



THE MANITOBA HOUSING AND RENEWAL CORPORATION

ONE-YEAR ACTION PLAN

(2022/2023)



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

April 2022

Manitoba 

Manitoba's Social and Affordable Housing Landscape

COVID-19

The far reaching effects of COVID-19 have had an impact on all governments and service providers, and the housing industry has experienced its own unique challenges that have arisen from this pandemic. COVID-19 has affected Manitoba Housing's operations since its first Action Plan was released in March 2020, and has required a shift in focus to ensure that Manitobans continue to receive the housing supports and services they require. Manitoba Housing has been actively working with all levels of government to address the immediate impacts of COVID-19 on vulnerable populations, including those experiencing homelessness. Some of these supports include investing \$5.6 million in the Manitoba Rent Relief Fund that was launched in June of 2021 in partnership with the Manitoba Non-Profit Housing Association (MNPHA). Manitoba also provided \$2.56 million to MNPHA for projects in Winnipeg over the next two years to transition persons experiencing homelessness into stable housing environments.

The COVID-19 pandemic created additional pressures to support people experiencing homelessness. These challenges included distancing in shelters, finding additional places to shelter homeless populations, personal protective equipment for shelter staff and providing quarantine space for those without a home. In response to this, Manitoba has invested close to \$8.3 million in 2020/21 and 2021/22 to address homelessness during the COVID-19 pandemic. This includes funding for Siloam Mission, Resource Assistance for Youth and Salvation Army for overnight beds and physical distancing, as well as for daytime drop-in and alternative isolation accommodations operated by Main Street Project. This also includes \$1.5 million in funding to End Homelessness Winnipeg to create an additional warming space called N'Dinawekmak – Our Relatives, which creates up to 150 new overnight beds and a community care camp in Winnipeg for those most in need.

In partnership with Families' Community Service Delivery division, the Health Outreach and Community Supports team of the Winnipeg Regional Health Authority (WRHA), Winnipeg Housing and Rehabilitation Corporation and a number of homeless-serving agencies, Manitoba Housing developed Mission 50, a plan to rapidly house vulnerable persons in social housing units in Winnipeg. As a result of this initiative, 84 people (70 adults and 14 children) were housed, occupying 59 units.

This shift in focus has required that Manitoba Housing pause some of its activities towards modernizing the community housing sector, including the expansion of community-based service delivery (CBSD) and the transfer of direct-managed housing units to CBSD. However, Manitoba continues to support the capacity and growth of the community housing sector. For example, Manitoba is providing \$12 million in grant funding to 10 municipalities to help address their local housing needs for vulnerable persons through an affordable housing initiative.

PROGRESS ACHIEVED UNDER THE FIRST ACTION PLAN

Under the first Action Plan, NHS initiatives enabled Manitoba to address mutually agreed to housing priorities under the Canada Mortgage and Housing Corporation (CMHC)-Manitoba Bilateral Agreement. For the reporting years to date 2019/20 – 2021/22, Manitoba committed to the repair and renovation of existing community housing stock, new housing supply, rent supplements, operating subsidies for community housing units formerly funded under the Social Housing Agreement, and continues to modernize the community housing sector through community-based service delivery. Manitoba exceeded its 2027/28 repair target in the first year of the Action Plan (2019/20), achieved no net loss of Urban Native units, and is making progress on its expansion target.

Manitoba Housing supported the housing needs of vulnerable populations across the province, and continues to serve a high proportion of vulnerable populations through National Housing Strategy (NHS) initiatives. For example, in 2020/21, Manitoba supported 475 incremental new non-EIA Rent Assist cases, providing affordability assistance in the private market, as well as invested \$7.2M towards 113 units of social and affordable housing.

