

# **Manitoba Housing, Addictions and Homelessness**

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## **Logement, Lutte contre les dépendances et Lutte contre l'itinérance Manitoba**

### **Annual Report Rapport annuel**

**For the year ended March 31, 2025**

**Pour l'exercice terminé le 31 mars 2025**

### **LAND ACKNOWLEDGEMENT**

We acknowledge that Manitoba is located on the Treaty Territories and ancestral lands of the Anishinaabeg, Anishinewuk, Dakota Oyate, Denesuline and Nehethowuk Nations.

We acknowledge that Manitoba is located on the National Homeland of the Red River Métis.

We acknowledge that northern Manitoba includes lands that were and are the ancestral lands of the Inuit.

### **RECONNAISSANCE TERRITORIALE**

Nous reconnaissons que le Manitoba se trouve sur les territoires visés par un traité et sur les terres ancestrales des peuples anishinaabeg, anishinewuk, dakota oyate, denesuline et nehethowuk.

Nous reconnaissons que le Manitoba se situe sur le territoire national des Métis de la Rivière-Rouge.

Nous reconnaissons que le nord du Manitoba comprend des terres qui étaient et sont toujours les terres ancestrales des Inuits.

**Annual Report**

**2024-25**

**Manitoba Housing,  
Addictions  
and Homelessness**

**Rapport annuel**

**2024-2025**

**Logement, Lutte contre  
les dépendances et  
Lutte contre  
l'itinérance Manitoba**

Room 332 Legislative Building, Winnipeg, MB R3C 0V8

Phone: 204-945-5872

Email: DMHAH@manitoba.ca

Electronic format: <https://manitoba.ca/openmb/infomb/departments/index.html>

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Accessibility Coordinator at 204-786-7165.



**Minister of Housing, Addictions and Homelessness**  
**Minister responsible for Mental Health**

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Legislative Building, Winnipeg, Manitoba R3C 0V8 CANADA

Her Honour the Honourable Anita R. Neville, P.C., O.M.  
Lieutenant Governor of Manitoba  
Room 235 Legislative Building  
Winnipeg, MB R3C 0V8

May it Please Your Honour:

I have the privilege of presenting, for the information of Your Honour, the Annual Report of Manitoba Housing, Addictions and Homelessness, for the fiscal year ending March 31, 2025.

Respectfully submitted,

*Original Signed By*

Honourable Bernadette Smith  
Minister of Housing, Addictions and Homelessness  
Minister responsible for Mental Health and Manitoba Housing and Renewal Corporation





**Ministre du Logement, de la Lutte contre les dépendances  
et de la Lutte contre l'itinérance**  
**Ministre responsable de la Santé mentale**

Palais législatif, Winnipeg, Manitoba R3C 0V8 CANADA

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Son Honneur l'honorable Anita R. Neville, P.C., O.M.  
Lieutenant-gouverneure du Manitoba  
Palais législatif, bureau 235  
Winnipeg (Manitoba) R3C 0V8

Madame la Lieutenant-Gouverneure,

J'ai l'honneur de vous présenter, à titre d'information, le rapport annuel du ministère du Logement, Lutte contre les dépendances et Lutte contre l'itinérance du Manitoba pour l'exercice qui s'est terminé le 31 mars 2025.

Le tout respectueusement soumis,

*Original signé par*

Bernadette Smith  
La ministre du Logement, Lutte contre les dépendances et Lutte contre l'itinérance  
Ministre responsable de la Santé mentale et de la Société d'habitation et de rénovation du Manitoba





**Housing, Addictions and Homelessness**

Deputy Minister

Room 332 Legislative Building, Winnipeg, Manitoba, Canada R3C 0V8

The Honourable Bernadette Smith  
Minister of Housing, Addictions and Homelessness  
Room 330 Legislative Building  
Winnipeg, MB R3C 0V8

Madam:

I am pleased to present for your approval the 2024-25 Annual Report of Manitoba Housing, Addictions and Homelessness.

Respectfully submitted,

*Original Signed By*



Charlene Paquin  
Deputy Minister of Housing, Addictions and Homelessness



**Logement, Lutte contre les dépendances et Lutte contre l'itinérance**

Sous-ministre

Bureau 332 Palais législatif, Winnipeg (Manitoba) R3C 0V8 Canada

Madame Bernadette Smith

Ministre du Logement, Lutte contre les dépendances et Lutte contre l'itinérance

Palais législatif, bureau 330

Winnipeg (Manitoba) R3C 0V8

Bonjour,

J'ai le plaisir de soumettre à votre approbation le rapport annuel du ministère Logement, Lutte contre les dépendances et Lutte contre l'itinérance pour l'exercice 2024-2025.

Le tout respectueusement soumis,

*Original signé par*



Charlene Paquin

Sous-ministre du Logement, Lutte contre les dépendances et Lutte contre l'itinérance

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# Introduction/Introduction (French)

This Annual Report fulfills the department reporting requirements described in The Financial Administration Act. The annual report is organized in accordance with departments' appropriation structure as at March 31, 2025, which reflects the authorized appropriations approved by the Legislative Assembly.

Consistent with the Supplement to the Estimates of Expenditure, the annual report includes the Manitoba government performance measurement to foster operational improvements by reinforcing transparency, urgency, alignment and accountability. Performance measurement aligns the departments' work to the government's mandate and strategic priorities. Departments then create operating plans that further translate strategy into day-to-day operations.

The annual report includes information on the department and its Other Reporting Entities (OREs) summary financial results, provides a more detailed breakdown of any changes to its voted budget and also reports on the department's progress in achieving diversity milestones. The financial results and associated variance explanations continue to be provided at the sub-appropriation level. The annual report provides a comprehensive picture of the department's financial performance.

Le présent rapport annuel répond aux exigences ministérielles en matière de rapports qui sont décrites dans la Loi sur la gestion des finances publiques. Il est présenté conformément à la structure des postes budgétaires du ministère au 31 mars 2025, qui tient compte des crédits autorisés ayant été approuvés par l'Assemblée législative.

En cohérence avec le budget complémentaire, le rapport annuel comprend la mesure de la performance du gouvernement du Manitoba, qui favorise l'amélioration sur le plan opérationnel en mettant l'accent sur la transparence, l'urgence, l'uniformité et la reddition de comptes. La mesure de la performance permet d'harmoniser les travaux des ministères avec le mandat et les priorités stratégiques du gouvernement. Les ministères élaborent ensuite des plans opérationnels qui intègrent ces thèmes aux activités quotidiennes.

Le rapport annuel contient les résultats financiers sommaires du ministère et de ses autres entités comptables, fournit une ventilation plus détaillée des changements apportés au budget des crédits votés et rend compte des progrès du ministère en matière de diversité. Il continue de fournir les résultats financiers accompagnés d'explications sur les écarts au niveau des postes secondaires. Le rapport annuel fournit un portrait global de la performance financière du ministère.

# Department At a Glance – 2024-25 Results

<b>Department Name &amp; Description</b>	The Department of Housing, Addictions and Homelessness, provides provincial leadership and oversight for supporting and building more social and affordable housing for Manitobans throughout the province. Our goal is to end chronic homelessness and ensure that individuals are connected to wraparound supports to support them in their daily lives. In addition, as the Minister responsible for Mental Health, ensuring the availability and accessibility of mental health and substance use supports for those who need them is a key priority.
<b>Minister</b>	Honourable Bernadette Smith
<b>Deputy Minister</b>	Charlene Paquin

<b>Other Reporting Entities</b>	<b>1</b>	<ul style="list-style-type: none"> <li>The Manitoba Housing and Renewal Corporation</li> </ul>
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Summary Expenditure (\$M)	
<b>794</b>	<b>775</b>
Authority	Actual

Core Expenditure (\$M)		Core Staffing
<b>673</b>	<b>672</b>	<b>650.5</b>
Authority	Actual	Authority

# Coup d'œil sur le ministère – Résultats en 2024-2025

Nom et description du ministère	Le ministère du Logement, de la Lutte contre les dépendances et de la Lutte contre l'itinérance fournit une orientation, une supervision et un financement à l'échelle de la province pour la construction de logements sociaux et abordables, tout en veillant à protéger ceux qui sont déjà sur le marché, au profit de la population manitobaine. Son but est de mettre fin à l'itinérance chronique et de s'assurer que les personnes, et surtout les enfants, ont accès à un accompagnement complet pour les aider à s'épanouir dans leur vie quotidienne. En outre, à titre de ministre responsable de la Santé mentale, je dois maintenir au cœur de nos priorités l'offre de mesures de soutien accessibles en matière de santé mentale et de consommation de substances pour les personnes qui en ont besoin.
Ministre	Bernadette Smith
Sous-ministre	Charlene Paquin

Autres entités comptables	<b>1</b>	<ul style="list-style-type: none"> <li>Société d'habitation et de rénovation du Manitoba</li> </ul>
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Dépenses globales (en millions de dollars)	
<b>794</b>	<b>775</b>
Dépenses autorisées	Dépenses réelles

Dépenses ministérielles (en millions de dollars)		Personnel ministériel
<b>673</b>	<b>672</b>	<b>650.5</b>
Dépenses autorisées	Dépenses réelles	Dépenses autorisées

# Departmental Responsibilities

The Department of Housing, Addictions and Homelessness provides provincial leadership and oversight for supporting and building more social and affordable housing in Manitoba, and for mental health and addictions services throughout the province.

The overall responsibilities of the Minister and the Department of Housing, Addictions and Homelessness include:

- Delivery of public housing operations through the Manitoba Housing and Renewal Corporation.
- Work across government and with other levels of government, Indigenous governments, and community stakeholders to address the shortage of affordable housing and increase the supply of supportive and transitional housing.
- Work with municipalities to end chronic homelessness by connecting Manitobans with housing and wraparound supports.
- Set strategic direction and policy and fund programs and services addressing housing, mental health, harm reduction, substance use treatment and recovery.
- Provide Manitobans with the support they need to address substance use disorders by expanding detox beds and treatment options.
- Enhance the workforce by hiring more mental health workers to work alongside law enforcement and community organizations.
- Lead a harm reduction approach to the substance use crisis, including creating systems for testing toxic drugs and the implementation of a supervised consumption site in Winnipeg.
- Enhance suicide prevention and life promotion supports and services, including the implementation of a province wide suicide prevention strategy with a focus on youth, Indigenous, and 2SLGBTQIA+ communities.
- Responsible for legislation as noted in the Statutory Responsibilities section.

The Minister is also responsible for:

- Mental Health
- The Manitoba Housing and Renewal Corporation, a Crown corporation

Appendix B - Statutory Responsibilities lists acts under the minister's responsibility.

# Responsabilités ministérielles

Le ministère du Logement, de la Lutte contre les dépendances et de la Lutte contre l'itinérance assure l'orientation et la surveillance au chapitre de la construction de plus de logements sociaux et abordables au Manitoba, de la lutte contre l'itinérance chronique et de l'amélioration des services en santé mentale et en lutte contre les dépendances partout dans la province.

Les responsabilités générales de la personne occupant le poste de ministre et du ministère du Logement, de la Lutte contre les dépendances et de la Lutte contre l'itinérance comprennent les suivantes:

- Fournir des activités fonctionnelles relatives au logement public par l'entremise de la Société d'habitation et de rénovation du Manitoba.
- Travailler avec l'ensemble du gouvernement et avec d'autres ordres de gouvernement, les gouvernements autochtones et les intervenants communautaires afin de faire face à la pénurie de logements abordables, et d'accroître l'offre de logements supervisés et de transition.
- Travailler avec les municipalités pour mettre fin à l'itinérance chronique en mettant en rapport les Manitobains avec des services d'aide au logement et de soutien complet.
- Établir la direction stratégique et financer les programmes et les services en matière de logement, de santé mentale, de réduction des préjudices, de traitement de la toxicomanie et de rétablissement.
- Fournir aux Manitobains le soutien dont ils ont besoin pour lutter contre la toxicomanie en accroissant le nombre de lits de désintoxication et les solutions de traitement.
- Renforcer la main-d'œuvre en embauchant plus de travailleurs en santé mentale pour travailler de concert avec les organismes d'application de la loi et les organismes communautaires.
- Piloter une approche de réduction des préjudices à l'égard de la crise de toxicomanie, notamment en créant des systèmes de dépistage des drogues toxiques et en mettant en œuvre un site de consommation sécuritaire à Winnipeg.
- Accroître les services et les mesures de soutien en prévention du suicide et en promotion de la vie, notamment la mise en œuvre d'une stratégie provinciale de prévention du suicide axée sur les jeunes 2ELGBTQQIA+.
- La responsabilité à l'égard des lois figure dans la section des responsabilités légales.

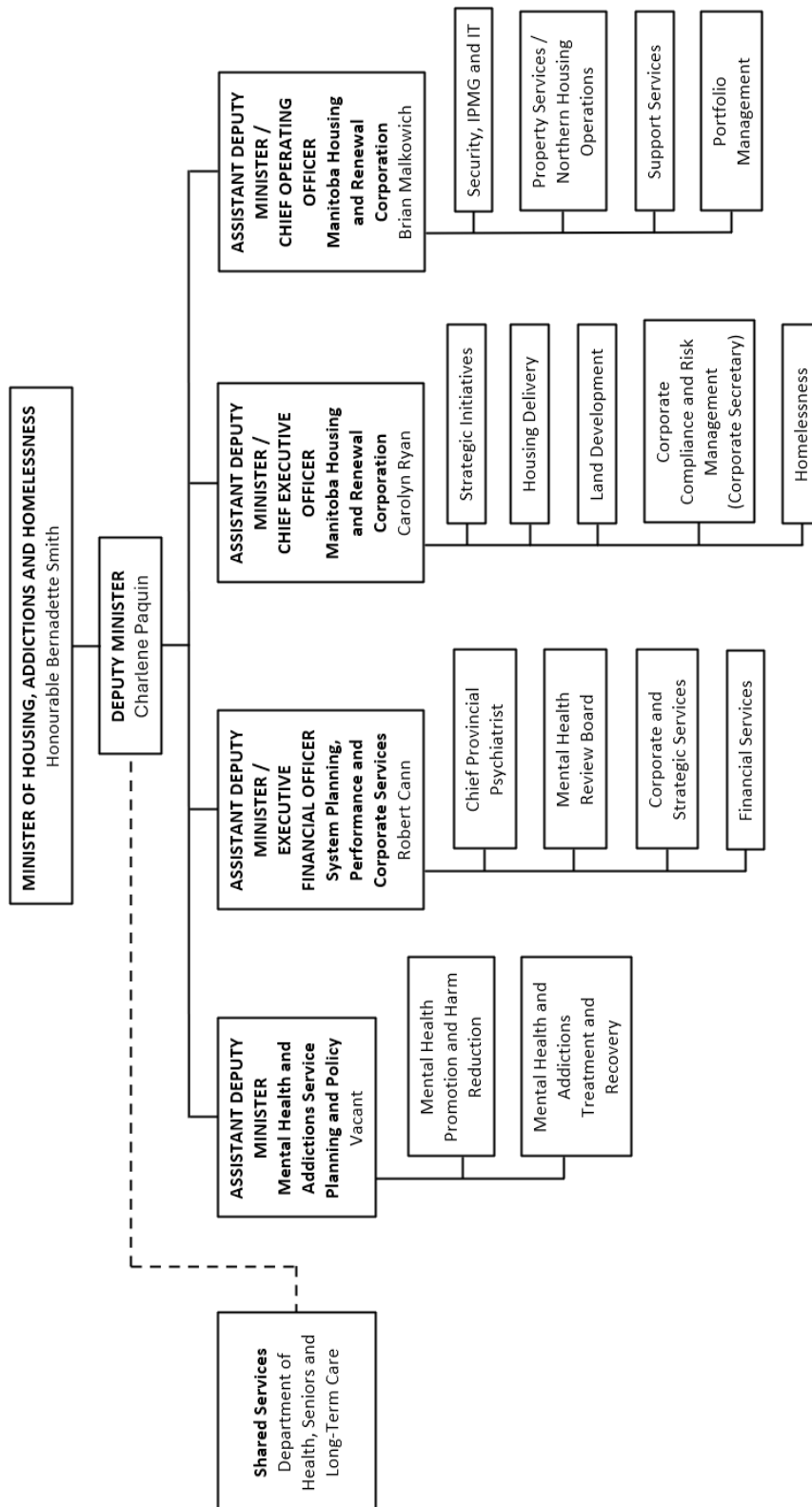
La personne occupant le poste de ministre est aussi responsable des entités suivantes:

- la Santé mentale
- la Société d'habitation et de rénovation du Manitoba, une société d'État

L'annexe B portant sur les responsabilités législatives dresse la liste des lois qui relèvent de la personne occupant le poste de ministre (en anglais seulement).

