of all new family units must be built to meet Manitoba Housing's Accessible Design Criteria. Manitoba Housing will also continue to make improvements to its website to meet accessibility standards.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY EFFICIENCY

In Manitoba, policy and legislation are in place to endorse green building practices. The policy and legislation directs stakeholders involved with building design, construction and operation to incorporate green building practices to benefit the environment and strengthen our communities and the Manitoba economy over the long term. With regard to new builds

and renovation programs funded by Manitoba Housing, projects must meet Manitoba Hydro's Power Smart New Buildings Program standard of energy efficiency.

Where possible, Manitoba Housing invests in green components including energy efficiency and water conservation upgrades in renovations to homes and in building improvement revocations. Through Modernization and Improvement, Manitoba Housing has made significant capital investments in new and existing social housing, including new windows, new roofs, insulation, heating and ventilation projects and water saving retrofits.

Over 95% of Manitoba Housing's portfolio is now loaded into Manitoba Housing's energy monitoring software. These databases track utility costs and compare how building systems perform against similarly constructed assets within Manitoba and across Canada. This tool gives Manitoba Housing the ability to determine which buildings are performing poorly and to provide information that helps prioritize upcoming capital work. It also allows the opportunity to gauge the improvement in energy efficiency achieved through capital upgrades.

COMMUNITY EMPLOYMENT BENEFITS

To support the delivery of quality housing services, Manitoba Housing will continue promote social enterprises that create value for their employees in order to gain skills, earn an income and develop a path out of poverty for low-income households. Manitoba Housing also supports housing development and projects that provide apprenticeship opportunities for Manitobans.

In addition, supporting communities and the non-profit sector in developing affordable housing supports skills training and local job creation. By prioritizing training and working with partners to develop capacity to deliver housing, Manitoba Housing will support stakeholders in community delivered housing projects.

Appendix A: Reporting

The CMHC-Manitoba Bilateral Agreement under the 2017 National Housing Strategy has significant new reporting obligations beyond what was required under previous federal funding agreements. These requirements represent an increased administrative burden on both the Manitoba government and its housing partners.

Manitoba Housing is currently undertaking a multi-year upgrade to its information system to better understand its programming. The new system launched in December 12, 2018. With any new system, there is a period of adjustment, and there is the potential that the requirement for frequent reporting will be a challenge initially, until unanticipated data management issues are resolved.

Compounding this challenge is Manitoba's transition toward community-based housing delivery. Many of Manitoba's community housing providers do not currently have the capacity to gather data beyond that which is currently collected. Manitoba will work with its partners to build this capacity, but recognize that it will take time to implement new systems to reduce administrative burden as well as develop and amend agreements to ensure the requisite data is being collected.

Appendix B: Definitions

“Action Plan” — means the plan developed by MHRC in accordance with paragraph 4 of the Agreement and Schedule C, which includes the mutually agreed-to Targets and Outcomes;

“Adequacy” — means the condition of the Housing does not require any major repairs;

“Administration Costs” — means Manitoba’s costs of carrying out this Agreement that are not assignable to individual Projects or Recipients, including but not limited to costs for communications and agents used in the delivery of Initiatives or Federal NHS Programs;

“Affordability” — means the Housing costs to the household are less than 30% of the total before-tax household income;

“Agreement” — means the CMHC-Manitoba bilateral agreement under the 2017 National Housing Strategy and all its schedules, as amended from time to time;

“CMHC Funding” — means any amount of funding provided by CMHC to MHRC under Schedule B to this Agreement;

“Commitment” — means an undertaking by MHRC to provide funding for a Project or to a Recipient under this Agreement;

“Community Housing” (*also see Social Housing below*) — means community-based housing that is owned and operated by non-profit housing corporations and housing co-operatives or housing owned directly or indirectly by provincial, territorial or municipal governments or district social services administration boards and includes Social Housing;

“Cost-Matched Funding” — means PT Funding, Municipal Funding and Funding from Other Sources to be used in accordance with an Initiative or Initiatives under this Agreement. In addition, provincial and municipal spending in social and affordable housing, including rent assistance, that is outside the existing CMHC cost-sharing requirements under any other arrangement and which contributes to the achievement of the Targets and Outcomes may be recognized as Cost-Matched Funding from and after April 1, 2018 for the Initiatives set out in Schedule B, with the exception of the Canada Housing Benefit, which will include dollar for dollar cost-matching by the province (which may include Municipal Funding).

Cost-Matched Funding does not include: contributions from any Government of Canada source or from CMHC, whether in whole or in part: nor contributions that may receive credit under any arrangement with CMHC or the Government of Canada outside of this Agreement; nor contributions by the occupants of the Housing; nor contributions associated with health care or the provisions of services to residents/tenant of the Housing, except for an amount not exceeding 20% of the total required Cost-Matched Funding for Housing support services which are intended to ensure Housing retention, greater self-reliance and social inclusion for tenants/occupants; nor contributions related to the operations of a Project associated with the revenues of the Project;

“Housing” — means residential accommodation, and facilities, common areas and services used directly with the residential accommodation in order to reduce Housing Need in support of NHS targets, but may include up to 30% of total associated available space for non-residential purposes. Housing does not include commercial or institutional premises, social or recreational services, and services or facilities related to mental or physical health care, education, corrections, food services, social support or public recreation, except as may otherwise be expressly permitted under this Agreement;

“Housing Need” — means a household whose Housing falls below at least one of the standards of Affordability, Suitability and Adequacy, and the household would have to spend at least 30% or more of its before-tax income to access acceptable local Housing;

“Initiative” — means an NHS initiative delivered by MHRC set out in Schedule B to this Agreement;

“Project” — means Housing that is eligible under an Initiative to this Agreement and for greater certainty may include a single Unit, but excludes the case of a Commitment to a Recipient;

“PT Funding” — means cash or in-kind contributions from Manitoba and forms part of Cost-Matched Funding;

“Social Housing” - means Housing the administration of which was within a “Program” in schedule C to the Social Housing Agreement (SHA) between CMHC and MHRC dated September 3, 1998, and the administration of which was on April 1, 2019 and is still within a “Program” in Schedule C at the times of the commitment and use of the CMHC Funding for it (“Eligible Existing Social Housing”) and includes any Units in Housing under this Agreement intended to replace a Unit of such Eligible Existing Social Housing. However, Housing that was or is ONLY within any of the following is excluded: “Program No. 3: Rent Supplement Program”; “Program No. 4: Rent Supplement Program”; “Program No. 10: Rural and Native Homeownership Program”; “Program No. 11: Rural and Native Homeownership Program”;

“Suitability” — means the Housing has enough bedrooms for the size and composition of households, according to National Occupancy Standard;

“Targets and Outcomes” — means the mutually agreed-to Targets and Outcomes set out in a completed Action Plan and includes the related indicators and expected results, all in accordance with Schedule C;

“Unit” — means self-contained residential dwelling or as may be otherwise set out in the Action Plan.