The highlights of projects supported under the first Action Plan include:

- In 2019/20, Manitoba Housing invested \$635,000 towards a regeneration project on Watt Street in Winnipeg in partnership with Wahbung Abinoonjiiag Inc. This affordable housing project will support vulnerable families that are at risk of homelessness or who have experienced family violence.
- In February 2020, Manitoba Housing launched Creating Opportunities for Affordable Homeownership, and provided partner agencies with a total of \$2.0 million in financial assistance through two Requests for Proposals (RFPs) that promote homeownership opportunities for low- to moderate-income households.
- Manitoba Housing also supported affordable homeownership opportunities for 78 households through the provision of \$4.27 million in funding to Habitat for Humanity in 2019/20.
- In 2020/21, Manitoba Housing contributed \$804,000 toward an affordable housing project that will see 18 modular apartments constructed at 260 Toronto Street, the site of a former housing complex owned by the Winnipeg Housing and Rehabilitation Corporation. The project will provide affordable housing for women and their children, including Indigenous women experiencing homelessness or at risk of homelessness.
- In 2020/21, Manitoba Housing contributed \$1.56 million towards the development of a 48-unit affordable housing project at the site of the former Fleming School in Brandon.
- In 2020/21, Manitoba contributed \$1.9 million towards a supportive living affordable housing project for vulnerable individuals who are homeless or at risk of becoming homeless that will see 47 micro-suites constructed at 390 Ross Avenue in Winnipeg. The project will work with support providers and have 24-hour staffing and a full meal program to provide nourishment while residents seek to adjust their lives.

ONE-YEAR ACTION PLAN

As we continue to address the impacts of the pandemic, housing providers are faced with new and renewed challenges regarding housing affordability. Furthermore, the costs of construction and materials have increased exponentially. This has required jurisdictions such as Manitoba to re-visit their priorities to ensure that we are able to meet our commitments and targets under the NHS and prioritize funding accordingly.

In tandem with these pressures, Manitoba has been working with CMHC and other provincial and territorial counterparts to undergo a stock take of the first four-years of the NHS. Due to these factors, coupled with the challenges all jurisdictions are facing emerging from the pandemic, CHMC has provided provinces and territories with the option of producing a one-year Action Plan for 2022/23 instead of the three-year Action Plan originally required under the CMHC-Manitoba Bilateral Agreement. Manitoba has opted to take this approach, as it provides an opportunity to continue to meet our obligations under the NHS and invest in projects that will provide immediate benefit for Manitobans, while ensuring our long-term government direction accurately addresses the needs of a changing housing landscape. Manitoba is still committed to its three-year Action Plan (2022/23 – 2024/25) for release in early 2023.

The layout of this One-Year Action Plan has been designed to bridge the gap between Manitoba's previous Action Plan and the coming three-year action plan. Therefore, this Action Plan contains information that has been updated and is in some ways a continuation from the previous Action Plan, as well as narrative elements intended to lay the groundwork towards the next three years (2022/23 – 2024/25).

GENDER-BASED ANALYSIS

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

Manitoba Housing's core program, the Social Housing Rental Program (SHRP), is a universal program. Applicants are housed based on the urgency of need (affordability, suitability, and adequacy of their current situation), not on their gender. Vulnerable applicants, such as those who are homeless or experiencing domestic violence, are considered a higher priority when determining need.

Using a gender-based analysis, Manitoba Housing is helping to meet the affordable housing needs of women as 7,947 Manitoba Housing tenants and 5,769 Manitoba Housing applicants are women.

Women's poverty also affects their children. According to Statistics Canada's 2019 Market Basket Measure (MBM), 14.4 per cent of Manitoba children live in poverty. Families with children represent over half of Manitoba Housing's direct-managed portfolio (58 per cent), with approximately 12,600 children under the age of 18, and 9,000 of them are under thirteen.

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

In Manitoba, there are 9,850 children and youth in the care of Child and Family Services (CFS). Access to affordable housing is a key component of family reunification. Manitoba Housing supports family reunification when CFS is involved with a family separation, allowing families with a reunification plan to remain over-housed for up to two years.

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

2021 Housing Consultations

Manitoba's first three-year Action Plan (2019/20 – 2021/22) was informed by two large-scale consultation processes that took place in 2016 and 2017: the consultations were undertaken to inform a provincial housing strategy and to support the development of Manitoba's poverty reduction strategy. As five years have passed since these consultations, Manitoba Housing undertook province-wide consultations in the summer of 2021 to inform the second three-year Action Plan. As COVID-19 presented unique challenges to conducting consultations, an online survey and virtual meetings were used as engagement techniques.

