Contents of Housing Module

1. Descriptions and Definitions of Seniors’ Housing Options
   A. Owning
   B. Renting
   C. Housing with Support Services

2. Programs for Senior Homeowners
   A. Repair and Renovation Programs
   B. Financial Programs

3. Programs for Senior Renters
   A. Repair and Renovation Programs
   B. Financial Programs
   C. Residential Tenancies Branch

4. Housing with Support Programs

5. Home and Yard Care and Home Safety Programs

6. How to Find Housing
   A. Rural Areas
   B. City of Winnipeg

7. Information Charts and Sample Application Forms
Seniors’ Housing

This Housing Module contains information for

- seniors living independently, either as homeowners or renters
- seniors who need housing with support and care services
- seniors’ families or caregivers who are looking for information about housing options

Seniors’ housing needs and services are on a continuum.

Independence ➔ ➔ ➔ ➔ ➔ ➔ ➔ ➔ ➔ ➔ ➔ ➔ ➔ Dependence

Community Services ➔ ➔ Community & In-house Services ➔ ➔ In-house Services

Owning a home ➔

Renting a unit ➔

Renting a unit with in-house support services ➔

Supportive housing facility ➔

Personal care home ➔
How Do You Find What a Senior Needs?

It is important to know where a senior is on the housing continuum so you can give appropriate information. Here are some questions that might help you talk to an older person about housing.

- Do you own your home or do you rent your living space?
- Do you live alone?
- Do you feel safe where you live?
- Do you feel safe going out of your home?
- Are you thinking about living in a different place?
- Do you have people who help you? Who are they? How do they help?
- What kind of supports, such as meal programs, home care or housekeeping, do you have? Do you feel you need more support? If so, what would that be?
- How would you describe your general health?
- What social activities do you do? Would you like to do other things? If so, what would you like to do?
- What do you do for transportation?
- What are your main sources of income?
1. Descriptions and Definitions of Seniors Housing Options

A. Owning a Home

Private House

Condominium

B. Options for Rented Housing

Private Sector

Public Sector

C. Housing with Support Services

Manitoba Housing Authority 55 Plus (may be known as Elderly Persons Housing - EPH)

Assisted Living

Supportive Housing

Companion Care (Winnipeg only)

Personal Care Homes
A. Owning a Home

Private House

Condominium Unit

- A condominium owner
  - owns a unit of a multi-unit property
  - pays property taxes on the unit
  - can sell or lease the unit
  - usually pays a monthly upkeep fee and shares costs of repairs and improvements as needed
  - shares common areas, such as recreation areas, hallways and stairways, jointly with other residents

- Unit owners form a board of directors to manage the property.
- The Condominium Act in Manitoba controls condominiums. For more information, contact the Residential Tenancies Branch of Manitoba Finance at 945-2476

B. Rented Housing

Private Sector Choices

For-Profit Landlords – rent privately owned properties to tenants

Not-for-Profit Landlords – include
  - not-for-for profit or charitable organizations, such as service clubs or church groups, that may have specific rules about who can rent units in the buildings
  - organizations that have agreements with the Manitoba Housing and Renewal Corporation and may offer lowered rent based on tenant income

Seniors Apartments – for-profit or not-for profit properties
  - range from a studio or bachelor apartment to one, two or three bedrooms
  - Some facilities provide meals.
  - Some have services such as laundry, recreation or transportation programs.
**Housing Co-Operatives**
- Not-for-profit co-operative corporations own the property and members buy equity shares. Costs of shares vary.
- The board of directors and the members make decisions about operating the co-op.
- Renters must be members of the co-op by owning shares.
- Renters are expected to help with upkeep of the common areas.
- Some co-ops have rent subsidies based on income.

**Life Lease Tenancy – not-for-profit or for-profit properties**
- A unique tenancy agreement where the tenant pays an entrance fee for the rental unit and may stay as a tenant for life or a certain period of time.
- Monthly rent depends on the size of the mortgage on the building, upkeep costs, taxes and vacancy rates.
- The Life Leases Act of the Province of Manitoba controls life lease agreements. For more information, see [http://www.manitoba.ca/rtb](http://www.manitoba.ca/rtb) or call 945-2476.
- People considering this type of housing should review the financial health of the project and talk to a lawyer to fully understand the terms of the life lease agreement.

**Public Sector Choices**

**Note:** Reduced rent in public sector housing is based on the Housing Income Limits (HIL). A copy of the current HIL is in Section 7.