# Organizational Structure

Department of Housing, Addictions and Homelessness as of March 31, 2025



# Operating Environment and Departmental Risk

In 2024-25, the department continued its coordinated efforts to support Manitobans experiencing challenges related to homelessness, housing insecurity, mental health, and addictions. The establishment of the department has been an important step forward through bringing these critical areas together under a single mandate. Through aligned efforts, resources, strategic partnerships, and expertise, the department has created a more collaborative, innovative, and person-centred approach to help build stronger, healthier communities across the province, so that all Manitobans may experience the best quality of life.

The department did address the growing complexities and challenges faced by our province's most vulnerable populations. Manitoba experienced an increasingly toxic drug supply leading to an increase in overdose deaths; individuals experiencing homelessness were met with extreme weather conditions; housing insecurity was on the rise with low social housing vacancy rates; and increasingly complex mental health issues created pressure on the mental health and addictions system.

Within a broader context of rising homelessness rates and declining affordable housing stock, the department focused on aligning efforts to build a more responsive and collaborative housing support system. In 2024-25, the department committed to both fund and build new social and affordable housing units. Despite an increase in inflation and construction costs, these efforts reflected a shared commitment to support individuals and families across the province through access to safe, stable, and affordable places to call home.

While recruitment and retention challenges persist within the mental health and addictions system, the department has advanced its efforts to expand the mental health workforce as part of the Ministerial mandate to hire 100 mental health workers by 2027-28. Through this commitment, the department will continue to break down social barriers, address stigma, and improve access and coordination of the mental health and addictions system.

In 2024-25, the department focused on creating lasting, meaningful change for Manitobans facing homelessness and housing insecurity by launching *Your Way Home: Manitoba's Plan to End Chronic Homelessness*, including investing in community organizations to deliver supportive housing for individuals exiting encampments. Additionally, the department signed the Unsheltered Homelessness and Encampments Initiative with the Government of Canada to support individuals living unsheltered and in encampments.

Strong partnerships with municipalities, Indigenous governments and communities, local service providers, and non-profit and private sectors were key in the department's approach to support new mental health and substance use services. This was demonstrated through key investments in mobile withdrawal management services, Assertive Community Treatment models, Cognitive Behavioural Therapy with Mindfulness programs, and funding to support staffing of Shared Health's Crisis Response Centre and mobile crisis services.

The department continued to collaborate with Service Delivery Organizations on the development of a mental health and addictions Accountability and Performance Management Framework. This included a focus on improving data quality to support evidence-based interventions.

The department is committed to fostering long-term, sustainable solutions that support and empower individuals facing homelessness, and mental health and substance use challenges. Through partnerships and key investments, the department will continue to build a stronger, more responsive system that promotes the well-being of all Manitobans.

# 2024-25 Key Achievement Highlights

During the fiscal year, Manitoba Housing, Addictions and Homelessness accomplished the following:

- Delivered Social and Affordable Housing Rental Programs through approximately 24,750 units in Manitoba. Of these units, 12,000 were direct-managed projects, and 12,750 units were operated by cooperatives, non-profit and sponsor organizations.
- Allocated \$23M to non-profit housing partners that included \$6.3M in federal funding under the National Housing Strategy to create new social and affordable housing units.
- Invested \$4M towards 29 new mental health workers as part of the department's mandate to hire 100 mental health workers to work alongside law enforcement and in community organizations.
- Invested \$1.3M to support an additional 400 people through mobile withdrawal management services.
- Invested \$116M in Your Way Home: Manitoba's Plan to End Chronic Homelessness to address the shortage of housing and supports needed to end chronic homelessness.
- Invested \$7M in community agencies to address encampments by enhancing drop-in services, providing flexible funding, developing supportive housing and supporting shelters to operate as 24/7 service hubs in cold weather.
- Continued the development of the Suicide Prevention Strategy with a focus on youth, Indigenous, and 2SLGBTQQA+ communities, including investing \$100K to expand Peer Support Services, and \$150K to support Manitoba First Nations suicide prevention training.
- Advanced the mandate priority related to harm reduction including the introduction of drug checking services, and funding for the safe disposal of sharps (needles and syringes) in communities throughout the province.

# Principales réalisations en 2024-2025

Au cours de l'exercice, le ministère du Logement, Lutte contre les dépendances et Lutte contre l'itinérance a accompli les réalisations suivantes.

- Il a mis en œuvre des programmes de location de logements sociaux et abordables totalisant quelque 24 750 logements au Manitoba. Parmi ces logements, 12 000 découlent de projets gérés directement par le ministère et 12 750 étaient exploités par des coopératives, des fournisseurs de logements sans but lucratif et des organismes parrains.
- Il a attribué 23 millions de dollars à des partenaires sans but lucratif dans le domaine du logement, dont 6,3 millions de dollars provenant du financement fédéral dans le cadre de la Stratégie nationale sur le logement, afin de créer de nouveaux logements sociaux et abordables.
- Il a investi 4 millions de dollars pour recruter 29 nouveaux travailleurs en santé mentale dans le cadre du mandat du ministère visant à embaucher 100 travailleurs en santé mentale pour travailler aux côtés des forces de l'ordre et dans les organismes communautaires.
- Il a investi 1,3 million de dollars pour aider 400 personnes supplémentaires grâce à des services mobiles de prise en charge du sevrage.
- Il a investi 116 millions de dollars dans l'initiative Un toit pour soi — Plan manitobain pour mettre fin à l'itinérance chronique afin de remédier à la pénurie de logements et de services de soutien nécessaires pour mettre fin à l'itinérance chronique.
- Il a investi 7 millions de dollars dans des organismes communautaires afin de régler le problème des campements en améliorant les services d'accueil, en fournissant un financement flexible, en développant des logements supervisés et en aidant les refuges à fonctionner comme des centres de services ouverts en tout temps pendant la saison froide.
- Il a poursuivi l'élaboration de la stratégie de prévention du suicide axée sur les jeunes, les Autochtones et les communautés 2ELGBTQQIA+, notamment par un investissement de 100 000 dollars pour développer les services de soutien par les pairs et de 150 000 dollars pour soutenir la formation en matière de prévention du suicide des Premières Nations du Manitoba.
- Il a fait progresser la priorité du mandat liée à la réduction des méfaits, notamment par la mise en place de services de vérification des drogues et le financement de l'élimination sécuritaire des objets tranchants (aiguilles et seringues) dans les communautés de toute la province.

# Department Performance Measurement

The departmental objectives reflect the elected government priorities listed in the department mandate letters. The government identified five provincial themes: Lowering Costs for Families, Rebuilding Health Care, Growing Our Economy, Healthier Families and Safer Communities and A Government that Works for You, with the department's objectives listed under each of the themes.

## Vision

All Manitobans have access to dignified housing and mental health and substance use supports to enjoy a good quality of life and a sense of belonging in their communities.

## Mission

To foster a compassionate and inclusive system of support that empowers individuals facing homelessness, and mental health and substance use challenges to build resilience and achieve stability, wellness, and belonging.

## Values

- Truth and Reconciliation
- Respect
- Dignity
- Compassion
- Integrity
- Trauma-informed
- Person-centered
- Evidence-based

## Provincial Themes and Department Objectives

### Lowering Costs for Families

1. Build Social and Affordable Housing

### Rebuilding Health Care

2. Provide Manitobans with the Support They Need to Address Addiction
3. Take a Harm Reduction Approach to the Addictions Crisis

### Healthier Families and Safer Communities

4. End Chronic Homelessness
5. Enhance Suicide Prevention, Intervention, After-care and Life Promotion Supports and Services

### A Government that Works for You

6. Find Efficiencies to Enhance Productivity and Improve Service Delivery

# Mesure de la performance du ministère

Les objectifs ministériels reflètent les priorités du gouvernement élu, qui sont décrites dans les lettres de mandat. Le gouvernement a désigné cinq thèmes provinciaux (Réduire les coûts pour les familles, Rebâtir le système de soins de santé, Faire croître notre économie, Des familles plus en santé et des communautés plus sûres et Un gouvernement qui travaille pour vous) sous lesquels sont répertoriés les objectifs ministériels.

## Vision

Tous les Manitobains ont accès à un logement convenable et à du soutien en matière de santé mentale et de gestion de la consommation de substances afin de pouvoir jouir d'une belle qualité de vie et de se sentir pleinement intégrés à leur collectivité.

## Mission

Promouvoir un système de soutien fondé sur la compassion et l'inclusion, qui offre aux personnes vivant des problèmes d'itinérance, de santé mentale et de consommation de substances les ressources qui leur permettront de renforcer leur résilience, d'atteindre un bien-être durable, d'assurer leur stabilité et de se sentir intégrées au sein de leur collectivité.

## Valeurs

- Vérité et Réconciliation
- Respect
- Dignité
- Compassion
- Intégrité
- Prise en compte des traumatismes
- Services centrés sur la personne
- Services fondés sur des données probantes

## Thèmes provinciaux et objectifs ministériels

### Réduire les coûts pour les familles

1. Construire des logements sociaux et abordables

### Rebâtir le système de soins de santé

2. Fournir aux Manitobains le soutien dont ils ont besoin pour lutter contre les dépendances
3. Adopter une approche axée sur la réduction des méfaits face à la crise des dépendances

### Des familles plus en santé et des communautés plus sûres

4. Mettre fin à l'itinérance chronique
5. Améliorer les services et mesures d'aide en matière de prévention du suicide, d'intervention, de suivi et de promotion de la vie

### Un gouvernement qui travaille pour vous

6. Fournir des services et des programmes dans le respect des ressources allouées

# Department Performance Measurement - Details

The following section provides information on key performance measures for Housing, Addictions and Homelessness (HAH) for the 2024-25 reporting year. All Manitoba government departments include a performance measurement section in a standardized format in their annual reports.

Performance indicators in Manitoba government annual reports are intended to complement financial results and provide Manitobans with meaningful and useful information about government activities and their impact on the province and its citizens.

## Lowering Costs for Families

### 1. Build Social and Affordable Housing

#### Key Initiatives

- **Investments in Social and Affordable Housing:** In 2024-25, the Manitoba Housing and Renewal Corporation (MHRC) delivered Social and Affordable Housing Rental Programs through approximately 24,750 units in Manitoba. Of these units, 12,000 were direct-managed projects, and 12,750 units were operated by cooperatives, non-profit and sponsor organizations.
- **Continued Partnerships with the Federal Government:** The governments of Manitoba and Canada partnered to meet affordable housing needs through cost-matched funding agreements. Through provincially delivered programming, these funds increased the supply and quality of affordable housing and improved affordability for households in need. Manitoba and Canada had two key agreements supporting these activities in 2024-25: the Social Housing Agreement (SHA) and the Canada Mortgage and Housing Corporation (CMHC)-Manitoba Bilateral Agreement under the 2017 National Housing Strategy (NHS). In 2024-25, MHRC allocated \$23M to non-profit housing partners that included \$6.3M in federal funding under the NHS to create new social and affordable housing units.

#### Performance Measures

Measure	2022-23 Actual	2023-24 Actual	2024-25 Target	2024-25 Actual
1.a Total number of new social and affordable housing units funded, annually	185	496	350	511
1.b Total number of new social and affordable housing units built, annually	-	-	94	115

**1.a Total number of new social and affordable housing units funded, annually:** This measure included the number of new social (rent-geared-to-income) and affordable housing units funded annually. This data represents the number of social and affordable housing projects with funding commitments in place, and progress on the number of new social and affordable housing units built. Manitoba committed over \$23M in funding in 2024-25 including \$6.3M in federal NHS funding towards 511 units of social and affordable housing.

**1.b Total number of new social and affordable housing units built, annually:** This measure included the number of new social (rent-geared-to-income) and affordable housing units built annually to reach a baseline of 94 units. This baseline of 94 units represents 10% of the NHS ten-year new construction target of new housing units (937 units). This data informed MHRC of the unit increase of social and affordable housing units. In 2024-25, a total of 115 new social and affordable housing units were built which included 37 social and 78 affordable units.

# Rebuilding Health Care

## 2. Provide Manitobans with the Support They Need to Address Addiction

### Key Initiatives

- Work across government to hire 100 new mental health workers to work alongside law enforcement and community organizations:** The department has continued to work with the health system, community partners, and other departments to improve access to mental health professionals. Within its first year of a four-year initiative (2024-25), Manitoba invested \$4M towards 29 new mental health workers to strengthen the workforce. These positions will work across sectors and in communities to create safer, more responsive environments to ensure that Manitobans have access to mental health supports when and where they need it.
- Improve access to and capacity for withdrawal management services and treatment options:** The department has committed to improve and expand access to withdrawal management services (WMS) and addictions treatment options. In 2024-25, Manitoba invested \$1.3M to support an additional 400 people through mobile WMS. WMS are part of a continuum of care for individuals impacted by substance use issues. The department continues to work towards the expansion of treatment options to ensure Manitobans have the support they need to overcome addictions.

### Performance Measures

Measure	2024-25 Target	2024-25 Actual
2.a Median wait times in days for bed-based addictions treatment, quarterly	-	25.5

**2.a Median wait times in days for bed-based addictions treatment, quarterly:** This new measure identified wait times for bed-based addictions services. This included community bed-based WMS, community intensive substance use bed-based treatment, community-based intensive day or evening substance use treatment, and supported/supportive housing (substance use specific supportive recovery housing). Wait times calculations were based on the median number of calendar days individuals waited for service.

## 3. Take a Harm Reduction Approach to the Addictions Crisis

### Key Initiatives

- Continued engagement with partners to work towards establishing a supervised consumption site in downtown Winnipeg:** In 2024-25, Manitoba continued the collaborative planning process of opening an Indigenous-led supervised consumption site in downtown Winnipeg as one of the measures to help address substance related harms. This included identifying Aboriginal Health and Wellness Centre as the service provider, drafting relevant policies and procedures, engaging with community members, and initiating the exemption process with Health Canada. The department also allocated funding to Sunshine House’s Mobile Overdose Prevention Site to help address the overdose crisis.
- Worked with experts to establish systems for testing toxic drugs:** In 2024-25, the department supported the introduction of drug-checking services at the Winnipeg Regional Health Authority’s Street Connections office and Nine Circles Community Health Centre. These services provide opportunities for Manitobans who use substances to make informed decisions about their health and well-being. Department funding to Sunshine House’s Mobile Overdose Prevention Site also supported their ongoing drug checking services.

- **Listened to public health experts to take a harm reduction approach to the substance use crisis:** In 2024-25, the department maintained its focus on harm reduction by working closely with other departments, public health experts, Service Delivery Organizations (SDOs), community agencies, and people who use substances to identify priorities, highlight service gaps, and identify solutions to address the substance use crisis. Knowledge and expertise from other jurisdictions continue to inform Manitoba’s response.

## Performance Measures

Measure	2024-25 Target	2024-25 Actual
3.a Total number of Regional Health Authority and community sites in the province with drug checking services, annually	2	3

**3.a Total number of Regional Health Authority and community sites in the province with drug checking services, annually:** The Winnipeg Regional Health Authority (WRHA) offers drug checking services at their Street Connections office in Winnipeg. Drug checking services are also offered at Sunshine House’s Mobile Overdose Prevention Site. Nine Circles Community Health Centre also implemented drug checking services in March 2025. This brings provincially supported drug checking services to a total of three locations in Winnipeg.

## Healthier Families and Safer Communities

### 4. End Chronic Homelessness

#### Key Initiatives

- **Launched *Your Way Home: Manitoba’s Plan to End Chronic Homelessness*:** In January 2025, the Manitoba government launched *Your Way Home: Manitoba’s Plan to End Chronic Homelessness*. The plan will address the shortage of housing and supports needed to end chronic homelessness through the following measures:
  - Increasing the supply of social housing with wraparound supports
  - Creating a Housing First program in Manitoba Housing
  - Aligning coordination between organizations and governments
  - Recruiting, training, and retaining front-line staff
  - Addressing gaps that lead youth and vulnerable people into homelessness
  - Inspiring hope and developing pathways to success

The strategy builds on Budget 2024’s investment of \$116M to build and maintain social and affordable housing. The investment will not only support the creation of 350 new units of social and affordable housing, but will also allow for the renovation and repair of up to 3,000 more units, ensuring they remain available to the Manitobans who need them most.