ONLINE PUBLIC SURVEY

Manitobans were invited to provide feedback through an online survey that was designed to collect feedback on housing needs, priorities, populations in housing need, and solutions. The survey asked a series of quantitative questions and provided the opportunity for qualitative feedback with each question. Survey respondents were also asked demographic questions to identify housing issues relevant to specific demographic groups of Manitobans.

In addition to a public announcement about the survey commencement, invitations to complete the survey were sent out to key stakeholders. In total, 431 Manitobans completed the survey between May 25, 2021, and July 28, 2021.

CONSULTATIONS WITH STAKEHOLDERS

Between July 19 and August 19, 2021, Manitoba Housing held six virtual consultations with key housing stakeholder groups that represented:

- The municipal sector
- Indigenous service providers
- The non-profit housing sector
- Agencies serving vulnerable populations
- Housing advocates

Dialogue with provincial stakeholders was consistent with the online survey, focusing on the same topics. Open-ended conversations discussed housing priorities, population groups in housing need, and gaps in the housing market. Participants were also asked to provide their ideas and comments regarding housing solutions.

Feedback provided by Manitobans throughout these consultations will be used to inform both this Action Plan, as well as Manitoba's three-year Action Plan that will follow in 2023.

Use of Funding

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

The diversity of housing needs across Manitoba communities and populations requires solutions that are responsive to local housing pressures and geographic and socio-economic circumstances. Recent consultations confirmed that Manitoba Housing must continue its focus on meeting the needs of vulnerable populations, specifically around housing that meets a greater depth of affordability. Manitoba is also committed to advancing reconciliation through Indigenous housing initiatives.

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

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

Manitoba Priorities Housing Initiatives

TARGET VULNERABLE POPULATIONS

Throughout the consultations, providing safe and affordable housing for vulnerable groups was identified as a key housing priority. There is a lack of housing with on-site wrap-around supports such as addiction workers, supports for family reunification and supports to assist residents transition to independent living. Participants also highlighted a need for more transitional housing options. Manitoba took steps to address this in the previous Action Plan, including funding for wrap-around supports for vulnerable populations.

Under this one-year Action Plan, Manitoba will continue to prioritize support for households most in need, including those who have complex barriers that require a combination of housing and support services. Manitobans experiencing homelessness, people with mental or physical disabilities, persons with addictions, youth aging out of care, and women fleeing violence all require additional supports to overcome multiple barriers to housing success.

INDIGENOUS HOUSING

During consultations, stakeholders indicated that Indigenous community-led housing options in Manitoba communities are lacking. Given that Manitoba has the highest per capita Indigenous population of Canada's provinces, provincial and federal partnerships are required in Indigenous-led housing initiatives that will reflect this unique situation to meet the housing needs of Indigenous people and advance reconciliation in Manitoba.

In 2021, Manitoba Housing and Shared Health invested in a \$2.56M allocation for Ma Mawi Wi Chi Itata Inc.'s the Village Project. The Village is an innovative 'tiny home' supportive housing model, which will create 22 affordable units of culturally appropriate housing for vulnerable persons exiting unsheltered homelessness. While providing a communal area, with opportunities for shared cooking and lounging, The Village will also provide culturally-relevant supports and healing opportunities to its residents.

Manitoba will continue to work with partners in the lead up to its next three-year Action Plan in 2023 to develop a reconciliation-focused approach to Indigenous housing. As part of its commitment to advance reconciliation, Manitoba Housing will also pursue off-reserve community-based housing delivery in partnership with Indigenous communities and service organizations. Manitoba will work with Indigenous housing providers and pursue investments that enable the provision of culturally relevant programming and housing services.

TARGET WOMEN AND CHILDREN FLEEING DOMESTIC VIOLENCE

Vulnerable families need additional housing supports. During consultations, participants highlighted a limited availability of safe affordable housing options for women fleeing domestic violence and their children. Manitoba is encouraged by recent federal announcements under the Rapid Housing Initiative as well as support to construct, renovate and support housing for women and their children escaping domestic violence under the National Housing Co-Investment Fund.