**Manitoba Housing and Renewal Corporation (MHRC)**
- MHRC has agreements with owners/operators of rental properties to subsidize the difference between current market rent rates and the rate paid by a tenant who qualifies for reduced rent based on the Housing Income Limit.
- Tenants must apply for the reduced rent.
Manitoba Housing Authority Senior 55 Plus Subsidized Apartments (sometimes referred to as Elderly Persons Housing - EPH)

- mostly studio or one-bedroom apartments; some 2 bedroom
- At least one renter in a unit must be 55 years or older.
- Tenants must qualify based on the Housing Income Limit. Adequacy and suitability of current housing are also considered in the application process.
- Rent is based on individual’s/couple’s total gross income.

*Note:* A list of communities with 55 Plus Subsidized Apartments is in Section 7.

C. Housing with Support Services

Manitoba Housing Authority Senior 55 Plus Apartments (sometimes referred to as Elderly Persons Housing - EPH)

- Support services vary among facilities. They may include meals, housekeeping, transportation and recreation.
- Tenants must qualify based on the Housing Income Limit. (See Section 7)
- Rent is based on individual’s/couple’s total gross income.
- At least one renter must be 55 years or older.
- mostly studio or one bedroom apartments

*Note:* A list of communities with 55 Plus Subsidized Apartments is in Section 7.

Assisted Living Facilities

- combine independent living with a service package that may include meals, housekeeping, laundry, transportation or other services *(Study the contract very carefully to know what are guaranteed and non-guaranteed services.)*
- privately owned and operated facilities, so they are not licensed or government regulated
- Government does not subsidize daily fees, but residents may qualify for the Manitoba Shelter Benefit Program. They may also access Home Care services.
Supportive Housing  (Winnipeg, Brandon, Steinbach and Oakbank; other locations being considered)

- suitable for people who can no longer live independently, but are not ready for a personal care home
- provides 24 personal support and supervision in a secure group community setting
- Residents must be assessed and admitted through the long-term care/home care case coordinator of the Regional Health Authority.
- Regional Health Authority monitors facilities to make sure they meet standards, and covers the cost of the health staff.
- Costs vary depending on the facility. Resident pays for the rent and service package.
- Residents may qualify for the Manitoba Shelter Benefit Program on the rent part of the fee.

Companion Care  (Only available in Winnipeg)

- The Winnipeg Regional Health Authority selects and monitors Companion Care providers who house seniors in their homes and provide support in daily living.
- Services are similar to supportive housing.
- Residents must be assessed and admitted through the long-term care/home care case coordinator of the Regional Health Authority.
- Cost is a subsidized daily fee based on income.

Personal Care Homes

- provide professional nursing and personal care services to people who can no longer live independently
- Manitoba Health subsidizes costs so a resident’s daily rate depends on income.
- The Regional Health Authority co-ordinates application, assessment and admission.
2. Programs for Senior Homeowners

A. Repair and Renovation

**Manitoba Family Services and Housing**

- Residential Rehabilitation Assistance Program (RRAP)
- Residential Rehabilitation Assistance Program For Persons With Disabilities
- Home Adaptations For Seniors’ Independence Program (HASI)
- Homeowner Emergency Loan Program (HELP)
- Emergency Repair Program (ERP) (Rural Only)

**Manitoba Hydro**

- In-Home Energy Evaluation
- Power Smart Home Insulation Program (HIP)
- Power Smart Residential Loan Program
- Residential High Efficiency Furnace Replacement Rebate
- Wisdom in Saving Energy (W.I.S.E.)

B. Financial Programs and Tax Credits

- Manitoba Hydro/Salvation Army Emergency Hydro Costs
- School Tax Credit For Homeowners 55+
- Education Property Tax Credit
- Farmland School Tax Reba
A. Repair and Renovation

Manitoba Family Services and Housing

Residential Rehabilitation Assistance Program (RRAP Program)

Program: Forgivable loans for low-income homeowners to return substandard homes to minimum health and safety levels

Eligibility Criteria:

- The home is at least 5 years old and worth less than $125,000.
- The total gross household income is below the Housing Income Limit (HIL) for the area. **(Chart in section 7)**
- Work done before the loan is approved in writing is not eligible.
- The homeowner lives in the house year-round.
- The loan is for major repair in at least one of the following: structure, electrical, plumbing, heating or fire safety. Normal maintenance repairs are not eligible.
- The repairs should increase the home’s useful life by at least 15 years.
- The maximum loan is between $16,000 and $19,000, depending where the home is located.
- The loan covers up to 100% of actual repair costs.
- The loan is forgiven over time, as long as the homeowner owns and lives in the house, and certain other conditions are met.