- **Signed the Unsheltered Homelessness and Encampments Initiative with the federal government:** Under the agreement, the federal government is providing \$7.5M over two years. Manitoba is cost-matching this federal contribution. This funding aims to address homelessness and encampments - primarily in Winnipeg - by establishing supportive housing, enhancing drop-in services, and providing flexible funding.

- **Provided \$5.1M in capital and \$4.3M in operating funding to community organizations to deliver supportive housing for people exiting encampments:** Through the *Your Way Home* strategy, the department took immediate action to start housing the estimated 700 Manitobans who are currently living in encampments. The province partnered with four community agencies to create at minimum 64 supportive housing spaces in Winnipeg.
- **Invested \$2.7M to address encampments by enhancing drop-in services and providing flexible funding across the province:** Manitoba supported communities by providing funding to community agencies to enhance drop-in services and flexible funding to address their specific needs in response to unsheltered homelessness and encampments across Manitoba including Steinbach, Swan River, and Thompson. This supports safe places for Manitobans to access basic needs, avoid exposure during extreme weather, and connect to housing, health, and support services in their communities. It also provided agencies with the flexibility to quickly assist individuals to address their immediate needs, so that Manitobans have a foundation for improved health, well-being, and stability.
- **Developed support services teams to help people exiting homelessness find and maintain housing:** Manitoba is committed to addressing homelessness with evidence-based solutions, including adopting a Housing First approach. Housing First ensures that people experiencing homelessness have access to stable housing as a first step, along with the support they need to maintain it. This approach recognizes that housing provides the foundation for improved health, well-being, and stability. There are no unnecessary barriers to accessing housing, ensuring people receive the support they need when they need it. To support this approach, the department invested ongoing annual funding of \$5.3M in Housing First teams that work to support unsheltered Manitobans with family reunification, education, employment, and all the steps needed to ensure that someone who has experienced homelessness can live the full life they have imagined.
- **Supported shelters to operate as 24/7 service hubs in cold weather:** In 2024-25, the department provided \$2.6M in funding to support shelters to operate 24/7 from October to March, so fewer Manitobans suffer from exposure to extreme winter weather conditions. The department also ensured safe, supportive environments for people to connect with basic needs, case management, housing services, and to build positive relationships.

## Performance Measures

Measure	2024-25 Target	2024-25 Actual
4.a Total number of people housed by Manitoba Housing and department funded homeless serving agencies, annually	-	882

**4.a Total number of people housed by Manitoba Housing and department funded homeless serving agencies, annually:** This new measure tracked the total number of people housed by Manitoba Housing and department funded service agencies annually, providing a measure of the number of people housed through department funding. The measure was calculated by totaling the number of people housed by Manitoba Housing with the number of people housed by department funded agencies. This was a new performance measure that will continue into the new fiscal year. Data collected this year will be used as a baseline to measure and evaluate future targets.

## 5. Enhance Suicide Prevention, Intervention, After-care and Life Promotion Supports and Services

### Key Initiatives

- **Continued development of the Suicide Prevention Strategy including key early investments:** In 2024-25, Manitoba continued the development of a Suicide Prevention Strategy. This included working collaboratively with the Suicide Prevention Advisory Group, which includes members from Indigenous governing bodies and organizations, the 2SLGBTQQIA+ community, and youth, to plan extensive community engagements across Manitoba. While the development of a comprehensive strategy is underway, the following early actions were supported in 2024-25:

  - Invested \$100K to expand Peer Support Services in the Northern Regional Health Authority in collaboration with Peer Connections Manitoba. There is an emerging evidence base supporting the effectiveness of peer support in addressing suicide, including a reduction in hospitalization, symptoms of distress, and improvements in social support and quality of life.
  - Invested \$150K to support the training and implementation of a newly developed, Manitoba First Nations specific suicide prevention training called ‘Looking Out for One Another’. Led by the First Nation Health and Social Secretariat of Manitoba, the suicide prevention/life promotion community level training is based on best practices and is designed to equip First Nations community members, professionals, and other key individuals with the skills and knowledge to identify signs of suicidal ideation and intervene effectively.
  - Continued support to expand school-based suicide prevention programs. In 2024-25, the Indigenous Youth Mentorship Program, an evidence-based after-school recreation and leadership program, expanded into additional Indigenous community and school sites. In partnership with Education and Early Childhood Learning, the department supported Sources of Strength's Northern expansion of this best practice, school-based youth suicide prevention program designed to increase help seeking behaviours and promote connections between peers and caring adults to promote life and prevent suicide.
- **Expanded funding to mental health services for youth:** In 2024-25, the branch increased funding for Integrated Youth Services (known as Huddle) in Manitoba. Huddle sites provide a continuum of mental health, substance use and addictions services, primary care, Indigenous programming, peer support, and social services on a walk-in basis for youth and young adults aged 12 to 29 with no referral required.

### Performance Measures

Measure	2024-25 Target	2024-25 Actual
5.a Total number of new suicide prevention programs, annually	4	11

**5.a Total number of new suicide prevention programs, annually:** Manitoba continued to support school-based suicide prevention initiatives. Funding enabled the expansion of Sources and Strength and Indigenous Youth Mentorship Program.

In 2024-25, 11 new program sites were added across Manitoba. Sources of Strength expanded to four new schools in the Frontier (northern) School Division, and Indigenous Youth Mentorship Program expanded to seven new schools in Winnipeg’s downtown core area. The funding for Sources of Strength was provided to expand specifically in the Northern region, where programming had never existed before and where the need for suicide prevention programming is greater.

# A Government that Works for You

## 6. Find Efficiencies and Enhance Productivity and Improve Service Delivery

### Key Initiatives

- **Delivered on services and programs within allocated resources:** The financial team and program planning and delivery teams worked closely to plan and evaluate to ensure programs and services were delivered within the budgeted amount efficiently and effectively. The department will continue to maintain internal controls to provide reasonable assurance that assets are safeguarded, and transactions are authorized and executed in accordance with prescribed legislation, regulations, and government directives and policies.

# FINANCIAL DETAILS

## Consolidated Actual Expenditures

This table includes the expenditures of the department and Other Reporting Entities (OREs) that are accountable to the minister and aligns to the Summary Budget.

**Housing, Addictions and Homelessness includes the following OREs:**

- The Manitoba Housing and Renewal Corporation

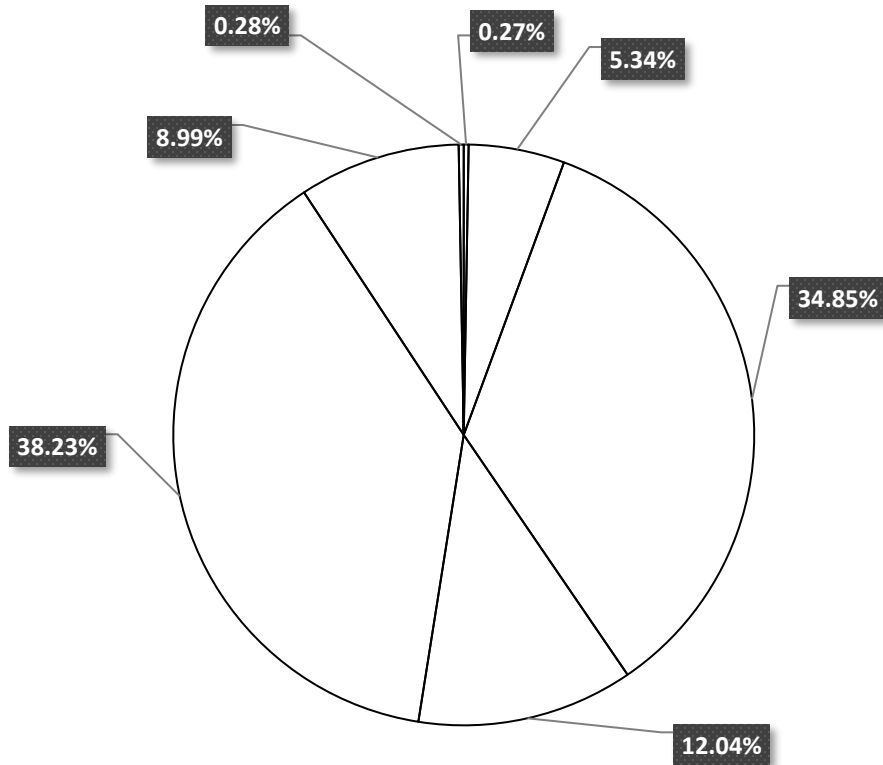
### Consolidated Actual Expenditures

For the fiscal year ended March 31, 2025, with comparative figures for the previous fiscal year \$(000s)

Main Appropriations	Part A - Operating	Other Reporting Entities	Consolidation and Other Adjustments	2024-25 Actual	2023-24 Actual
Administration and Finance	2,120	-	-	<b>2,120</b>	1,538
Mental Health and Addictions Service Planning and Policy	41,377	-	-	<b>41,377</b>	34,784
Housing	239,234	272,956	(242,117)	<b>270,073</b>	260,784
Physician Services - Psychiatry	93,302	-	-	<b>93,302</b>	78,553
Funding to Health Authorities	296,356	-	-	<b>296,356</b>	297,289
Costs Related to Capital Assets of Other Reporting Entities	-	-	-	-	-
Amortization Expense	-	69,662	-	<b>69,662</b>	65,069
Interfund Activity	-	-	2,165	<b>2,165</b>	1,800
<b>TOTAL</b>	<b>672,389</b>	<b>342,618</b>	<b>(239,952)</b>	<b>775,055</b>	<b>739,817</b>

NV – Non-Voted

# Percentage Distribution of Consolidated Actual Expenditures by Operating Appropriation, 2024-25, Actuals



0.27%	Administration and Finance
5.34%	Mental Health and Addictions Service Planning and Policy
34.85%	Housing
12.04%	Physician Services - Psychiatry
38.23%	Funding to Health Authorities
8.99%	Amortization Expense
0.28%	Interfund Activity

# Summary of Authority

<b>Part A - Operating</b>		<b>2024-25 Authority \$(000s)</b>
<b>2024-25 PRINTED ESTIMATES - PART A</b>		
Allocation of funds from:		\$673,209
	<b>Subtotal</b>	<b>\$673,209</b>
In-year re-organization from:		
	<b>Subtotal</b>	<b>-</b>
<b>2024-25 Authority</b>		<b>\$673,209</b>

<b>Part C – Loans and Guarantees</b>		<b>2024-25 Authority \$(000s)</b>
<b>2024-25 PRINTED ESTIMATES – PART C</b>		\$15,000
In-year re-organization from:		
	<b>Subtotal</b>	<b>-</b>
<b>2024-25 Authority</b>		<b>\$15,000</b>

<b>Part D – Other Reporting Entities Capital Investment</b>		<b>2024-25 Authority \$(000s)</b>
<b>2024-25 PRINTED ESTIMATES – PART D</b>		\$77,871
In-year re-organization from:		
	<b>Subtotal</b>	<b>-</b>
<b>2024-25 Authority</b>		<b>\$77,871</b>

## Detailed Summary of Authority by Appropriation \$(000s)

Detailed Summary of Authority	Printed Estimates 2024-25	In-Year Re-organization	Virement	Enabling Authority	Authority 2024-25	Supplementary Estimates
Part A – Operating (Sums to be Voted)	672,389	-	-	-	672,389	-
<b>Subtotal</b>	672,389	-	-	-	672,389	-
Part A – Operating (NV)	820				820	
<b>TOTAL Part A - Operating</b>	673,209	-	-	-	673,209	-
Part C – Loans and Guarantees	15,000	-	-	-	15,000	-
Part D – Other Reporting Entities Capital Investment	77,871	-	-	2,733	80,604	-

NV – Non-Voted

## Part A: Expenditure Summary by Appropriation

### Departmental Actual Expenditures

For the fiscal year ended March 31, 2025, with comparative figures for the previous fiscal year \$(000s)

Authority 2024-25	Appropriation	Actual 2024-25	Actual 2023-24	Increase (Decrease)	Expl. No.
	1. ADMINISTRATION AND FINANCE				
	(a) Minister's Salary				
47	Salaries and Employee Benefits	47	49	(2)	
	Other Expenditures	-	7	(7)	
	(b) Executive Support				
1,024	Salaries and Employee Benefits	1,024	1,037	(13)	
78	Other Expenditures	78	63	15	
	(c) Financial Services				
964	Salaries and Employee Benefits	964	382	582	
7	Other Expenditures	7	0	7	
<b>2,120</b>	<b>Subtotal</b>	<b>2,120</b>	<b>1,538</b>	<b>582</b>	<b>1</b>

#### Explanation:

- Increase is due to 2023/24 reorganization and hiring of vacant positions in Financial Services branch.

	2. MENTAL HEALTH AND ADDICTIONS SERVICE PLANNING AND POLICY				
	(a) Mental Health and Addictions Treatment and Recovery				
2,047	Salaries and Employee Benefits	2,047	4,735	(2,688)	
25,334	Other Expenditures	25,320	28,181	(2,861)	
51	Grant Assistance	65	55	10	
	(b) Mental Health Promotion and Harm Reduction				
1,180	Salaries and Employee Benefits	1,180	-	1,180	
8,832	Other Expenditures	8,831	-	8,831	
	Grant Assistance	-	-	-	
	(c) Corporate and Strategic Services				

2,093	Salaries and Employee Benefits	2,090	-	2,090	
106	Other Expenditures	13	-	13	
	(d) Chief Provincial Psychiatrist				
798	Salaries and Employee Benefits	802	771	31	
603	Other Expenditures	621	635	(14)	
	(e) Mental Health Review Board				
274	Salaries and Employee Benefits	274	288	(14)	
59	Other Expenditures	134	119	15	
<b>41,377</b>	<b>Subtotal</b>	<b>41,377</b>	<b>34,784</b>	<b>6,593</b>	<b>1</b>

Explanation:

1. Offsetting Increase/Decrease is due to re-organizations in this appropriation. Overall increase is due to implementation of new programs and intervention initiatives.

### 3. HOUSING

(a) The Manitoba Housing and Renewal Corporation

35,796	Salaries and Employee Benefits	38,992	35,322	3,670	<b>1</b>
30,340	Other Expenditures	29,813	28,190	1,623	<b>2</b>
173,098	Grant Assistance	170,429	160,720	9,709	<b>3</b>
<b>239,234</b>	<b>Subtotal</b>	<b>239,234</b>	<b>224,232</b>	<b>15,002</b>	

Explanations:

1. Salaries and Employee Benefits increased due to retroactive payments, signing bonuses from the new collective agreement, position reclassifications, and step increments.
2. Other Expenditures increased overall, though there were decreases in supplies and services due to program transfers and approvals, and lower utility costs from mild winter conditions.
3. Grants and Transfer Payments increased due to program transfers and higher grants compared to the previous year.

4. Physician Services - Psychiatry					
(a) Fee-For-Service					
44,717	Other Expenditures	52,666	42,630	2,087	
(b) Alternate Funding					
48,585	Other Expenditures	40,636	35,923	12,662	
<b>93,302</b>	<b>Subtotal</b>	<b>93,302</b>	<b>78,553</b>	<b>14,749</b>	<b>1</b>

Explanation:

1. Overall increase is due to volume and price increases in physician services.

5. FUNDING TO HEALTH AUTHORITIES					
(a) Mental Health and Addictions Services					
283,900	Grant Assistance	280,237	226,994	53,242	
(b) Wellness and Health Promotion Services					
12,456	Grant Assistance	16,119	70,295	(54,176)	
<b>296,356</b>	<b>Subtotal</b>	<b>296,356</b>	<b>297,289</b>	<b>(934)</b>	<b>1</b>

Explanation:

1. Offsetting increase/decrease between the two Sub-Appropriations is due to the re-organization transfers only between the two sub-appropriations. Overall decrease is due to delays in implementation of programs.