During this Action Plan period, Manitoba will work with the Family Violence Prevention Program and its community partners regarding a potential Manitoba-specific application under the National Housing Co-Investment Fund that will target local housing need to support women and their children fleeing domestic violence.

SUPPORT HOMEOWNERSHIP

In February 2020, Manitoba Housing launched two Requests for Proposals (RFPs) under Creating Opportunities for Affordable Homeownership (COAH) to provide up to \$2.0 million in financial assistance that will be used to promote homeownership opportunities for low- to moderate-income households. In 2021/22, Manitoba Housing announced an additional \$1.0 million to release a fourth COAH RFP to provide financial assistance that supports the acquisition of homes by eligible homebuyers through down payment and closing cost assistance.

During this one-year Action Plan period, Manitoba will work with the successful proponents of the 2021/22 COAH RFP to help expend their funding allocations.

SUPPORT HOUSING AFFORDABILITY

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

Under this Action Plan, Manitoba will provide affordability support to an estimated 261 additional households who are not in receipt of Employment and Income Assistance with Rent Assist.

Canada Community Housing Initiative

MODERNIZING THE COMMUNITY HOUSING SECTOR

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

Under its previous Action Plan, Manitoba Housing continued to modernize the community housing sector through CBSD. As of September 2021, Manitoba Housing transferred management of 1,511 units of social housing stock, representing 12 per cent of its portfolio. Manitoba Housing will also continue identifying properties to sell to the community housing sector in areas of low demand and where it makes good sense.

In 2022/23, the Manitoba government will complete the rollout of a total of \$12 million in grant funding to ten municipalities throughout the province to assist with the construction of new affordable housing that meets the housing needs of vulnerable Manitobans. Municipal Grant Funding was established to provide similar rapid housing opportunities to municipalities that were not part of the Rapid Housing Initiative. The municipalities that received funding are Brandon, Dauphin, Flin Flon, Morden, Portage la Prairie, Selkirk, Steinbach, The Pas, Thompson and Winkler. Each municipality is responsible for determining projects in their respective communities that best address housing affordability and redevelopment objectives.

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

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

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

INVEST IN IMPROVEMENTS TO EXISTING SOCIAL AND AFFORDABLE HOUSING

As highlighted in the previous Action Plan, community housing across Manitoba continues to face public scrutiny, in part due to perceptions of poor living conditions. Manitoba took action during the first Action Plan period, and surpassed its 2027/28 target to repair existing housing stock.

However, the suitability and desirability of community housing as an option for families and individuals is a challenge that Manitoba will continue to address. Under this Action Plan, Manitoba will continue to invest in improvements to its existing housing stock:

- Plans to spend over \$60 million in 2022/23 in modernization and improvement of community housing.
- Support vulnerable seniors through an investment of over \$2.8 million in safety and security and repair to Personal Care Homes that are under the Social Housing Agreement baseline.
- Continue to prioritize the use of social enterprise in repair and renovation of units.

INVEST IN COMMUNITY HOUSING IN MANITOBA

In 2022/23, Manitoba Housing plans to support over 990 rent supplements in the community housing sector that were formerly funded under the Investment in Affordable Housing agreement. Manitoba will also continue to provide project-based subsidy to 850 units, including 743 units of Urban Native Housing. In 2022/23, Manitoba will look to fund the construction of an additional 52 units.¹

INVEST IN URBAN NATIVE HOUSING

Manitoba Housing will continue to support Urban Native housing. In 2022/23, Manitoba will ensure no net loss of Urban Native Housing units by providing \$3.5 million in operating subsidies for units that have previously come off agreement but are part of the baseline count.

Canada-Manitoba Housing Benefit

The Canada-Manitoba Housing Benefit (CMHB) is a new program that builds on Manitoba's existing Rent Assist program. The CMHB is stacked with Rent Assist to reduce or eliminate housing need in vulnerable target populations, and enable greater access to the rental market. Created in 2014, Rent Assist targets low-income Manitobans who are receiving Employment and Income Assistance (EIA) and have shelter costs as well as those who are renting in the private market and are not receiving EIA (non-EIA Rent Assist).