Application:

- Contact number below. Staff review each situation. If a person is eligible, an application package will be provided. **(Sample in Section 7)**

Contact: In Winnipeg

City of Winnipeg RRAP Department
361 Hargrave Street
Winnipeg MB R3B 2K2
Phone: 986-2299

Outside Winnipeg

Manitoba Housing & Renewal Corporation
Residential Rehabilitation Assistance Program
113-114 Garry Street
Winnipeg MB R3C 4V4
Phone: 945-5566
Toll-free: 1- 866- 689-5566
www.manitoba.ca/fs/housing
Residential Rehabilitation Assistance Program For Persons With Disabilities

Program: Forgivable loans for homeowners to make
- changes to homes to help seniors with disabilities
- secondary or garden suites for low-income seniors with disabilities

Eligibility Criteria:
- The home is worth less than $125,000.
- The total gross household income is below the Housing Income Limit (HIL) for the area. **(Chart in Section 7)**
- Work done before the loan is approved in writing is **not** eligible.
- The changes must help the disabled person live independently, for example
  - ramps
  - handrails
  - chair lift, bathtub lift or wheel-in shower
  - lower kitchen counters and cupboards.
- Most household appliances and portable equipment for mobility or personal care are not eligible.
- The maximum loan is between $16,000 and $19,000, depending where the home is located.
- The loan covers up to 100% of the cost of the changes.
- The loan is forgiven over time, if certain conditions are met.

Application:
- Contact number below. Staff review each situation. If a person is eligible, an application package will be provided. **(Sample in Section 7)**

Contact: Manitoba Housing & Renewal Corporation
RRAP for Persons with Disabilities
113-114 Garry Street
Winnipeg MB R3C 4V4
Phone: 945-5566
Toll-free: 1-866-689-5566
http://www.manitoba.ca/fs/housing
Home Adaptations for Seniors Independence Program (HASI Program)

Program: Forgivable loans to homeowners for changes to help low-income senior occupants live in their homes longer

Eligibility Criteria:
- At least one person who has difficulty with daily living activities is 65 or older.
- The total gross household income is below the Housing Income Limit (HIL) for the area. (Chart in Section 7)
- Work done before the loan is approved in writing is not eligible.
- The homeowner lives in the house all year.
- Changes must make daily living easier for seniors with age related problems for example,
  - handrails
  - lowered kitchen counters and cupboards
  - lever handles on doors and taps
  - walk-in shower, grab bars and bathtub seat.
- The maximum loan is $3500, depending on the actual costs.
- The loan is forgiven if the person with the disabilities continues to live in the house for at least six months after the work is done.

Application:
- Contact number below. Staff review each situation. If a person is eligible, an application package will be provided. (Sample and information kit, including a home assessment guide in Section 7)

Contact: Manitoba Housing & Renewal Corporation
Home Adaptations for Seniors Independence Program
113-114 Garry Street
Winnipeg MB R3C 4V4
Phone: 945-5566
Toll-free: 1-866-689-5566
http://www.manitoba.ca/fs/housing
Homeowner Emergency Loan Program (HELP)

Program: Interest free loans to low-income homeowners for emergency repairs to make the houses safe

Eligibility Criteria:

- The total gross household income is below the Housing Income Limit (HIL) for the area. (Chart in Section 7)
- The homeowner can’t get money from other places like insurance companies, banks or other government programs.
- Work done before the loan is approved in writing is not eligible.
- The loan is only for emergencies that affect the health and safety of people in the house. Examples are structure damage, major plumbing leak, broken water supply equipment such as pumps or tanks, main heat source loss, severe damage to the roof, walls, windows and doors.
- The homeowner lives in the house year-round.
- The homeowner agrees to let Manitoba Housing and Renewal Corporation put a caveat against the property, or register it under the Personal Property Registry Act, as loan security.
- The maximum loan is $3000, depending on actual repair costs.
- Repairs must be completed within 60 days after approval.
- The loan must be repaid after the repairs are done. A payment plan is based on the person’s ability to pay.