6. COSTS RELATED TO CAPITAL ASSETS OR OTHER REPORTING ENTITIES					
(a) Principal Repayments					
570	Grant Assistance	-	-	-	
(b) Interest					
250	Grant Assistance	-	-	-	
<b>820</b>	<b>Subtotal</b>	<b>-</b>	<b>-</b>	<b>-</b>	

<b>673,209</b>	<b>Total Expenditures</b>	<b>672,389</b>	<b>636,396</b>	<b>35,993</b>	<b>1</b>
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Explanation:

1. Increase is due to implementation of new capital programs.

## Overview of Capital Investments, Loans and Guarantees

	2024-25 Actual \$(000s)	2024-25 Authority \$(000s)	Variance Over/(Under) \$(000s)	Expl. No.
<b>Part C – Loans and Guarantees</b>				
Provides for Manitoba Housing and Renewal Corporation	700	15,000	(14,300)	1

Explanation:

1. MHRC required only \$700 for Proposal Development Fund (PDF) repayable loans in 2024-25 fiscal, hence utilizing less the approved amount.

	2024-25 Actual \$(000s)	2024-25 Authority \$(000s)	Variance Over/(Under) \$(000s)	Expl. No.
<b>Part D – Other Reporting Entities Capital Investment</b>				
Provides for Capital Investment for OREs	80,604	80,604	-	

## Revenue Summary by Source

### Departmental Actual Revenue

For the fiscal year ended March 31, 2025, with comparative figures for the previous fiscal year \$(000s)

Actual 2023-24	Actual 2024-25	Increase/ (Decrease)	Expl. No.	Source	Actual 2024-25	Estimate 2024-25	Variance Over/(Under)	Expl. No.
<b>Taxation</b>								
4,595	25,928	21,333		<b>Government of Canada</b>	25,928	32,554	(6,626)	1
<b>4,595</b>	<b>25,928</b>	<b>21,333</b>		<b>Subtotal</b>	<b>25,928</b>	<b>32,554</b>	<b>(6,626)</b>	
<b>Other Revenue</b>								
0	1,877	1,877		<b>Manitoba Housing and Land Development</b>	1,877	6,362	(4,485)	2
<b>0</b>	<b>1,877</b>	<b>1,877</b>		<b>Subtotal</b>	<b>1,877</b>	<b>6,362</b>	<b>(4,485)</b>	
<b>4,595</b>	<b>27,805</b>	<b>23,210</b>		<b>Total Revenue</b>	<b>27,805</b>	<b>38,916</b>	<b>(11,111)</b>	

#### Explanations:

1. Due to the delays in program implementation of some Working Together to Improve Health Care bilateral agreement initiatives.
2. The actual number of lots sold were 8 as compared to 2024/25 Estimates forecast of 20 lots. This has resulted in a net revenue of \$1.877M which is below the budget of \$6.362M by \$4.485M.

# Departmental Program and Financial Operating Information

Administration and Finance (Res. No. 24.1)

Sub-Appropriations	2024-25 Actual	2024-25 Authority	
	\$(000s)	FTEs	\$(000s)
Minister's Salary	47	1.00	47
Executive Support	1,102	10.00	1,102
Financial Services	971	9.00	971
<b>TOTAL</b>	<b>2,120</b>	<b>20.00</b>	<b>2,120</b>

## Minister's Salary

### Sub-Appropriation Description

The Minister provides direction to ensure government and departmental goals and mandates are met. Administers statutes for which the Minister is responsible.

### 1(a) Minister's Salary

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	47	1	47	-	
Other Expenditures	-	-	-	-	
<b>Total Sub-Appropriation</b>	<b>47</b>	<b>1</b>	<b>47</b>	<b>-</b>	

## Executive Support

### Sub-Appropriation Description

Coordinates departmental activities and provides the department with policy direction, planning, and supports for the Minister and Deputy Minister offices.

### 1(b) Executive Support

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	1,024	10	1,024	-	
Other Expenditures	78	-	78	-	
<b>Total Sub-Appropriation</b>	<b>1,102</b>	<b>10</b>	<b>1,102</b>	-	

## Financial Services

### Sub-Appropriation Description

Provides executive planning, management, agency accountability, financial planning and management services including budget review, comptrollership, and administrative support to the department.

### Key Results Achieved

- Ensured effective internal controls and comptrollership that resulted in minimum audit exceptions.
- Provided accurate financial reporting.
- Supported program delivery by providing prompt analytical and evaluative advice to ensure programs and services were delivered within allocated resources.
- Delivered comprehensive financial and administrative services aligned with government policies and accounting standards.
- Conducted comprehensive deficit analysis to identify key areas of recurring shortfalls in Service Delivery Organizations (SDOs) over past years and implemented targeted corrective measures to improve financial stability and resource allocation.
- Collaborated with IT and Corporate Services on financial systems enhancements, including the development of a streamlined system for the efficient distribution and tracking of accountability letters, improving automation, transparency, and user accessibility.

**1(c) Financial Services**

<b>Expenditures by Sub-Appropriation</b>	<b>Actual</b>	<b>Authority 2024-25</b>		<b>Variance</b>	<b>Expl. No.</b>
	<b>2024-25 \$(000s)</b>	<b>FTEs</b>	<b>\$(000s)</b>	<b>Over/(Under) \$(000s)</b>	
Salaries and Employee Benefits	964	9	964	-	
Other Expenditures	7	-	7	-	
<b>Total Sub-Appropriation</b>	<b>971</b>	<b>9</b>	<b>971</b>	<b>-</b>	

## Mental Health and Addictions Service Planning and Policy (Res. No. 24.2)

### Main Appropriation Description

Establishes strategic direction, policies, guidelines, standards, monitoring and legislation for Service Delivery Organizations and funded community agencies on mental health, addictions, and recovery. Provides strategic leadership in support of the objectives and priorities of the department.

Sub-Appropriations	2024-25 Actual	2024-25 Authority	
	\$(000s)	FTEs	\$(000s)
Mental Health and Addictions Treatment and Recovery	27,432	22.30	27,441
Mental Health Promotion and Harm Reduction	10,011	13.00	10,012
Corporate and Strategic Services	2,103	22.00	2,189
Chief Provincial Psychiatrist	1,423	2.90	1,402
Mental Health Review Board	408	3.00	333
<b>TOTAL</b>	<b>41,377</b>	<b>63.20</b>	<b>41,377</b>

### Mental Health and Addictions Treatment and Recovery

#### Sub-Appropriation Description

Works with Service Delivery Organizations and community partners to strengthen mental health and substance use treatment and recovery services across Manitoba.

#### Key Results Achieved

- Increased capacity of core addiction services and treatment spaces, including an additional 400 mobile Withdrawal Management Services spaces in Thompson.
- Operationalized two new interdisciplinary Assertive Community Treatment teams in Winnipeg to provide community-based mental health support.
- Increased the psychology residency training seats from 12 to 17 and the psychology doctoral training seats from eight to 16 over three years.
- As part of the 100 mental health worker initiative:
  - Enhanced crisis response services at the Crisis Response Centre (CRC) which included augmenting teams of professional and paraprofessional staff to operate a sustainable walk-in service and mobile crisis services at the CRC.
  - Expanded the Alternative Response to Citizens in Crisis program; a partnership between Shared Health and the Winnipeg Police Service that pairs a police officer with a mental health clinician to bring mental health and crisis services into the community, to support individuals in the community 24 hours a day, seven days a week.

- Expanded the cognitive behavioural therapy with mindfulness (CBTm) program, including the development of a dedicated program to support first responders.
- Created a community-based child and adolescent eating disorder program at the Women’s Health Clinic.
- Developed virtual crisis response and consultation services for children/youth in addition to the Virtual Emergency Care and Transfer Resource Service to provide assessments to rural communities to reduce unnecessary transports and emergency department visits.

## 2(a) Mental Health and Addictions Treatment and Recovery

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	2,047	22.3	2,047	-	
Other Expenditures	25,320	-	25,343	(23)	
<b>Total Sub-Appropriation</b>	<b>65</b>	<b>-</b>	<b>51</b>	<b>14</b>	<b>1</b>

Explanation:

1. This is due to the change in the expense category from Other Expenditures to Grants.

## Mental Health Promotion and Harm Reduction

### Sub-Appropriation Description

Provides strategic leadership for provincial system planning and policy development related to mental health promotion, harm reduction, and early interventions for youth mental health and substance use support services. The branch collaborates with Service Delivery Organizations and community partners to enhance mental health and harm reduction services throughout the province.

### Key Results Achieved

- Provided funding to community organizations to deliver free mental health promotion and harm reduction supports in homes, community and school-settings. This included virtual mental health services, peer support programming, community-based drop-in centres for counselling and other resources, early intervention, and prevention initiatives for substance use, along with school-based mental health promotion and suicide prevention programming.
- Worked with partners on harm reduction approaches to address substance-related harms, including planning for Winnipeg’s first supervised consumption site.
- Worked with partners to develop a Suicide Prevention Strategy with a focus on youth, Indigenous, and 2SLGBTQQIA+ communities. This included planning community engagement across Manitoba and supporting school, community and regional suicide prevention efforts.
- Supported schools to provide mental health promotion and wellness activities through collaboration with the Department of Education and Early Childhood Learning to promote the Healthy Schools Initiative and administer Healthy Schools Grants.

## 2(b) Mental Health Promotion and Harm Reduction

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	1,180	13	1,180	-	
Other Expenditures	8,831	-	8,832	(1)	
<b>Total Sub-Appropriation</b>	<b>10,011</b>	<b>13</b>	<b>10,012</b>	<b>(1)</b>	

## Corporate and Strategic Services

### Sub-Appropriation Description

Coordinates legislation, reports and briefing material for executive management. Supports the department in strategic planning, accountability and performance evaluation, program management, and implementation of policies, programs, and service enhancements.

### Key Results Achieved

- Worked with Service Delivery Organizations to refine an Accountability and Performance Management Framework and reporting on key mental health and addictions system indicators on a quarterly basis.
- Met with Service Delivery Organizations quarterly to monitor performance and accountability with a focus on improving mental health and addictions service wait times as well as access and coordination of the mental health and addictions system.
- Provided leadership to engage with Indigenous partners and governing bodies to ensure that Indigenous perspectives were included in implementation of department wide projects and initiatives.
- Provided strategic planning, support, and coordination of legislative reports, Continuing Service Agreements, Service Purchase Agreements, Accountability Agreements, French Language Services Plan, and the department Accessibility Plan.
- Worked with publicly funded service providers to support the adoption of the provincial Substance Use and Addictions Services System Standards by developing resources, building relationships, and piloting a self-assessment process.

## 2(c) Corporate and Strategic Services

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	2,090	22	2,093	(3)	
Other Expenditures	13	-	96	(83)	
<b>Total Sub-Appropriation</b>	<b>2,103</b>	<b>22</b>	<b>2,189</b>	<b>(86)</b>	

## Chief Provincial Psychiatrist

### Sub-Appropriation Description

Provides expert psychiatric consultation regarding all aspects of mental health practice, policy, programming and legislation. The Chief Provincial Psychiatrist is also responsible for administration of the Mental Health Act of Manitoba.

### Key Results Achieved

- Co-led the Provincial Psychiatric Council with Shared Health, a committee of psychiatric leads throughout Manitoba.
- Ensured that patient rights under the Mental Health Act were protected, and responded to numerous inquiries from consumers, agencies, and other healthcare providers on the interpretation and application of the Mental Health Act.
- Processed 363 certificates of incapacity, issued 314 orders of Committeeship (including 9 emergency orders), denied 40 orders of Committeeship, held 37 objection interviews, cancelled 9 orders of Committeeship, and authorized 89 transfer orders.
- Provided ongoing education to mental health professionals in Manitoba on the Mental Health Act including presentations to primary care practitioners, the Department of Psychiatry at the University of Manitoba, Winnipeg Regional Health Authority social workers, care coordinator managers, community teams, First Nations Inuit Health Branch field staff and Concordia Hospital social workers.
- Provided ongoing medical opinion to help inform departmental initiatives and priorities such as the recruitment and retention strategies of mental health professionals in Manitoba (e.g., psychiatrists).
- Provided ongoing consultation regarding a review of the Mental Health Act of Manitoba.

## 2(d) Chief Provincial Psychiatrist

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	802	2.9	798	4	
Other Expenditures	621	-	604	17	
<b>Total Sub-Appropriation</b>	<b>1,423</b>	<b>2.9</b>	<b>1,402</b>	<b>21</b>	

## Mental Health Review Board

### Sub-Appropriation Description

An independent quasi-judicial body that hears appeals about the admission or treatment of a patient in a psychiatric facility and undertakes automatic reviews of all long-term involuntary patients and patients on extended leave certificates.

## Key Results Achieved

- Ensured all hearings began within the 21-day legislated period.
- Processed 371 applications, resulting in 78 hearings being held.

## 2(e) Mental Health Review Board

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	274	3	274	-	
Other Expenditures	134	-	59	75	
<b>Total Sub-Appropriation</b>	<b>408</b>	<b>3</b>	<b>333</b>	<b>75</b>	

## Housing (Res. No. 24.3)

### Main Appropriation Description

Provides for the delivery of public housing operations as well as funding programs to individuals and organizations to meet housing needs in communities and to address chronic homelessness across the province.

Sub-Appropriations	2024-25	2024-25 Authority	
	Actual \$(000s)	FTEs	\$(000s)
The Manitoba Housing and Renewal Corporation	239,234	567.30	239,234
<b>TOTAL</b>	<b>239,234</b>	<b>567.30</b>	<b>239,234</b>

### The Manitoba Housing and Renewal Corporation (MHRC)

#### Sub-Appropriation Description

MHRC is governed by a Board of Directors with policy direction provided by the Manitoba government. The Deputy Minister serves as Chair of the Board. MHRC leads many activities including: constructing and developing new and affordable housing; rehabilitating existing housing in areas of need; acquiring, repurposing, and disposing of land and/or buildings; providing grants and loans; managing finances, including the investment and borrowing of funds and the provision of loan guarantees; creating and overseeing the operations of local housing authorities; and entering into intergovernmental agreements for renewal schemes and projects for which provision is made under The National Housing Act.

MHRC also delivers the Social and Affordable Housing Rental Programs through approximately 24,750 units in Manitoba. Of these units, 12,000 were direct-managed projects, and 12,750 units were operated by cooperatives, non-profit and sponsor organizations. MHRC also provides funding for programs and services that foster tenant engagement to promote successful tenancies.

MHRC's corporate structure is comprised of the following:

- Property Services
- Support Services
- Portfolio Management
- Protection and Environmental Services
- Housing Delivery and Land Development
- Strategic Initiatives
- Homelessness
- Corporate Compliance and Risk Management
- Financial Services

## Property Services

The Property Services Branch is responsible for delivering the Social and Affordable Housing Rental Programs within the provincially direct-managed housing portfolio. The branch operates across two regions, which are further divided into 15 districts throughout Manitoba. Each district oversees leasing activities, property maintenance, and tenant relations, working collaboratively with community partners and support services to address tenant needs.

### Key Results Achieved

- Advanced operational effectiveness, improved service consistency, and laid the foundation for enhanced data-driven decision-making.
- Allocated \$28M to support critical operational priorities, including unit turnovers, routine maintenance, and targeted renovations across the province.
- Completed 1,438 unit turnovers, including 512 elderly units, 736 family units, and 190 single units while making meaningful progress in improving housing accessibility across Manitoba.
- Developed and launched a modern, in-house reporting tool/dashbaord. The Housing Operations Management System draws on real-time date inputs, providing a holistic view of service delivery performance across housing operations.
- Undertook targeted efforts to streamline and strengthen vendor invoice processing system, reducing delays and administrative inefficiencies.
- Undertook a comprehensive review and full update of the waitlist for Direct Managed Housing, improving the integrity of the application system and ensuring equitable access to affordable housing, and reducing delays in filling available units.
- Conducted a province-wide operational tour to engage directly with staff and tenants across Manitoba Housing's districts, fostering greater alignment across the organization while ensuring accountability and transparency.

## Support Services

The Support Services Branch works alongside the Property Services Branch to help support successful tenancies in MHRC. The Branch includes three units: Food Services, Tenant Services, and Resolutions. The Food Services program provides daily meals at a low cost to tenants in some locations, partially subsidized by MHRC and Service Delivery Organizations. The Tenant Services unit works with existing tenants, tenant advisory committees, and external agencies to identify resources that provide more secure tenancies. The Resolutions unit supports MHRC operations by responding to requests for information from the general public (including the Ombudsman, the media, The Human Rights Commission, and other groups), ensuring that procedures follow approved policies and respond directly to those inquiries.