The CMHB is a portable shelter benefit targeted towards vulnerable populations in core housing need. The benefit agreement represents \$77.3 million in federal funding between 2020/21 and 2027/28 that will be cost matched by the Manitoba government. The CMHB has three streams,² each providing support to a specific population:

1. Youth transitioning out of the child welfare system and youth who have recently transitioned.³ This stream supports youth to avoid more entrenched government interventions while also preventing homelessness.
2. People who are experiencing homelessness or who are at risk of homelessness. This stream helps people to remain housed and reduce their risk of becoming homeless.
3. People living with mental health and addictions issues. This stream supports individuals in addictions recovery to remain housed and reduce their risk of becoming homeless.

The youth aging out of care and the homelessness streams are focused on the private market, and the mental health and addictions stream primarily begins in community housing (supportive housing projects) before the client exits to the private market. Under all streams, clients are given the option to consent to their benefit being paid via trusteeship (e.g. direct to landlord from administering agency) and have the ability to withdraw this consent.

1. New construction target does not include \$12 million in cost-match funding for Municipal Grant Funding. It is anticipated that a portion of this funding will increase Manitoba's new supply in 2022/23 beyond this target.

2. As funding for the CMHB increases over the lifetime of the Bilateral Agreement, the benefit will be expanded in future years to include additional vulnerable populations.

3. Within the previous fiscal year.

While the community housing sector is a valuable partner in addressing housing need, Manitoba's private rental market has an important role to play in helping alleviate the high demand for housing. The CMHB diverts individuals from community housing wait lists thereby reducing wait times to access community housing for others.

The CMHB is under review and the program will be revised in 2022/23. CMHB program estimates will be updated in 2022/23 and will be reflected in the second three-year Action Plan.

YOUTH TRANSITIONING OUT OF CARE STREAM

This stream of the CMHB is targeted toward youth leaving care of the child welfare system and youth who have left care within the last year who are struggling with housing costs. The benefit in this stream is portable within Manitoba. Income eligibility is the Disability Program Income Limit (PIL) of the non-EIA Rent Assist program⁴ although participation in the Rent Assist program is not a requirement of access to the CMHB.⁵ Use of this PIL for CMHB is inclusive of youth with and without a disability and allows for attachment to the labour force (as the PIL is slightly above full time minimum wage). For those receiving either EIA or non-EIA Rent Assist, the CMHB provides the difference between market rent and the client's Rent Assist benefit, up to a maximum of \$250 per month. For those not receiving EIA or non-EIA Rent Assist, the CMHB is a \$250 per month rent supplement to provide modest help with the client's rent in the private market. The benefit is paid to the client for up to two years or when the client no longer meets the income eligibility criteria, whichever comes first.

The youth stream is delivered by the Provincial Services division of the Department of Families, and began intake on June 1, 2021. As of December 23, 2021, 26 individuals are in receipt of the youth stream benefit. Low intake into the youth stream is, in part, a result of a moratorium on youth leaving care during COVID-19. As of March 31, 2021, 117 youth remained in care due to the moratorium. The Department will continue existing support to youth and young adults otherwise ineligible for Child and Family Services via a new grant program until March 31, 2023. It is anticipated that this grant program will result in greater CMHB uptake in the 2022/23 fiscal year.

With significant efforts to increase program uptake, it is estimated that over the course of this action plan period (2022/23), the benefit will support 752 youth aging out of care at a cost of \$2.257 million.

HOMELESSNESS STREAM

This stream is targeted toward those experiencing homelessness and those at risk of homelessness who are connected to housing supports at a community-based organization. To be eligible for the benefit, applicants must be in receipt of either EIA or non-EIA Rent Assist. The benefit will be paid to the client for as long as the client is on EIA/non-EIA Rent Assist and requires assistance with their rent. The CMHB provides the difference between market rent and the client's EIA/non-EIA Rent Assist benefit, up to a maximum of \$250 per month. The

4. The current non-EIA (Disability) PIL is \$25,280.

5. Some youth leaving care do not want to be connected with government income supports and choose not to enroll on EIA.

benefit is not time limited, as those who are homeless or at risk of homelessness require a long-term rent supplement to become stable in their housing. It is expected that up to ten per cent of households could leave this stream after a period of approximately five years. Initially, the benefit will be delivered by End Homelessness Winnipeg (EHW) as the benefit will only be available within Winnipeg, although recipients can continue to receive the benefit if they move within Manitoba. The benefit will expand outside of Winnipeg as funding increases. Manitoba Housing is working to identify appropriate delivery agent(s) for the homelessness stream of the CMHB outside of Winnipeg.

