

Manitoba Housing

Policy Changes Update

June 19, 2017

What has Changed	Then: <i>How it used to be</i>	Now: <i>What has changed</i>	Reason for the Change
Bedroom allocation	<ul style="list-style-type: none"> • Single applicants were eligible for studio units only • To be eligible for a bedroom for a dependant, an applicant had to have custody at least 50% of the time 	<ul style="list-style-type: none"> • Single applicants can be offered a one bedroom unit if it is available at the time of an offer • An additional bedroom will be provided for a dependant when an applicant has custody at least 40% of the time (approximately 12 days per month) • Families with a plan in place to reunify with their children within two years will be allocated the appropriate size unit 	<ul style="list-style-type: none"> • Allows single applicants to access housing faster, since they will qualify for one of two types of units • Manitoba Housing supports families with dependants and recognizes the majority of custody arrangements are 60/40, not 50/50 • Manitoba Housing supports the reunification of families where possible • It reduces the number of unit transfers (moves) and improves home stability by allowing a parent or guardian to remain in the same unit during the two year period that the reunification plan is in place
Guests	<ul style="list-style-type: none"> • Guests were allowed to stay for two weeks without approval from Manitoba Housing • Stays longer than two weeks required approval 	<ul style="list-style-type: none"> • A guest can stay for up to one month without approval from Manitoba Housing • Stays longer than one month require approval 	<ul style="list-style-type: none"> • Manitoba Housing recognizes there are some situations where a tenant may have a temporary guest whose stay exceeds two weeks • If the guest stay is beneficial to the tenant, approval may be granted for the guest to stay longer

Policy Changes *Update cont.*

What has Changed	Then <i>How it used to be</i>	Now <i>What has changed</i>	Reason for the Change
House Rules Agreement	<ul style="list-style-type: none"> • No policy existed 	<ul style="list-style-type: none"> • A new policy and agreement that informs tenants of program rules and policies , including consequences for tenancy if violated • Additional rules are included in this agreement beyond the Tenancy Agreement 	<ul style="list-style-type: none"> • To provide tenants with a fair and equitable administration of Social Housing Rental Program policies • Sharing the House Rules with a tenant when signing a lease provides program clarity in advance of tenancy
Long-Term Absences	<ul style="list-style-type: none"> • No policy existed 	<ul style="list-style-type: none"> • With approval, a tenant can be absent from their unit up to four months in a 12- month period 	<ul style="list-style-type: none"> • A tenant may need to be away from their home and their community for an extended period of time to pursue education or employment or to address family, personal or health matters
Service Animals	<ul style="list-style-type: none"> • No policy existed 	<ul style="list-style-type: none"> • A new policy that defines a service animal and what a tenant must provide for verification 	<ul style="list-style-type: none"> • To provide tenants and staff with a clear and equitable policy that eliminates confusion

Policy Changes *Update cont.*

What has Changed	Then <i>How it used to be</i>	Now <i>What has changed</i>	Reason for the Change
Subsidy Agreement	<ul style="list-style-type: none"> • No policy existed 	<ul style="list-style-type: none"> • New policy and agreement that provides tenants with a better understanding of the benefits of the Social Housing Rental Program • The Subsidy Agreement will be provided when new tenants sign a lease and at lease renewal for existing tenants • A Subsidy Notice and Agreement will replace the current Rent Notice. 	<ul style="list-style-type: none"> • To provide tenants with a policy and agreement that outlines the market rent for the unit, the social housing subsidy a household is eligible to receive, any applicable charges and the total payable monthly rent
Tenant Insurance	<ul style="list-style-type: none"> • No policy existed 	<ul style="list-style-type: none"> • Insurance is recommended but not required • When a tenant applies for housing and has a history of previous damage caused by negligence, insurance will be required for the remainder of their tenancy 	<ul style="list-style-type: none"> • To protect the tenant community • To protect the tenant and Manitoba Housing if a future incident should occur

Policy Changes *Update cont.*

What has Changed	Then <i>How it used to be</i>	Now <i>What has changed</i>	Reason for the Change
Tenant Death	<ul style="list-style-type: none"> • No specified time given to remove belongings from a unit when a tenant passes away • Following the death of a family member, a household with more bedrooms than required had to relocate as soon as possible 	<ul style="list-style-type: none"> • 30 days will be given for belongings to be removed • Following the death of a family member, a household with more bedrooms than required can remain in the unit for up to six months 	<ul style="list-style-type: none"> • To provide tenants and staff with a clear and consistent policy • To allow families time to grieve and deal with family matters
Unit Offer	<ul style="list-style-type: none"> • Three offers were given to an approved applicant or to an existing tenant that needed to relocate 	<ul style="list-style-type: none"> • One offer will be given to approved applicants and existing tenants needing to relocate • One additional offer may be given for a documented health or safety reason • Three days to respond to the housing offer 	<ul style="list-style-type: none"> • Allows applicants to access housing faster • To locate the right home for a tenant by making housing choice a priority at the time of application • To eliminate the need for a unit transfer(move) unless health or safety are at risk

Questions?

Contact Manitoba Housing at: **204 - 945 - 4663** or toll-free at **1-800 - 661- 4663**

(Press option `6` for the Social Housing Rental Program)