### Key Results Achieved

- Produced and delivered approximately 244,616 meals through congregate meal programs and Meals365 in Winnipeg and Brandon.
- Added 2 Indigenous Cultural Care Providers to support cultural programming in MHRC.
- Partnered with the Canadian Mental Health Association Manitoba and Winnipeg to deliver a variety of mental health and well-being focused workshops and programs at the second floor of 444 Kennedy in Winnipeg. These programs included peer support, educational resources, well-being sessions, and targeted interventions that address mental health, recovery strategies, addictions and substance use, and community living skills. The workshops and program are available to tenants who live at 444 Kennedy and to tenants in the nearby Central Park buildings.

- Partnered with service providers to help deliver the Housing Foundations program in Dauphin. The program is intended to increase access to housing and resources for individuals at high risk of homelessness.

## **Portfolio Management**

The Portfolio Management Branch works with non-profit, private, and cooperative housing organizations to achieve program objectives, build administrative and governance capacity, and ensure compliance with project operating agreements in support of over 10,000 households across the province. Portfolio Management oversees the application and renewal of Elderly and Infirm Persons' Housing licenses. As of March 31, 2025, the branch had received 92 applications and issued 87 licenses.

The branch also delivers MHRC rent supplement programs and works with community agencies across Manitoba to address homelessness and ensure supports are available to vulnerable individuals. In accordance with The Elderly and Infirm Persons' Housing Act, MHRC administers renewal licenses for all elderly person housing projects to ensure these units continue to meet the eligibility criteria for licensing under the Act.

### **Key Results Achieved**

- Administered and monitored approximately 16,000 social and affordable housing units within the approved subsidy funding guidelines. This included projects developed by the province under the federal/provincial cost-shared programs. These units were spread across over 700 agreements and approximately 700 boards.
- Maintained agreements with private landlords, non-profit, and cooperative housing providers to deliver both the Social and Affordable Rent Supplement Programs.
- Launched a new multi-year non-profit funding model, resulting in signed agreements to ensure that 2,431 rental units with expired operating agreements would be maintained as social housing.

## **Protection and Environmental Services**

Protection and Environmental Services, is responsible for recording maintenance, security, and pest issues reported by the tenants and staff of MHRC. The branch supports Property Services through the administration of the Restricted Key System, the provision of pest control treatments, the design and maintenance of security camera systems, and providing evidence related to lease violations and criminal matters.

Protection and Environmental Services is comprised of MHRC's Mobile Security Officer and Contract Security programs, the Integrated Pest Management Group, the Housing Communication Centre, Security Investigations, Security Technical Support, and the Security Locksmith business areas.

### **Key Results Achieved**

- Received more than 17,000 calls for service in Winnipeg.
- Received 138,899 calls from tenants and staff through the Housing Communication Centre.
- Administered more than 25,000 pest control treatments.
- Completed more than 4,200 lock changes.
- Maintained and operated a 3,200-security camera network.

## Housing Delivery and Land Development

### Housing Delivery

The Housing Delivery Branch delivers projects, programs, and initiatives related to increasing the supply of affordable and social housing and sustaining Manitoba's existing housing stock. The branch delivers and administers programs that enable the creation of additional rental and cooperative housing and homeownership opportunities. Housing Delivery is also assisting to connect those in housing with appropriate support services.

#### Key Results Achieved

- Allocated \$23M to non-profit groups, including \$6.3M in bilateral funding through the National Housing Strategy, to create up to 511 units of social and affordable housing and up to 120 shelter spaces.
- Launched Housing Starts Here, a new funding portal for expanding the housing supply. Funding is prioritized for projects creating housing with wraparound supports for people exiting homelessness, in addition to opportunities for affordable housing. The application process is streamlined, and the criteria are aligned with other funders to help projects stack funding.
- Collaborated with the City of Brandon to accept applications to its Housing Incentive Program through Housing Starts Here.
- Collaborated with the City of Winnipeg to accept applications to the Housing Accelerator Fund for review under Housing Starts Here, and helped projects streamline funding from both levels of government.

### Land Development

Land Development is responsible for the acquisition, use and disposition of land for housing development, and ensuring that all land development projects are consistent with the housing development priorities of government. Land Development is responsible for a portfolio encompassing MHRC existing land holdings and all major land development projects, including the development of the Bridgwater Neighbourhood in southwest Winnipeg. The branch also promotes homeownership through delivery of the Affordable Homes Program.

#### Key Results Achieved

- Worked collaboratively with the City of Winnipeg to transfer numerous Public Reserve areas within the Bridgwater development from MHRC to the City of Winnipeg.
- Acquired a high-rise building in downtown Winnipeg. The new site will provide transitional housing with supports for 118 individuals in encampments or experiencing homelessness with the goal of securing permanent tenancy.

### Strategic Initiatives

The Strategic Initiatives Branch coordinates MHRC strategic planning activities and supports the development, monitoring, and evaluation of policies and programs. The branch develops knowledge and awareness of housing trends, policies, and practices, and collaborates with internal and external stakeholders to inform the strategic and operational decisions of MHRC. The branch manages MHRC bilateral agreements and coordinates the preparation of statistical data to meet federal reporting requirements. The branch participates in the Federal/Provincial/Territorial Forum on Housing and associated working groups to address housing issues in Manitoba.

## Key Results Achieved

- Worked in partnership with Canada Mortgage and Housing Corporation to cost match and effectively deliver funding to Manitobans through the three funding streams of the National Housing Strategy.
- Continued its role as the Provincial/Territorial Secretariat (FPT) for the FPT Forum on Housing.
- Represented Manitoba's strategic interests through participation in the FPT Housing Forum and associated committees, including the Urban, Rural, and Northern Indigenous Housing Working Group and the FPT Housing Partnerships Working Group.
- Negotiated an agreement with the federal government under the Unsheltered Homelessness and Encampments Initiative. Under this agreement Manitoba will receive \$7.4M over two years to be cost-matched by Manitoba.
- Negotiated an agreement with the federal government under the Repair Stream of the Affordable Housing Fund to receive \$4.43M in federal funding. Coupled with a \$1.5M dollar investment from Manitoba, the funding will be used toward the repair of 738 units of Urban Indigenous housing for low-income Manitobans.

## Homelessness

The Homelessness Branch leads the development and coordination of the provincial response to homelessness. The branch collaborates with other departments and levels of government as well as community agencies to enhance coordination in the sector. The branch also funds community agencies to deliver homelessness services including shelter, supportive housing, and Housing First support teams. The branch provides program and policy analysis to improve outcomes for people who are experiencing, or at risk of, homelessness in Manitoba, as well as represents Manitoba at FPT meetings focused on homelessness.

## Key Results Achieved

- Launched *Your Way Home: Manitoba's Plan to End Chronic Homelessness*. The plan outlines the framework Manitoba is using to end chronic homelessness by 2031.
- Provided \$5.1M in capital and \$4.3M in operating to community organizations to deliver supportive housing for people exiting encampments.
- Invested \$2.7M to address encampments by enhancing drop-in services and providing flexible funding across the province.
- Signed the Unsheltered Homelessness and Encampments Initiative with the federal government. Under the agreement, Manitoba will receive \$7.4M over two years to support people living unsheltered and in encampments. Manitoba is cost-matching the federal contribution.

## Corporate Compliance and Risk Management

The Corporate Compliance and Risk Management Branch manages legal support services, quality assurance and compliance, risk management and procurement support for MHRC and liaises with the Legal Services Branch of the Department of Justice. The branch coordinates MHRC responses to requests for access to information under The Freedom of Information and Protection of Privacy Act, The Personal Health Information Act, and provides direction on policy to ensure the protection of privacy. The Corporate Secretary of CCRM provides guidance and facilitation for MHRC's governing board and maintains board records.

CCRM promotes and incorporates an active enterprise risk management culture within MHRC and supports business continuity planning for the department. The Standards area develops, trains, and provides guidance on program procedures, monitors compliance with programs and policies, and completes analysis with recommendations for improvement. CCRM also has a responsibility regarding procurement to obtain goods and services, primarily for repair and maintenance, in coordination with the Department of Public Service Delivery.

## Key Results Achieved

- Managed, coordinated, and provided legal support for the organization.
- Provided guidance with respect to human rights obligations to resolve current issues and make improvements to program delivery.
- Provided privacy awareness training to help support clients and the public.
- Maintained the business continuity plan for critical functions within MHRC.
- Coordinated timely responses for access to information requests.
- Provided training to MHRC staff and supporting agencies and responded to program policy inquiries.

## Financial Services

The Financial Services Branch ensures the corporate comptrollership function is appropriately maintained to meet the needs of program divisions for financial control, accountability, reporting, and to protect financial and physical assets. The branch provides comprehensive financial services management, analysis and reporting for department divisions, including direction and support in financial planning and evaluations, protection of corporate assets, and reporting control policies, processes, and procedures.

## Key Results Achieved

- Prepared the divisional Estimates of Expenditure request.
- Provided detailed budget and various monthly, quarterly, and annual financial reports for program division executives, MHRC executives, and board members.
- Prepared financial statements for MHRC and received an unqualified audit opinion from the Office of the Auditor General.
- Provided analytical support for program areas with respect to budgeting, financial reporting, and management.
- Reviewed, improved, and streamlined financial and administrative procedures to enable more effective program delivery, mitigate risks, and guide stewardship and overall management of program divisions as part of ongoing comptrollership activities.
- Completed upgrades and enhancements to MHRC financial systems.
- Provided ongoing identification and monitoring of emerging financial issues and the associated impact on MHRC financial statements.
- Disbursed more than \$60M in capital funding for the Modernization and Improvement Program.

### 3(a) Manitoba Housing and Renewal Corporation

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Salaries and Employee Benefits	38,992	567.5	35,796	3,196	
Other Expenditures	29,813	-	30,340	(527)	
Grant Assistance	170,429	567.5	173,098	(2,669)	
<b>Total Sub-Appropriation</b>	<b>239,234</b>	<b>567.5</b>	<b>239,234</b>	<b>-</b>	

## Physician Services (Res. No. 24.4)

### Main Appropriation Description

Provides for psychiatry services insured under the Manitoba Health Services Insurance Plan in respect of fee-for-service claims submitted by physicians as well as non-fee-for-service payments to physicians, physician assistants, and clinical assistants for psychiatry and mental health services.

### Key Results Achieved

- Invested \$2M in annual operational funding to support new psychiatry positions. An additional \$600K was directed to Shared Health to support a two-year program designed to recruit psychiatrists to practice in acute care facilities and underserved areas of the province.
- Hired 11 new psychiatrists (10.3 FTE positions) throughout the province. The provincial total reported by the College of Physicians and Surgeons of Manitoba (CPSM) is 212 psychiatrists as of December 31, 2024.

Sub-Appropriations	2024-25 Actual	2024-25 Authority	
	\$(000s)	FTEs	\$(000s)
Fee-For-Service	52,666	-	47,517
Alternate Funding	40,636	-	45,785
<b>TOTAL</b>	<b>93,302</b>	<b>-</b>	<b>93,302</b>

### 4(a) Physician Services

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Other Expenditures	52,666	-	47,517	5,149	
<b>Total Sub-Appropriation</b>	<b>52,666</b>	<b>-</b>	<b>47,517</b>	<b>5,149</b>	

### 4(b) Alternate Funding

Expenditures by Expense Category	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Other Expenditures	40,636	-	45,785	(5,149)	
<b>Total Sub-Appropriation</b>	<b>40,636</b>	<b>-</b>	<b>45,785</b>	<b>(5,149)</b>	

## Funding to Health Authorities (Res. No. 24.5)

### Main Appropriation Description

Funding to health authorities and Shared Health for mental health and addictions services, physician psychiatry services, and wellness and health promotion programs.

<b>Sub-Appropriations</b>	<b>2024-25</b>	<b>2024-25 Authority</b>	
	<b>Actual</b>	<b>FTEs</b>	<b>\$(000s)</b>
	<b>\$(000s)</b>		
Mental Health and Addictions Services	280,237	-	283,900
Wellness and Health Promotion Services	16,119	-	12,456
<b>TOTAL</b>	<b>296,356</b>	<b>-</b>	<b>296,356</b>

### Mental Health and Addictions Services

#### Sub-Appropriation Description

Provides funding to health authorities and Shared Health for mental health services, including funding that provides specialized inpatient mental health and acquired brain injury treatment and rehabilitation to residents of Manitoba whose complex needs cannot be met elsewhere in the provincial health care system.

Provides funding to health authorities and Shared Health for substance use support services that provide Manitobans with a range of client-centered addictions services, including public education, bed-based and community treatment, and follow-up in communities across the province.

#### Key Results Achieved

- Continued to support and implement the Workforce Sustainability Strategy, which incorporates comprehensive initiatives and incentives to retain, train, and recruit healthcare providers.
- Worked with Service Delivery Organizations to grow and strengthen Manitoba's mental health workforce, primarily through the 100 mental health workers mandate.
- Continued work with Service Delivery Organizations on strategic addiction services planning throughout the province.
- Worked with Service Delivery Organizations to refine and support reporting into the Accountability and Performance Management Framework.

## 5(a) Mental Health and Addictions Services

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Grant Assistance	280,237	-	283,900	(3,663)	
<b>Total Sub-Appropriation</b>	<b>280,237</b>	<b>-</b>	<b>283,900</b>	<b>(3,663)</b>	

## Wellness and Health Promotion Services

### Sub-Appropriation Description

Provides strategic leadership for provincial system planning and policy development as it relates to mental health promotion, harm reduction, and early response supports for children and youth. The branch works with Service Delivery Organizations and community partners to improve mental health and harm reduction services in the province.

### Key Results Achieved

- Supported regional harm reduction efforts, including sexually transmitted and blood borne infections testing/treatment, supply distribution, and drug checking initiatives.
- Supported the safe disposal of harm reduction supplies through one-time funding to each region.
- Supported Shared Health to work collaboratively with the Aboriginal Health and Wellness Centre on Phase One of the planning and implementation of the Indigenous-led supervised consumption site.
- Provided access to free, online programming for mental wellness and resilience skills development to Manitobans aged 18 and older.
- Provided inclusive drop-in spaces for youth who require access to mental health and addiction support, primary care, peer support, and safe overnight spaces, among other services.
- Provided timely and accessible mental health supports to youth in grades seven to 12 through a partnership with Shared Health for an early intervention mental health and substance use service that partners with school-based mental health professionals. This service was piloted in five school divisions in 2024/25.
- Supported regional suicide prevention networks in each Service Delivery Organization to develop and implement local suicide prevention implementation plans.

## 5(b) Wellness and Health Promotion Services

Expenditures by Sub-Appropriation	Actual	Authority 2024-25		Variance	Expl. No.
	2024-25 \$(000s)	FTEs	\$(000s)	Over/(Under) \$(000s)	
Grant Assistance	16,119	-	12,456	3,663	
<b>Total Sub-Appropriation</b>	<b>16,119</b>	<b>-</b>	<b>12,456</b>	<b>3,663</b>	

## Capital Funding (Res. No. 24.6)

### Main Appropriation Description

Provides funding to health authorities for principal repayments on approved borrowings and interest.

Sub-Appropriations	2024-25 Actual \$(000s)	2024-25 Authority	
		FTEs	\$(000s)
Principal Repayments	-	-	570
Interest	-	-	250
<b>TOTAL</b>	-	-	<b>820</b>

### 6(a) Principal Repayments

Expenditures by Sub-Appropriation	Actual 2024-25 \$(000s)	Authority 2024-25		Variance Over/(Under) \$(000s)	Expl. No.
		FTEs	\$(000s)		
Principal Repayments	-	-	570	(570)	1
<b>Total Sub-Appropriation</b>	-	-	<b>570</b>	<b>(570)</b>	

Explanation:

1. The decrease is due to delays in the construction of Capital Assets projects.

### 6(b) Interest

Expenditures by Sub-Appropriation	Actual 2024-25 \$(000s)	Authority 2024-25		Variance Over/(Under) \$(000s)	Expl. No.
		FTEs	\$(000s)		
Interest	-	-	250	(250)	1
<b>Total Sub-Appropriation</b>	-	-	<b>250</b>	<b>(250)</b>	

Explanation:

1. The decrease is due to delays in the construction of Capital Assets projects.

# Other Key Reporting

## The Public Interest Disclosure (Whistleblower Protection) Act

The Public Interest Disclosure (Whistleblower Protection) Act came into effect in April 2007 and amended in 2018. It gives employees a clear process for disclosing concerns about significant and serious matters (wrongdoing) in the Manitoba public service and protects employees who make those disclosures from reprisal. The act builds on protections already in place under other statutes, as well as collective bargaining rights, policies, practices and processes in the Manitoba public service.