From April to June 2021, clients receiving the provincial Housing First Rent Supplement (HFRS)⁶ and federal Emergency Housing Fund were transitioned into the CMHB. The CMHB funded the rent supplements for the former HFRS clients and the existing HFRS program budget will be used to support building services for CMHB homelessness stream clients in Winnipeg. Program intake began on July 1, 2021 through EHW. As of December 23, 2021, 187 individuals are in receipt of the benefit.

It is estimated that over the course of this action plan period (2022/23), the benefit will support an estimated 740 homeless individuals or individuals at risk of homelessness at a cost of \$2.219 million.

MENTAL HEALTH AND ADDICTIONS STREAM

This stream is targeted towards individuals living with mental health and addiction issues. Recipients initially live in supportive housing projects which provide a stable, recovery-oriented environment. The benefit will continue when individuals leave supportive housing, and will be portable within Manitoba to assist them to transition to the private market. Within supportive housing, the benefit level is proportionate to the unit size and location and is based on clients receiving the subsidized housing rate from EIA. The depth of benefit for studio units ranges from \$299 in Brandon, \$354 in Thompson, and \$417 in Winnipeg. Subsidy for one-bedroom units are \$475 in Brandon, \$354 in Thompson, and \$723 in Winnipeg. Once the client leaves supportive housing for the private market, the benefit will be the difference between market rent and Rent Assist/non-EIA Rent Assist to a maximum of \$250/month.⁷ The income test for this stream will be enrollment in EIA or non-EIA Rent Assist. The benefit will be paid to the client for up to two years or when the client no longer meets the income eligibility criteria, whichever comes first.

The stream is delivered by Manitoba Housing's Rent Supplement branch. Intake is in progress and the benefits will be provided once all agreements are finalized with the supportive housing providers and they open their buildings.

It is estimated that over the course of this action plan period (2022/23), the benefit will support an estimated 196 individuals through the mental health and addictions stream at a cost of over \$1.381 million.

6. The HFRS was created when the federal At Home/Chez Soi research project ended and the cost and delivery of the program in Manitoba became the responsibility of the Manitoba government.

7. Although the CMHB benefit will decrease upon leaving supportive recovery housing, the amount of Rent Assist the client receives will increase to correspond with the rate for living in unsubsidized housing.

COST-MATCHED FUNDING: NON-EIA RENT ASSIST

Given Manitoba's significant unilateral investment in Rent Assist, robust portable shelter benefit program, Manitoba will cost match the CMHB using a portion of its annual expenditures on non-EIA Rent Assist. The average benefit level for non-EIA Rent Assist is estimated at \$418/month, with a turnover rate of approximately 32% per year. In 2022/23, Manitoba will use a portion of its non-EIA Rent Assist spend from new incremental clients to cost match the CMHB, providing over \$10.9 million in funding in support to an estimated 1,629 clients in Housing Need.

In 2022/23, the three streams of the CMHB and Manitoba's cost match through non-EIA Rent Assist will provide over \$13.016 million in funding to support an estimated 2,021 vulnerable Manitobans in housing need.

INFLATION AND THE CMHB

Manitoba's rent regulation and Rent Assist are inherently anti-inflationary. Rent regulation under Manitoba's Residential Tenancies Act generally only allows landlords to increase their rents by the annual provincial guideline. Manitoba introduced rent regulations in 1976 and they have been in place continuously since 1982. Manitoba's rent regulations are based on a cost pass-through approach. An annual guideline is established and rents may be increased up to this guideline without administrative review. Landlords may apply for an increase above the guideline based upon a review of their operating costs, capital expenditures and any financial loss experienced. Many rental units at the lower end of the market are covered by the rent increase guideline, which limits rental increases year over year. Manitoba's rent regulation will continue to act as a buffer against price gouging as a result of this benefit.

Due to COVID-19, the rent increase guideline for 2022 and 2023 will be set at zero per cent.

Administration Costs

The NHS bilateral agreement allows Administration Costs up to a maximum of 10%. As such, under this Action Plan, Manitoba will claim administrative costs of \$2.6 million in 2022/23. These funds will be used to address the costs of carrying out the Agreement and will include funding for staff to support delivery of Initiatives and reporting.

Expected Results and Outcomes

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

Targets and Outcomes for expected results overall

Outcome	Expected Results	Target (Units)		
		Year 4 Target and Funding (\$M)		2019/20 - 2027/28 Target
Maintain/ increase social housing supply	Units continue to be offered in social housing ¹	3,171	9.8	22,031
	15% expansion of rent assisted units ^{2,3}	313	5.3	2,108
	No net loss of Urban Native Social Housing units available to low-income households ⁴	768	3.5	625
Repair existing stock ⁵	At least 20% of existing social housing units repaired ⁶	6,383	63.8	5,470
	Retained Urban Native Social Housing units are repaired to good condition ⁷	-	-	663

1. The 2019/20 to 2027/28 target total of 22,031 does not reflect the total 23,417 units in the baseline as SHA operating agreements will continue to expire through 2031. Unit counts each fiscal year are cumulative.
2. Expansion of rent-assisted units includes incremental case volume in non-EIA Rent Assist, new construction (including secondary suites) and regeneration. The baseline for the purposes of the expansion target excludes 4,120 Personal Care Home beds funded under the SHA. Over the term of the NHS, Manitoba will focus more on repair of existing community housing stock and less on expansion, as reflected in the 2019/20-2027/28 target.
3. Expansion target does not include \$3.2 million remaining from 2021/22 in cost-match funding for Municipal Grant Funding. It is anticipated that a portion of this funding will increase Manitoba's new supply in 2022/23 beyond this target.
4. No Urban Native units are scheduled to come off agreement during this action plan period. Funding is to subsidize 768 Urban Native units that had previously expired yet are included in the Urban Native baseline count (Manitoba has unilaterally funded). Unit counts each fiscal year are not cumulative. The 768 units surpasses the 10-year target, this target will be updated in the next three-year Action Plan to reflect a new 2027/28 target.
5. The number of units projected to be affected by repair and renewal is an estimated projection. The targets are subject to revision based on actual work completed. Manitoba reports individual unique units to CMHC in its progress reports regarding repair of housing stock. Manitoba also makes all efforts to reduce the double counting of units where possible. Therefore, units that will be reported to CMHC under this Action Plan will be significantly lower than the 2022/23 target as it is anticipated the majority of units will have already received repairs in previous NHS years.
6. Over the term of the NHS, Manitoba will focus more on repair of existing community housing stock and less on expansion, as reflected in the 2019/20-2027/28 target.
7. These are included in "At least 20% of existing Social Housing Units repaired". Units in the Urban Native portfolio received considerable funding for repair under the Social Infrastructure Fund (576 units, \$4.8M); as such, funding to make additional repairs to this portfolio will not occur in 2022/23. An allocation for repair is anticipated in the next three-year Action Plan.

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

Initiative	Target ¹	
	Year 4	2019/20 - 2027/28 Target ²
Manitoba Priorities Housing Initiative	3,213	9,508
Canada Community Housing Initiative	5,323	21,092
Canada-Manitoba Housing Benefit ³	2,017	17,619
Total	10,553	48,219

1. Targets are estimates and subject to revision.
2. 2019/20-2027/28 target amounts for Manitoba Priorities and Canada Community Housing Initiative refined to reflect negotiated repair and expansion targets proportionate to amount of funding available under each initiative.
3. The CMHB is under review and the program will be revised in 2022/23. CMHB estimates will be updated in 2022/23 and will be reflected in the second three-year Action Plan.

Planned Cost Matching Per Initiative

Initiative	Planned Cost-Matching
	2022/23 Year 4 (\$M) ¹
Manitoba Priorities Housing Initiative	29
Canada Community Housing Initiative	35.7
Canada-Manitoba Housing Benefit	6.5

1. Includes funding for M&I, Municipal Grant Funding, non-EIA Rent Assist costs used to cost match CMHB, and funding to continue to offer Urban Native units.