Wrongdoing under the act may be: contravention of federal or provincial legislation; an act or omission that endangers public safety, public health or the environment; gross mismanagement; or knowingly directing or counseling a person to commit a wrongdoing. The act is not intended to deal with routine operational or administrative matters.

A disclosure made by an employee in good faith, in accordance with the act, and with a reasonable belief that wrongdoing has been or is about to be committed is considered to be a disclosure under the act, whether or not the subject matter constitutes wrongdoing. All disclosures receive careful and thorough review to determine if action is required under the act and must be reported in a department's annual report in accordance with Section 29.1.

The following is a summary of disclosures received by Manitoba Housing, Addictions and Homelessness for fiscal year 2024-25.

<b>Information Required Annually (per section 29.1 of PIDA)</b>	<b>Fiscal Year 2024-25</b>
The number of disclosures received, and the number acted on and not acted on. Subsection 29.1(2)(a)	NIL
The number of investigations commenced as a result of a disclosure. Subsection 29.1 (2)(b)	NIL
In the case of an investigation that results in a finding of wrongdoing, a description of the wrongdoing and any recommendations or corrective actions taken in relation to the wrongdoing, or the reasons why no corrective action was taken. Subsection 29.1(2)(c)	NIL

# Equity and Diversity Benchmarks

Manitobans are best served by a public service that is inclusive and representative of the diverse population of Manitoba at all levels of the organization, including senior management. Employment equity status is self-identified on a voluntary basis when individuals are hired into a position or at any time during their employment with Manitoba’s public service. Employment equity groups include women, Indigenous peoples, visible minorities, and persons with disabilities. This measure will capture diversity in Manitoba’s public service and in senior management. The statistic reflects employment equity representation at the department level.

<b>Equity Group</b>	<b>Benchmarks</b>	<b>% Total Employees as at March 31, 2025</b>
Women	50%	<b>53.2%</b>
Indigenous Peoples	16%	<b>12.1%</b>
Visible Minorities	13%	<b>23.0%</b>
Persons with Disabilities	9%	<b>5.7%</b>

# Appendices

## Appendix A - Other Reporting Entities (OREs)

OREs are accountable to the minister. OREs are directly or indirectly controlled by government as prescribed by the Public Sector Accounting Board.

The following OREs form part of the department's consolidated results:

### **The Manitoba Housing and Renewal Corporation**

MHRC delivers the Social and Affordable Housing Rental Programs through approximately 24,750 units in Manitoba. Of these units, 12,000 are direct-managed projects, and 12,750 units are operated by cooperatives, non-profit and sponsor organizations. MHRC also provides funding for programs and services that foster tenant engagement to promote successful tenancies.

For more information please visit: <https://www.gov.mb.ca/housing/>

## Appendix B - Statutory Responsibilities

Any statutes that are not assigned to a particular minister are the responsibility of the Justice Minister, as are any amendments to acts. Manitoba Housing, Addictions and Homelessness operates under the authority of the following acts of the Continuing Consolidation of the Statutes of Manitoba:

The Caregiver Recognition Act

The Mental Health Act (except parts 9 and 10 and clauses 125(1)(i) and (j))

The Occupiers' Liability Act (section 9.1)

The Youth Drug Stabilization (support for Parents) Act

The Cooperative Housing Strategy Act

The Elderly and Infirm Persons' Housing Act

The Housing and Renewal Corporation Act (except clause 44 (k))

In addition, policies specific to departmental programs are documented in the General Manual of Administration and various Manitoba government catalogues and publications.

## Appendix C - Cooperative Housing Strategy Activity Report

The Cooperative Housing Strategy Act was enacted in 2014 and commits the Manitoba Government to having a cooperative housing strategy that promotes, stimulates, and sustains cooperative housing in Manitoba.

Manitoba's Strategy sets forth a vision that more individuals and families will choose to live cooperatively in Manitoba as cooperative housing becomes a more widely known housing option and a greater variety of cooperative housing financial models are established. This vision is broadly supported by three strategic goals:

1. Foster a supportive policy, legislative, program, funding, and financing environment for housing cooperatives.
2. Develop greater awareness and understanding of cooperative housing models.
3. Improve infrastructure, services, and capacity building opportunities for housing cooperatives.

### **Manitoba Housing's Activities Undertaken in 2024-25 Under the Cooperative Housing Strategy:**

The bilateral agreement under the National Housing Strategy between the governments of Canada and Manitoba was signed in 2019. Under the agreement, Manitoba will receive \$320.6M in federal funding to help address the housing needs of Manitobans between 2019/20 and 2027/28 that will be cost-matched by the Manitoba government. Under this agreement, particularly the Canada Community Housing Initiative stream, funding will be directed to strengthen the community housing sector, which includes support for cooperative housing in Manitoba.

Manitoba Housing continues to actively engage with cooperative housing providers to plan for the end of operating agreements. This support includes business continuity and capital planning, as well as assistance to identify cost reduction opportunities or initiatives that would diversify organizations' revenue base. The Manitoba Non-Profit Housing Association has been an important partner in these activities.

Appendix D - Financial Statements of the Manitoba Housing and Renewal Corporation

Financial Statements of

**THE MANITOBA HOUSING  
AND RENEWAL  
CORPORATION**

And Independent Auditor's Report thereon

Year ended March 31, 2025



Auditor General  
MANITOBA

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## INDEPENDENT AUDITOR'S REPORT

To the Legislative Assembly of Manitoba

To the Board of Directors of The Manitoba Housing and Renewal Corporation

### ***Opinion***

We have audited the financial statements of The Manitoba Housing and Renewal Corporation (the Corporation), which comprise the statement of financial position as at March 31, 2025, and the statement of operations and accumulated deficit, the statement of changes in net debt and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2025, and the results of its operations, changes in its net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards (PSAS).

### ***Basis for Opinion***

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Corporation in accordance with the ethical requirements in Canada that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### ***Responsibilities of Management and Those Charged with Governance for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with PSAS, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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In preparing the financial statements, management is responsible for assessing the Corporation's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless an intention exists to liquidate the Corporation or to cease operations, or there is no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Corporation's financial reporting process.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Corporation's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Corporation to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.



We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Office of the Auditor General*

Office of the Auditor General  
Winnipeg, Manitoba  
July 25, 2025

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

## Statement of Financial Position

As at March 31, 2025, with comparative information for 2024

	2025	2024
<b>Financial assets:</b>		
Cash	\$ 135,872,881	\$ 74,679,328
Accounts receivable (note 3)	90,849,269	108,316,397
Loans and mortgages receivable (note 4)	37,349,352	42,136,340
Land inventory (note 5)	3,411,496	6,723,181
Other receivables (note 3)	5,245,518	5,140,454
	<u>272,728,516</u>	<u>236,995,700</u>
<b>Financial liabilities:</b>		
Accounts payable and accrued liabilities	87,872,392	81,195,400
Borrowings (note 7)	865,901,756	868,639,477
Asset retirement obligations (note 8)	153,152,022	148,435,412
Unearned revenue (note 9):		
Rental and lot sales deposits	3,219,251	3,176,812
Funds held for third party expenses	50,559,811	34,127,316
	<u>1,160,705,232</u>	<u>1,135,574,417</u>
<b>Net debt</b>	<b>(887,976,716)</b>	<b>(898,578,717)</b>
<b>Non-financial assets:</b>		
Prepaid expenses	5,374,653	2,330,646
Tangible capital assets (note 6)	769,232,330	765,126,485
	<u>774,606,983</u>	<u>767,457,131</u>
<b>Accumulated deficit</b>	<b>\$ (113,369,733)</b>	<b>\$ (131,121,586)</b>
Contractual rights (note 14)		
Contingencies (note 19)		
Commitments (note 20)		
Guarantees and letters of credit (note 21)		

See accompanying notes to financial statements.

On behalf of the Board:

\_\_\_\_\_ Director

\_\_\_\_\_ Director

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

## Statement of Operations and Accumulated Deficit

Year ended March 31, 2025, with comparative information for 2024

	2025 Budget	2025	2024
<b>Revenue:</b>			
Grants from the Province of Manitoba (note 10)	\$ 239,234,000	\$ 222,022,842	\$ 224,255,604
Contributed services (note 11)	—	1,062,860	795,600
Rental revenue (note 13)	83,392,000	83,863,110	79,853,529
Other government contributions (note 14)	63,299,000	77,404,551	64,864,472
	<u>385,925,000</u>	<u>384,353,363</u>	<u>369,769,205</u>
<b>Interest:</b>			
Loans and mortgages	2,710,000	2,545,073	2,909,230
Bank and other	1,300,000	4,287,710	3,043,294
	<u>4,010,000</u>	<u>6,832,783</u>	<u>5,952,524</u>
<b>Sales of land:</b>			
Waverley West (note 16)	10,422,000	2,571,900	962,100
Gain (loss) on disposal of tangible capital assets	1,050,000	(1,348,793)	321,279
<b>Total revenue</b>	<u>401,407,000</u>	<u>392,409,253</u>	<u>377,005,108</u>
<b>Expenses (note 12):</b>			
Housing operations (note 13)	260,457,872	257,590,692	241,516,450
Rental subsidies (note 15)	36,727,980	44,454,940	38,929,464
Grants and subsidies (note 16)	36,385,993	38,446,869	41,136,499
Administrative services	4,655,941	5,001,146	5,372,871
Land development (note 16)	4,060,007	1,172,761	483,722
Housing program supports (note 17)	57,940,600	26,928,077	35,277,321
Other	1,009,607	1,062,915	939,695
<b>Total expenses</b>	<u>401,238,000</u>	<u>374,657,400</u>	<u>363,656,022</u>
Surplus for the year	\$ 169,000	\$ 17,751,853	\$ 13,349,086
Accumulated deficit, beginning of year		(131,121,586)	(144,470,672)
<b>Deficit, end of year</b>		<u>\$ (113,369,733)</u>	<u>\$ (131,121,586)</u>

See accompanying notes to financial statements.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

## Statement of Changes in Net Debt

Year ended March 31, 2025, with comparative information for 2024

	Budget	2025	2024
Annual surplus	\$ 169,000	\$ 17,751,853	\$ 13,349,086
Tangible capital assets:			
Acquisition of tangible capital assets	(62,000,000)	(75,443,617)	(63,145,966)
Amortization of tangible capital assets	64,156,000	69,662,430	65,068,937
Capitalized asset retirement obligation remeasurement	–	–	(559,243)
Disposal of tangible capital assets	–	1,675,342	440,496
Net acquisition of tangible capital assets	2,156,000	13,646,008	1,804,224
Other non-financial assets:			
Increase in prepaid expenses	–	(3,044,007)	(457,093)
Decrease in net debt	\$ 2,325,000	\$ 10,602,001	\$ 14,696,217
Net debt, beginning of year		(898,578,717)	(913,274,934)
Net debt, end of year		\$ (887,976,716)	\$ (898,578,717)

See accompanying notes to financial statements.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

## Statement of Cash Flows

Year ended March 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 17,751,853	\$ 13,349,086
Non-cash changes in operations:		
Amortization of tangible capital assets	69,662,430	65,068,937
Accretion expense	6,202,682	6,027,772
Provision for loss and write downs	(728,150)	(132)
Loss (gain) on disposal of tangible capital assets	1,348,793	(321,279)
Change in non-cash operating working capital:		
Accounts receivable	17,467,128	(25,548,322)
Prepaid expenses	(3,044,007)	(457,093)
Other receivables	(105,064)	3,464
Land inventory	3,311,685	120,216
Accounts payable and accrued liabilities	6,676,992	10,813,398
Net decrease in unearned revenue	16,474,934	3,114,506
	135,019,276	72,170,553
Capital activities:		
Proceeds from disposal of tangible capital assets	326,549	761,775
Purchase of tangible capital assets	(75,443,617)	(63,138,466)
	(75,117,068)	(62,376,691)
Investing activities:		
Additions to loans and mortgages receivable	(1,085,977)	(2,467,163)
Proceeds from repayment of loans and mortgages receivable	6,601,115	8,031,447
	5,515,138	5,564,284
Financing activities:		
Repayment of borrowings	(170,372,316)	(162,549,291)
Proceeds from borrowings	167,634,595	141,463,685
Asset retirement obligations – remediation	(1,486,072)	(877,005)
	(4,223,793)	(21,962,611)
Net increase (decrease) in cash	61,193,553	(6,604,465)
Cash, beginning of year	74,679,328	81,283,793
Cash, end of year	\$ 135,872,881	\$ 74,679,328

See accompanying notes to financial statements.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements

Year ended March 31, 2025

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## 1. General:

The Manitoba Housing and Renewal Corporation (MHRC) operates under the authority of The Housing and Renewal Corporation Act, being Chapter H 160 Revised Statutes of Manitoba 1987. The purposes and objectives of the Act are:

- (a) to ensure that there is an adequate supply of housing stock in Manitoba;
- (b) to enhance the affordability of, and accessibility to, adequate housing for Manitobans, particularly those of low and moderate income and those with specialized needs;
- (c) to maintain and improve the condition of existing housing stock; and
- (d) to stimulate and influence the activities of the housing market to the benefit of Manitobans as a whole.

MHRC is under the management and control of a Board of Directors appointed by the Lieutenant Governor in Council. The board shall consist of not fewer than five members and not more than 13 members and the Lieutenant Governor in Council may designate one of the members of the board as chairperson and one member as vice-chairperson.

MHRC is economically dependent on the Province of Manitoba.

## 2. Significant accounting policies:

### (a) Revenue recognition:

Any unrestricted non-government contributions or grants are recorded as revenue in the year received. All non-government contributions or grants that are externally restricted such that they must be used for a specified purpose are recognized as revenue in the period in which the resources are used for the purpose specified. Any externally restricted inflow received before the criterion has been met is reported as unearned revenue until the resources are used for the purpose or purposes specified. Funding received for the acquisition or development of tangible capital assets is recognized as revenue when the funded asset is purchased or developed.

Government transfers received are recognized in the financial statements as revenue in the fiscal year they are authorized, any eligibility criteria have been met, stipulations, if any, have been met and reasonable estimate of the amounts can be determined.

Rental revenue is recognized in the fiscal period during which the service is provided.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

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## 2. Significant accounting policies (continued):

### (a) Revenue recognition (continued):

Land sales are recognized in the period in which the ownership is transferred.

Interest is recognized on an accrual basis in the fiscal period in which it is earned.

### (b) Financial instruments:

Financial instruments are recorded at fair value or exchange amount on initial recognition. Derivative instruments and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently measured at cost or amortized cost using the effective interest method, unless management has elected to carry a group of financial instruments at fair value in accordance with its risk management or investment strategy. MHRC has not elected to carry any such group of financial instruments at fair value.

All financial assets are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the statement of operations.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs. These costs are amortized using the effective interest method.

### (c) Loans and mortgages receivable:

MHRC maintains an allowance for loan impairment, which reduces the carrying value of loans and mortgages receivable to their estimated realizable amounts. Depending on the program under which the loan or mortgage is made, estimated realizable amounts are determined with reference to MHRC's historical loss experience on similar loans or the appraised value of the project financed by the loan or mortgage.

Specific allowances are established for individual loans and mortgages for which the estimated realizable amount is less than the carrying value. MHRC does not provide an additional non-specific, general provision for loan impairment. MHRC's Board of Directors has approved a policy which defines whether an individual mortgage or loan balance is to be considered impaired based on the time period that it has been in arrears.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 2. Significant accounting policies (continued):

### (c) Loans and mortgages receivable (continued):

Loan forgiveness for forgivable loans is approved in accordance with the terms of the loan agreements. MHRC records an asset valuation allowance equal to the amount of the loan at the time the loan is granted. As forgiveness conditions are met by the borrower, MHRC records the annual forgiveness by reducing both the forgivable loan and the accompanying valuation allowance. Any Federal Government contributions towards forgivable loans are recorded as revenue as loans are disbursed.