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

Indicator: Number of households for which Housing Need is addressed	Target (Households) ¹		
	Year 4 Target and Funding (\$M)		2019/20 -2027/28 Target
	#	(\$M)	Units
New Construction ²	52	3.9	937
Repaired/ Renewed ³	6,383	63.8	5,470
Affordability Assistance <i>Project based subsidy</i> <i>Affordability Assistance^{4, 5}</i> <i>to the household</i>	1,840	9.8	22,230
	2,278	13.8	19,582
Total	10,553	91.3	48,219

1. Targets are estimates and subject to revision.
2. New construction target does not include \$12 million in cost-match funding for Municipal Grant Funding. It is anticipated that a portion of this funding will increase Manitoba's new supply in 2022/23 beyond this target.
3. The number of units projected to be affected by repair and renewal is an estimated projection. The targets are subject to revision based on actual work completed.
4. The CMHB is under review and the program will be revised in 2022/23. CMHB estimates will be updated in 2022/23 and will be reflected in the second three-year Action Plan.
5. Includes CMHB and incremental non-EIA Rent Assist case volume increases.

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

Indicator: Housing units considered accessible	Target (Units)		
	Year 4 Target and Funding (\$M)		2019/20 - 2027/28 Target
	Unit	(\$M)	Units
New	40	3.9	243
Repaired/ Renewed ¹	304	63.8	348
Total	344	67.7	591

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

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

LIVABLE AND INCLUSIVE COMMUNITIES

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

Manitoba reached its 10-year target under its first Action Plan for repairing existing housing stock. However, funding under this agreement will continue to include Manitoba's capital improvement program, which improves the quality of life for tenants, sustaining delivery of rental programs, demonstrates a commitment of being a good neighbour, and provides employment opportunities and economic spin-off with the construction industry.

Funding also includes portable housing benefits where location is client choice (e.g. non-EIA Rent Assist and the CMHB); by the very nature of these types of benefits Manitoba cannot influence proximity to amenities or services. Further, in rural and remote regions of Manitoba, where assets are often in most need of repair, access to amenities are not always available.

However, Manitoba continues to work towards a more sophisticated understanding of its housing stock by undertaking a province-wide Building Condition Assessment. It is anticipated that this work will inform the release of Manitoba's three-year Action Plan in 2023. The Building Condition Assessments will provide Manitoba Housing with an evaluation of the condition and life-cycle of its buildings' envelope performance, structural foundation and mechanical systems.

ACCESSIBILITY

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

Due to tracking and reporting methods, Manitoba was unable to fully capture all units that were considered accessible as part of its reporting. During this Action Plan, Manitoba plans to implement stronger processes to better capture units that are considered accessible in its existing stock. This work will continue through 2022/23 and should result in better identification and tracking in future reporting periods.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY EFFICIENCY

In Manitoba, policy and legislation are in place to endorse green building practices. The policy and legislation directs stakeholders involved with building design, construction and operation to incorporate green building practices to benefit the environment and strengthen our communities and the Manitoba economy over the long term. With regard to new builds and renovation programs funded by Manitoba Housing, projects must meet Efficiency Manitoba's New Homes Program standard for energy efficiency.

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

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

Manitoba Housing continues to explore options to track its reductions in energy consumption and greenhouse gas emissions for purposes of its reporting, and plans to progressively implement reporting on emissions and energy consumption.

COMMUNITY EMPLOYMENT BENEFITS

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

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

Appendix 1: Reporting

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

Manitoba Housing has now completed two Year-End Progress Reports under the NHS for Action Plan years 2019/20 and 2020/21. For the most part, Manitoba has been able to fulfill its reporting obligations under the agreement. During its First Action plan, Manitoba was able to successfully implement data gathering partnerships with other branches of government to better track Personal Care Home repairs and security upgrades, and claims related to incremental case volume increases to Non-Employment and Income Assistance Rent Assist. However, this experience has provided Manitoba the opportunity to identify some gaps that have been discussed throughout this Action plan around tracking accessibility and environmental sustainability and energy efficiency. Manitoba Housing will continue to work towards progressive implementation of these reporting items.

Appendix 2: Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