### (d) Tangible capital assets:

Purchased tangible capital assets are recorded at cost. Contributed tangible capital assets are recorded at fair value at the date of contribution. Construction in progress is transferred to the appropriate capital asset category when the project is completed and the asset is placed in service at which time, amortization commences. Cost includes direct construction costs, land acquisition costs and interest and other related carrying charges incurred during the period of construction. Repairs and maintenance costs are charged to expense. Betterments which extend or improve the life of an asset are capitalized. When a tangible capital asset no longer contributes to MHRC's ability to provide services, its carrying amount is written down to its residual value. Amortization is provided on a straight-line basis at the following rates:

Asset	Rate
Buildings	25 and 40 years
Buildings - asset retirement obligations	25 and 40 years
Building improvements	15 years
Leasehold improvements	Over the lease term
Computer - major application	15 years
Computer software - other	4 years
Computer system - hardware	4 years
Furniture and equipment	8 years
Propane distribution system - new propane tanks	30 years
Propane distribution system - new rail towers and surrounding infrastructure	15 years
Propane distribution system - others	5 years

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

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## 2. Significant accounting policies (continued):

### (e) Land inventory:

Land under development includes the value of land and all costs directly related to the land improvement. Development costs include, but are not limited to, site preparation, architectural, engineering, surveying, fencing, landscaping and infrastructure for electrical, roads and underground works.

All costs allocated to the portions of land sold in a land development project are deducted from the gross proceeds realized from sale of those portions of land in order to determine land development profits. MHRC uses the net yield method to allocate costs to the individual portions which are sold as part of a land development project.

Common costs for the development project are allocated to portions which are sold based on acreage, and the cost allocation includes both an allocation of actual land development costs incurred as well as an allocation of costs which are required to complete those portions of the land which are reported as sold.

Land held for future development or sale is valued at the lower of cost or appraised value adjusted for estimated disposition costs. Cost includes the original purchase price and related acquisition costs.

### (f) Contributed services:

Under an agreement entered into between MHRC and the Province of Manitoba in 1984, the Departments of the Province of Manitoba provide administrative services to MHRC at no cost. The value of these contributed and administrative services is recorded as revenue and expenses.

### (g) Asset retirement obligations:

Asset retirement obligations are legal obligations associated with the retirement of a building that result from its acquisition, construction, development or normal use. A liability is recognized when, as at the financial reporting date, all of the following criteria are met: MHRC has a legal obligation to incur retirement costs in relation to buildings; the past transaction or event giving rise to the liability has occurred; MHRC expects that future economic benefits will be given up; and a reasonable estimate of the amount can be made.

MHRC's liability relates to the removal of asbestos in certain buildings and is recognized based on estimated abatement cost. The recognition of a liability resulted in an accompanying increase to tangible capital assets. The increase in tangible capital assets is being amortized in accordance with the amortization policies as noted above.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 2. Significant accounting policies (continued):

(h) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Significant items subject to such estimates and assumptions include the carrying amount of tangible capital assets, accounts receivable, loans and mortgages receivable, and asset retirement obligations. Actual results could differ from those estimates.

## 3. Accounts receivable:

	2025	2024
Accounts receivable:		
Canada Mortgage and Housing Corporation	\$ 29,898,397	\$ 39,383,324
Province of Manitoba and its agencies	33,254,410	39,662,952
Rent receivables - net of allowance of \$19,264,602 (2024 - \$17,725,966)	4,177,657	2,937,509
Accrued interest on loans and mortgages receivable	436,458	559,627
City of Winnipeg	232,292	274,484
Other - net of allowance of \$64,645 (2024 - \$64,645)	22,850,055	25,498,501
	<b>\$ 90,849,269</b>	<b>\$ 108,316,397</b>

	2025	2024
Other receivables:		
Securities for Waverley West installation of services - City of Winnipeg	\$ 5,245,518	\$ 5,140,454

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 4. Loans and mortgages receivable:

(a) Composition of loans and mortgages receivable:

	2025	2024
Federal/Provincial Housing Programs:		
Private Non-Profit Housing	\$ 14,234,631	\$ 17,786,380
Urban Native Housing	908,756	1,530,381
	<u>15,143,387</u>	<u>19,316,761</u>
Market Rental Programs:		
Co-operative HomeStart	1,857,125	1,952,210
Other Programs:		
Homeowner Rehabilitation	3,580	3,580
Affordable Rental Housing	17,955,596	17,958,140
Other	3,251,419	4,495,554
	<u>21,210,595</u>	<u>22,457,274</u>
	<u>38,211,107</u>	<u>43,726,245</u>
Less - allowance for loan impairment	(861,755)	(1,589,905)
Subtotal repayable loans and mortgages receivable	37,349,352	42,136,340
Forgivable loans	398,742,659	390,464,766
	<u>436,092,011</u>	<u>432,601,106</u>
Less - forgivable loans asset valuation allowance	(398,742,659)	(390,464,766)
Loans and mortgages receivable	<u>\$ 37,349,352</u>	<u>\$ 42,136,340</u>

Loans and mortgages receivable bear interest at various rates between 0% and 12.50% (2024 - 0% and 12.50%) with maturities at various dates to 2053.

The loans and mortgages receivable for Federal/Provincial Housing Programs, Market Rental Programs, Community Residences and Affordable Rental Housing are secured by a mortgage on the underlying property.

Principal repayments on the loans and mortgages maturing in the next five years and thereafter are estimated as follows:

2026	\$ 4,630,916
2027	4,265,068
2028	3,379,457
2029	2,353,671
2030	1,486,184
Thereafter	22,095,811
	<u>\$ 38,211,107</u>

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 4. Loans and mortgages receivable (continued):

(b) Allowance for loan impairment:

The allowance for loan impairment is comprised of the following specific provisions:

	2025	2024
Other programs	\$ 861,755	\$ 1,589,905

## 5. Land inventory:

	2025	2024
Land under development	\$ 2,824,906	\$ 6,136,298
Future development or sale	586,590	586,883
	<b>\$ 3,411,496</b>	<b>\$ 6,723,181</b>

## 6. Tangible capital assets:

Cost	Balance at April 1, 2024	Additions	Disposals	Transfer to complete	2025 Total	2024 Total
Land	\$ 29,601,936	\$ 2,587,754	\$ 430,729	\$ –	\$ 31,758,961	\$ 29,601,936
Buildings and improvements	1,489,571,631	–	2,288,869	74,883,826	1,562,166,588	1,489,571,631
Buildings - asset retirement obligation (ARO)	77,883,001	1,573,342	–	–	79,456,343	77,883,001
Under construction	89,197,358	71,282,520	–	(74,883,826)	85,596,052	89,197,358
Other	15,308,513	–	–	–	15,308,513	15,308,513
	<b>\$ 1,701,562,439</b>	<b>\$ 75,443,616</b>	<b>\$ 2,719,598</b>	<b>\$ –</b>	<b>\$ 1,774,286,457</b>	<b>\$ 1,701,562,439</b>

Accumulated Amortization	Balance at April 1, 2024	Additions	Disposals	2025 Total	2024 Total
Land	\$ –	\$ –	\$ –	\$ –	\$ –
Buildings and improvements	868,979,781	66,555,880	1,044,256	934,491,405	868,979,781
Buildings - ARO	59,813,589	2,350,891	–	62,164,480	59,813,589
Under construction	–	–	–	–	–
Other	7,642,584	755,659	–	8,398,243	7,642,584
	<b>\$ 936,435,954</b>	<b>\$ 69,662,430</b>	<b>\$ 1,044,256</b>	<b>\$ 1,005,054,128</b>	<b>\$ 936,435,954</b>

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 6. Tangible capital assets (continued):

Net book value	2025	2024
Land	\$ 31,758,961	\$ 29,601,936
Buildings and improvement	627,675,183	620,591,850
Buildings - ARO	17,291,864	18,069,412
Under construction	85,596,052	89,197,358
Other	6,910,270	7,665,929
	<b>\$ 769,232,330</b>	<b>\$ 765,126,485</b>

MHRC has capitalized \$641,902 (2024 - \$1,275,364) of interest during fiscal 2025 to assets under construction.

## 7. Borrowings:

	2025	2024
Province of Manitoba:		
Advances, interest only payments until construction is complete, at which point it is converted into long-term advances. The interest rate as at March 31, 2025 was 5.95% (2024 - 6.45%)	\$ 73,566,784	\$ 84,059,378
Long-term advances, at interest rates from 1.75% to 11.32% (2024 - 1.75% to 11.32%), maturing at various dates to 2059 and requiring annual principal and interest payments of \$103,666,648 (2024 - \$99,096,547)	773,165,301	757,678,243
Canada Mortgage and Housing Corporation:		
Long-term advances, at interest rates from 5.67% to 5.93% (2024 - 5.67% to 5.93%), maturing at various dates to 2030 and requiring annual principal and interest payments of \$8,266,695 (2024 - \$9,324,928)	19,125,655	26,839,197
Mortgages payable (assumed on property acquisitions), at an interest rate of 10.00% (2024 - 10.00%), maturing in June 2027 and requiring annual principal and interest payments of \$18,900 (2024 - \$18,900)	44,016	62,659
	<b>\$ 865,901,756</b>	<b>\$ 868,639,477</b>

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 7. Borrowings (continued):

Principal repayments on the borrowings, excluding unfixed term advances of \$73,566,784 are estimated as follows:

2026	\$ 82,946,071
2027	81,590,010
2028	76,184,287
2029	65,342,724
2030	58,189,891
Thereafter	428,081,989
	\$ 792,334,972

## 8. Asset retirement obligations:

MHRC owns and operates several buildings that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation as of fiscal 2006 to remove it. MHRC recognized an obligation relating to the removal and post-removal care of the asbestos in these building. Estimated cash outflows required to settle the obligation have been discounted using a discount rate of 4.00 percent (2024 - 4.00 percent) and inflated at 2.00 percent (2024 - 2.00 percent). These assumptions are reviewed annually and adjusted as necessary.

The buildings had an estimated useful life of between 25 and 40 years when they were acquired, and the estimate has only changed as the result of building improvements which have extended the estimated useful life since acquisition.

Changes to the asset retirement obligation are as follows:

	2025	2024
Asset retirement obligation, beginning of year	\$ 148,435,412	\$ 142,717,902
Increase during the year	1,008,872	7,500
Remediation during the year	(2,494,944)	(877,005)
Accretion	6,202,682	6,027,772
Remeasurement - change in assumptions	-	559,243
Asset retirement obligation, end of year	\$ 153,152,022	\$ 148,435,412

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 9. Unearned revenue:

### (a) Rent and lot sales deposits:

	2025	2024
Tenant prepaid rent	\$ 2,827,587	\$ 2,880,552
Prepaid land lease	22,436	23,974
Lot options - land under development	347,300	270,535
Deposit for future sales	21,928	1,751
	<b>\$ 3,219,251</b>	<b>\$ 3,176,812</b>

### (b) Funds held for third party expenses:

Unearned revenue related to funds held for third party expenses represents restricted unspent funding received from the Province of Manitoba related to the Housing Starts Here agreement, and from the Federal Government related to the Investment in Affordable Housing, National Housing Strategy, Unsheltered Homelessness and Encampments Initiative, and Affordable Housing Funding agreements.

	2025	2024
Balance, beginning of year	\$ 34,127,315	\$ 30,686,190
Contributions received	66,478,550	38,455,615
Amounts recognized as other government contributions	(50,046,054)	(35,014,489)
Balance, end of year	<b>\$ 50,559,811</b>	<b>\$ 34,127,316</b>

## 10. Grants from the Province of Manitoba:

	2025	2024
Department of Housing, Addictions and Homelessness:		
MHRC operating programs	\$ 181,731,414	\$ 188,234,344
MHRC administration	38,991,754	35,321,919
Grants and subsidies	1,285,460	675,403
	<b>222,008,628</b>	<b>224,231,666</b>
Grants recovered from the Department of Finance:		
School Tax Assistance for Tenants 55 Plus Program	14,214	23,938
	<b>\$ 222,022,842</b>	<b>\$ 224,255,604</b>

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 11. Contributed services:

	2025	2024
Administrative services provided by Departments of the Province of Manitoba were allocated as follows:		
Included in Statement of Operations, administrative services	\$ 453,581	\$ 374,400
Included in administrative expenses in note 13, direct managed housing operations	6,671	46,500
Included in administrative expenses in note 13, direct managed housing operations	303,406	–
Included in rental subsidies, note 15	299,202	374,700
	<b>\$ 1,062,860</b>	<b>\$ 795,600</b>

## 12. Expenses by object:

The Statement of Operations reports the expenditures by function; the following classifies those same expenditures by object:

	Budget	2025	2024
Amortization of tangible capital assets	\$ 75,010,000	\$ 69,662,430	\$ 65,068,937
Communications	785,000	906,932	862,546
Debt servicing	36,388,000	32,039,188	32,979,965
Grants and transfer payments	29,179,000	29,519,001	23,448,431
Other operating	19,731,200	18,990,928	11,925,569
Personnel services	35,796,000	40,115,438	36,137,963
Supplies and services	204,007,800	183,056,050	192,906,757
Transportation	341,000	367,433	325,854
	<b>\$ 401,238,000</b>	<b>\$ 374,657,400</b>	<b>\$ 363,656,022</b>

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 13. Housing operations:

The management and operation of all MHRC owned social housing projects are direct managed and sponsor managed. The operating results are as follows:

	Direct managed	2025 Sponsor managed	Total	Direct managed	2024 Sponsor managed	Total
<b>Revenue:</b>						
Rental revenue \$	59,094,106	\$ 24,769,004	\$ 83,863,110	\$ 53,757,809	\$ 26,095,720	\$ 79,853,529
<b>Expenses:</b>						
Administrative	42,199,743	6,993,798	49,193,541	38,047,394	6,507,753	44,555,147
Property operating	66,802,039	18,169,743	84,971,782	53,639,218	24,340,410	77,979,628
Grants in lieu of taxes	13,897,534	4,091,363	17,988,897	13,355,781	4,326,311	17,682,092
Amortization of capital asset	49,299,789	17,949,033	67,248,822	45,320,778	17,891,520	63,212,298
Amortization of buildings - ARO	1,430,898	355,524	1,786,422	1,438,398	355,524	1,793,922
Interest	18,780,423	11,418,123	30,198,546	18,773,255	11,492,336	30,265,591
Accretion	4,956,138	1,246,544	6,202,682	4,831,976	1,195,796	6,027,772
	197,366,564	60,224,128	257,590,692	175,406,800	66,109,650	241,516,450
Annual deficit	\$ 138,272,458	\$ 35,455,124	\$ 173,727,582	\$ 121,648,991	\$ 40,013,930	\$ 161,662,921

## 14. Other government contributions:

	2025	2024
Federal contributions (a-e)	\$ 76,212,392	\$ 64,009,465
Federal contributions - other	404,698	-
Municipal contributions (f)	787,461	855,007
	\$ 77,404,551	\$ 64,864,472

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 14. Other government contributions (continued):

### (a) Federal Contributions - Social Housing Agreement (SHA Agreement):

The SHA Agreement took effect on October 1, 1998 and expires August 31, 2031. Pursuant to the agreement, CMHC will pay pre-established annual contributions to MHRC for individual housing projects over the term of the SHA Agreement. MHRC recognized revenue in accordance with the SHA Agreement of \$21,614,599 (2024 - \$25,942,190) during the year ended March 31, 2025. Contributions due over the remaining term of the agreement are as follows:

2026	\$ 17,027,710
2027	12,813,194
2028	8,295,397
2029	4,660,173
2030 to 2032	1,987,293
	\$ 44,783,767

### (b) Federal Contributions - Investment in Affordable Housing Agreement (IAH Agreement):

The Supplementary Agreement to the IAH Agreement (the "2014-2019 Extension") provides for CMHC to make contributions to MHRC of up to \$51.8 million or \$10.4 million annually for five years. All contributions were claimed under the IAH Agreement by March 31, 2019 from CMHC based on approved commitments. MHRC recognized revenue in accordance with the 2014-2019 Extension of nil (2024 - \$28,646) during the year ended March 31, 2025.

### (c) Federal Contributions - National Housing Strategy Agreement (NHS Agreement):

The NHS Agreement provides for CMHC to make contributions to MHRC of up to \$320.6 million from fiscal 2020 until fiscal 2028. The contributions claimed under the NHS Agreement as of March 31, 2025 is \$154,686,419 (2024 - \$113,600,657) from CMHC on approved commitments. MHRC recognized revenue in accordance with the NHS Agreement of \$46,641,454 (2024 - \$34,974,943) during the year ended March 31, 2025.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 14. Other government contributions (continued):

- (d) Federal Contributions – Unsheltered Homelessness and Encampments Initiative Agreement (UHEI Agreement):

The Federal Government, under the Minister of Infrastructure and Communities, provided funding to MHRC of \$3,738,052 under the UHEI Agreement during fiscal 2025. MHRC recognized revenue in accordance with the UHEI Agreement of \$3,404,600 during the year ended March 31, 2025.

- (e) Federal Contributions – Interim Housing Assistance Program Agreement (IHAP Agreement):

The Federal Government, under the Minister of Citizenship and Immigration, provided funding to MHRC of \$4,551,540 under the IHAP Agreement during fiscal 2025 which was recognized as revenue by MHRC during the year ended March 31, 2025.

- (f) Municipal Contributions:

The City of Winnipeg signed an agreement in October 18, 1962 to provide funding of up to 12.5% of operating losses of three specific projects located in Winnipeg to help alleviate shortage of affordable housing. The City is billed based on actual operating results of these projects on an annual basis.

## 15. Rental subsidies:

Rental subsidies are provided in accordance with project operating agreements with third parties which establish the basis of eligibility for subsidy assistance. The net rental subsidies required by these organizations are as follows:

	2025	2024
Not-for-profit housing	\$ 32,617,935	\$ 27,716,876
Co-operative housing	908,564	880,058
Private landlords	10,928,441	10,332,530
	\$ 44,454,940	\$ 38,929,464

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 16. Grants and subsidies:

	2025	2024
Portable Housing Benefit	\$ –	\$ 675,273
School Tax Assistance for Tenants 55 Plus	14,214	23,938
Elderly and Infirm Persons Housing	26,952	27,771
Homeless Strategy	32,091,365	29,749,118
Unsheltered Homelessness and Encampment	4,704,600	–
Bed Bug Program	210,599	182,021
Grant to Province of Manitoba	1,399,139	478,378
Grant to Business Council of Manitoba	–	10,000,000
	<b>\$ 38,446,869</b>	<b>\$ 41,136,499</b>

Suburban land development profits earned by MHRC are paid to the Province of Manitoba as a grant. The gross proceeds from land development sales was \$2,571,900 (2024 - \$962,100) and the cost of land sales was \$1,172,761 (2024 - \$483,722) resulting in a grant to Province of Manitoba of \$1,399,139 (2024 - \$478,378) for the year end March 31, 2025.

## 17. Housing program supports:

	2025	2024
Forgivable loans	\$ 8,161,728	\$ 25,180,957
Administration and delivery agent fees	4,316,260	4,286,687
Canada Manitoba Housing Benefits - Rent Subsidy	12,666,430	5,008,334
Canada Manitoba Housing Benefits - Youth Aging out of Care	436,892	321,651
Canada Manitoba Housing Benefits - Health and addiction	1,346,767	479,692
	<b>\$ 26,928,077</b>	<b>\$ 35,277,321</b>

## 18. Financial instruments and financial risk management:

Financial instruments comprise a significant amount of MHRC assets and the majority of MHRC liabilities. MHRC risk management policies are designed to: identify and analyze risk, set appropriate risk limits and controls, and monitor the risks and adherence to limits by means of reliable and up-to-date information systems. The Board of Directors approves these policies and management is responsible for ensuring that the policies are properly carried out. The Board of Directors receives confirmation that the risks are being appropriately managed through regular reporting, third party compliance reporting and by reviews conducted by MHRC.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

## 18. Financial instruments and financial risk management (continued):

MHRC is exposed to credit, interest rate, and liquidity risks in respect of its use of financial instruments.

### (a) Credit risk:

Credit risk is the risk that one party to a financial instrument fails to discharge an obligation and causes financial loss to another party. The financial instruments that potentially subject MHRC to credit risk consist principally of accounts receivable, loans and mortgages receivable and guarantees on loans.

MHRC's maximum possible exposure to credit risk is as follows:

	2025	2024
Accounts receivable and other receivables (note 3)	\$ 113,456,851	\$ 114,656,851
Loans and mortgages receivable (note 4)	42,136,340	42,136,340
Loan guarantees (note 21)	1,243,518	1,243,518
	<b>\$ 156,836,709</b>	<b>\$ 158,036,709</b>

MHRC establishes an allowance for doubtful accounts that represents its estimate of potential credit losses. The allowance for doubtful accounts is based on MHRC's estimates and assumptions regarding customer analysis, historical payment trends and statutes of limitations. These factors are considered when determining whether past due accounts are allowed for or written off.

The change in the allowance for doubtful accounts during the year was as follows:

	2025	2024
Balance, beginning of the year	\$ 17,790,611	\$ 15,936,558
Provision for receivable impairment	1,539,264	1,854,259
Amounts written off	(627)	(206)
Balance at end of year	<b>\$ 19,329,248</b>	<b>\$ 17,790,611</b>

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

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## 18. Financial instruments and financial risk management (continued):

### (a) Credit risk (continued):

As at March 31, 2025, \$8,089,801 (2024 - \$7,335,775) of accounts receivable and \$2,616,416 (2024 - \$2,374,317) of loans and mortgages receivable were past due, but not impaired.

#### *Accounts receivable*

The accounts receivable partially consists of \$29,898,397 (2024 - \$39,383,324) due from Canada Mortgage and Housing Corporation, \$33,254,410 (2024 - \$39,662,952) from the Province of Manitoba and \$5,245,518 (2024 - \$5,140,454) from the City of Winnipeg.

#### *Loans and mortgage receivable*

Impairment provisions are provided for losses that have been estimated as of the Statement of Financial Position date. Management of credit risk is an integral part of MHRC's activities with careful monitoring and appropriate remedial actions being taken. To mitigate credit risk, loans and mortgage receivable are mostly secured by registering a mortgage on title of the applicable property.

### (b) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The interest rate exposure relates to deposit with the banks, loans and mortgages receivable, and long-term debt.

#### *Loans and mortgage receivable/loans from the Province of Manitoba*

MHRC borrows funds for lending operations from the Province of Manitoba at fixed rates and normally lends those funds to clients at a reasonable percentage above the associated borrowing rate. For long-term advances that have fixed interest rates for the full term of the advance, MHRC only offers fixed interest rate loans to its clients. Due to this corresponding arrangement, MHRC does not incur significant interest rate risk.

However, some interest rate risk may result due to MHRC's lending policy of allowing prepayment of loans without penalty, given that MHRC does not have the offsetting ability to prepay the associated advances from the Province of Manitoba without penalty. MHRC mitigates this risk by closely matching the cash flow from client loan payments, including estimated annual prepayments, to the cash flow required to repay advances from the Province of Manitoba.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

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## 18. Financial instruments and financial risk management (continued):

### (b) Interest rate risk (continued):

In addition, MHRC's advances from the Province of Manitoba have variable interest rates which expose MHRC to cash flow interest rate risk. At March 31, 2025, had prevailing interest rates increased or decreased by 1.00%, the estimated impact on interest expense would be approximately \$736,000 (2024 - \$841,000).

### (c) Liquidity risk:

Liquidity risk relates to MHRC's ability to access sufficient funds to meet its financial commitments.

Advances from the Province of Manitoba have a direct correlation to the loans receivable as the funds borrowed are directly lent to MHRC clients. Funding is provided by the Province of Manitoba for the full amount of loans that are written off. As a result, MHRC has minimal liquidity risk on its lending portfolio in respect of advances from the Province of Manitoba.

## 19. Contingencies:

MHRC is involved in legal proceedings arising in the normal course of business, the outcome of which cannot be predicted at this time. In the opinion of management, the disposition of these cases will not materially affect the financial position of MHRC. Any settlement will be recognized in the year the settlement occurs.

## 20. Commitments:

MHRC has the following commitments as at March 31, 2025:

### Tangible capital assets:

MHRC has entered into contractual commitments to March 31, 2025 related to tangible capital assets which include housing projects and new construction of \$54,217,849 and third party repair, renovation and new construction of \$34,992,102.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

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## 20. Commitments (continued):

Public housing operations:

In accordance with the SHA Agreement, MHRC is fully responsible for the funding commitments of all social housing projects in Manitoba. These commitments will expire on a staggered basis over the period ending 2031, concurrent with the SHA Agreement funding expiration date of August 31, 2031. An estimate of these commitments for each of the next five years is as follows:

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2026	\$ 148,166,000
2027	129,601,000
2028	122,522,000
2029	111,068,000
2030	102,975,000

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## 21. Guarantees and letters of credit:

MHRC is authorized by the Province of Manitoba to issue loan guarantees and letters of credit up to \$20,000,000. MHRC has not provided any guarantees of loans at March 31, 2025. MHRC has issued letters of credit which guarantee the terms and conditions of land development agreements and construction contracts. The outstanding letters of credit are as follows:

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	2025	2024
Waverley West Letters of Credit	\$ 1,177,871	\$ 1,243,518

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## 22. Related party transactions:

MHRC is related in terms of common ownership to all Province of Manitoba created departments, agencies and Crown corporations. MHRC enters into transactions with these entities in the normal course of business. These transactions are recorded at the exchange amount.

# THE MANITOBA HOUSING AND RENEWAL CORPORATION

Notes to Financial Statements (continued)

Year ended March 31, 2025

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## **23. Budget:**

The 2024/25 Province of Manitoba budget which includes the fiscal 2025 budget of MHRC was approved on March 14, 2024. Budget 2024 for the Province of Manitoba includes operating grants to MHRC of \$239,234,000 and capital spending of \$77,871,000. Budget amounts for expenses by object provided in Note 12 agree to the budget submitted to the Province of Manitoba. Expenses included on the operating statement are re-allocations of the expenses by object to conform with the financial statement presentation.

# Glossary

**Affordability** – Means the housing costs to the household are less than 30 per cent of the total before-tax household income.

**Affordable Housing** – Rental and/or cooperative units that charge rents at or below the Median Market Rate under MHRC's Affordable Rental Housing Program.

**Alignment** – This is the process of enabling all employees to see how their day-to-day actions are consistent with the values of the organization and how living those values is contributing to overall success. Creating alignment ensures employees are working toward the common goal, or vision.

**Annual Report** – Departmental annual reports are a supplement to the public accounts and provide variance explanations and background information to support the public accounts. Annual reports are either released (if the Legislature is not in session) or tabled in the Legislature (if in session) by Sept. 30, following the fiscal year end.

**Appropriation** – This refers to the amount voted by the Legislature approving the maximum amount that may be expended on a specific program or major activity during a fiscal year.

Main Appropriation – the total amount of each resolution passed by the Legislature as reported in the printed estimates of expenditure.

Sub Appropriation – the total amounts applicable to the various breakdowns of the main appropriations in the printed estimates of expenditure.

**Borrowings** – Borrowings are securities issued in the name of the province to capital markets investors. Securities include debentures, treasury bills, promissory notes, medium-term notes and Manitoba Savings Bonds.

**Chronic Homelessness** – When a person has experienced homelessness for more than six months.

**Consolidation Impacts** – The adjustments needed to bring the revenue and expenditure of the Other Reporting Entities (ORE) into the summary budget, and to eliminate transactions between entities to avoid duplication of revenues and expenses (ex: a government grant is counted as an expenditure of core government and is eliminated from the revenue of the ORE).

**Drug Checking Services** – A harm reduction service that allows community members to anonymously test their pre-obtained substances to check for containments which can reduce the risk of associated harms, including overdose and death.

**Full-Time Equivalent (FTE)** – This is a measurement for number of positions. Every full-time regular position represents one full-time equivalent position. Other categories (e.g., term, departmental, seasonal, contract) are measured in proportional equivalents, e.g.: a program with a vote of 1.50 term FTE could hire staff in any combination that results in a total of one-and-one-half years - or 78 weeks - of employment such as six staff for three months or 13 weeks each; two staff for nine months or 39 weeks each; one full-time and one half-time staff for one year; three half-time staff for one year).

**Government Reporting Entity (GRE)** – This list includes core government and Crown corporations and other government agencies, government business entities and public sector organizations such as regional health authorities, school divisions, universities, and colleges.

**Grants** – These refer to public money provided to an individual, organization, or another government to assist in attaining their objectives and for which the government does not receive a good or service.

**Guarantees** – The province, in the normal course of business, may provide a guarantee to honour the repayment of debt or loans of an organization, primarily Government Business Enterprises. Such a guarantee is provided on the Manitoba Hydro Savings Bonds.

**Harm Reduction** – An evidence-based, non-judgemental public health approach that aims to reduce the negative health, social, and economic impacts of substance-related harms and promote health.

**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 the National Housing Strategy targets but may include up to 30 per cent 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.

**Key Initiatives** – These are the specific programs, activities, projects, or actions an organization will undertake to meet performance targets. Initiatives are often projects or events that aim to improve a process or an outcome.

**Key Performance Indicator (KPI)** – KPIs refer to an ultimate result for which the department is responsible for monitoring and reporting, but for which given its complexity, it has only partial direct influence over. Departments may identify certain performance measures as KPIs.

**Mental Health Promotion** – Involves collaborative efforts that focus on creating environments that promote and sustain positive mental health and well-being. Healthy environments promote mental health and well-being by enhancing protective factors and decreasing risk factors.

**Mission** – A mission statement defines the core purpose of the organization — why it exists and reflects employees' motivations for engaging in the organization's work. Effective missions are inspiring, long-term in nature, and easily understood and communicated.

**Objective** – The objective is a concise statement describing the specific things an organization must do well to execute its strategy. Objectives often begin with a verb such as increase, reduce, improve, or achieve.

**Other Reporting Entities (OREs)** – OREs are entities in the GRE such as Crown corporations and other government agencies, government business entities and public sector organizations such as regional health authorities, school divisions, universities and colleges that are directly or indirectly controlled by the government, as prescribed by Public Sector Accounting Board – and excludes core government.

**Performance Measure** – A performance measure is a standard used to evaluate and communicate performance against expected results. Measures are normally quantitative in nature, capturing numbers, dollars, percentages, and so on. Reporting and monitoring measures helps an organization gauge progress toward effective implementation of strategy.

**Performance Results** – These are the most important outcomes the departments want to achieve by reaching their objectives. Performance results represent the essence of the outcomes the department seeks to achieve.

**Social Housing** – Deeply subsidized housing in which the rent is based on 30 per cent of gross household income (commonly referred to as rent-geared-to-income rates) or at shelter rates stipulated by the Employment and Income Assistance (EIA) Program.

**Special Operating Agencies (SOA)** – SOAs are service operations within departments granted more direct responsibility for results and increased management flexibility needed to reach new levels of performance. SOAs embrace market disciplines of the private sector while adhering to the public policy imperatives of government. Annual business plans define financial goals and performance targets. SOAs have the ability to raise capital outside of the Consolidated Fund.

**Strategy** – This represents the broad priorities adopted by an organization in recognition of its operating environment and in pursuit of its mission. All performance objectives and measures should align with the organization’s strategy.

**Supervised Consumption Site** – Supervised consumption sites provide a safe, clean space for people to bring their own drugs to use, in the presence of trained staff. The sites may also offer a range of evidence-based harm reduction services, such as drug checking and access to important health and social services, including substance use treatment for those who are ready.

**Supported Recovery Housing** – Services characterized by a plethora of models and approaches to address housing needs across a spectrum of care. At one end of the spectrum is the “Housing First” model which encompasses both a set of key principles (e.g., housing is a basic human right; the separation of housing and services; personal choice and self-determination, recovery orientation and harm reduction) as well as key features such as scattered-site housing and independent apartments.

**Target** – The target presents the desired result of a performance measure. It provides organizations with feedback about performance.

**Values** – Values represent the deeply-held beliefs of the organization, which are demonstrated through the day-to-day behaviours of all employees. An organization’s values make an open proclamation about how it expects everyone to behave. Values should endure over the long-term and provide a constant source of strength for an organization.

**Vision** – A powerful vision provides everyone in the organization with a shared mental framework that helps give form to the future that lies ahead. This statement should contain a concrete picture of the desired state and provide the basis for formulating strategies and objectives. The vision serves as the guiding statement for the work being done. It should answer why the work being done is important. **Well-being** – Encompasses all the ways in which people experience and evaluate their lives positively. Well-being is fluid and can change over time.

**Withdrawal Management Services (WMS)** – A service which provides stabilization of symptoms, medical monitoring, medication management, screening and psychosocial assessment and transition planning for those seeking to withdraw from substances.