Application:

- Contact number below. Staff review each applicant on first contact. If the person is eligible, an application package will be provided. (Sample in Section 7)

Contact: Manitoba Housing & Renewal Corporation
Homeowner Emergency Loan Program
113-114 Garry Street
Winnipeg MB R3C 4V4
Phone: 945-5566
Toll-free: 1- 866-689-5566
www.manitoba.ca/fs/housing
Emergency Repair Program (ERP)
(For rural communities/areas with fewer than 2500 people)

Program: Forgivable loans to rural low-income rural homeowners for emergency repairs to make the home safe

Eligibility Criteria:
- The home is in a rural area with fewer than 2500 people.
- The total gross household income is below the Housing Income Limit (HIL) for the area. (Chart in Section 7)
- Work done before the loan is approved in writing is not eligible.
- The homeowner lives in the house year-round.
- The loan is to fix emergencies that make the house unsafe. Examples are structure damage, major plumbing leak, broken water supply equipment such as pumps or tanks, main heat source gone, severe damage to roof, walls, window or doors.
- The maximum loan depends on the location
  - Northern areas up to $9,000
  - Southern areas up to $6,000.
- The loan does not have to be repaid if the person lives in the house for at least six months after the repair.
- Repairs must be started within 60 days after loan approval and completed within 90 days of approval.

Application:
- Eligibility is assessed individually. If a person qualifies, an application package will be provided. (Sample in Section 7)

Contact: Manitoba Housing & Renewal Corporation
Emergency Repair Program
113-114 Garry Street
Winnipeg MB R3C 4V4
Phone: 945-5566
Toll-free: 1- 866-689-5566
www.manitoba.ca/fs/housing
Manitoba Hydro

Manitoba Hydro In-Home Energy Evaluation

Program: Home inspection to check energy use and suggest improvements

Eligibility Criteria:
• available to any homeowner for the $150 fee, plus GST

How to Get an Inspection:
• Call Manitoba Hydro for an appointment for an energy evaluation.
• An independent inspector will visit the home to look at the furnace, insulation, doors and windows.
• The information is put into a computer that gives an energy rating.
• The inspector will suggest how to improve the rating.
• If changes are made within 18 months, call for a second inspection to get a new rating.
• The difference between the before and after ratings will determine
  ▸ if the homeowner can get a grant to help cover costs of repairs
  ▸ the amount of the grant

Cost: $150 plus GST

Contact: Manitoba Hydro
In-Home Energy Evaluation Program
PO Box 1438 STN Main
Winnipeg MB R3C 2Z4
Phone: 474-4830
Toll-free: 1-888-624-9376
http://www.hydro.mb.ca/hip
Manitoba Hydro Power Smart Home Insulation Program (HIP)

**Program:** Grants to homeowners to add insulation to homes

**Eligibility Criteria:**
- The home must be heated with Manitoba Hydro electricity or natural gas.
- The new insulation must meet Hydro’s minimum “Power Smart” levels.

**Procedure:**
- Manitoba Hydro has certified some stores and contractors to sell and install insulation to Power Smart standards. The store or contractor will tell you if they are certified by Hydro.
- Talk to a store or contractor about the type and amount of insulation needed.
- The store fills out the application for a rebate. They need the following information:
  - Manitoba Hydro account number
  - the size of the house
  - the year it was built
  - type of heating, e.g. electric, high or mid-efficiency natural gas, regular natural gas
- The store tells the homeowner if the application is approved.
- The rebate is based on the difference between building code insulation levels when the home was built and current Power Smart levels.

**Application:** The store fills out the application forms.

**Contact:**
- **Manitoba Hydro**
- **Power Smart Home Insulation Program**
- **PO Box 1438 STN Main**
- **Winnipeg MB R3C 2Z4**
- **Phone:** 474-4830
- **Toll-free:** 1- 888-624-9376
- [http://www.hydro.mb.ca/hip](http://www.hydro.mb.ca/hip)
Manitoba Hydro Residential High-Efficiency Furnace Replacement Rebate

Program: Credit on natural gas bill when replacing an inefficient furnace or boiler with an ENERGY STAR qualified high-efficiency furnace or boiler

Eligibility Criteria:
- must be a Manitoba Hydro natural gas customer
- rebate of $245.00 available from November 30, 2005 to March 31, 2008
- may get extra rebates if an in-home energy evaluation is done

Application:
- Rebate forms are available from the furnace installer or Manitoba Hydro.

Contact: Manitoba Hydro
PO Box 1438 STN Main
Winnipeg MB R3C 2Z4
Phone: 474-4830
Toll-free: 1- 888- 624-9376
http://www.hydro.mb.ca/hip
Wisdom in Saving Energy (WISE)

Program:  In-home energy upgrades and energy saving tips from trained senior volunteer advisors

Services:
Volunteers will
- collect information about the home’s insulation levels, furnace, hot water tank, windows, doors and appliances
- install some energy saving devices such as water pipe insulation, water saver shower head, compact fluorescent light bulbs
- provide tips on energy saving
- provide a gift bag with extra energy saving information and products

Eligibility Criteria:
- To receive an in-home visit, a person must
  - be 55 years or older
  - own a home in Winnipeg
  - be a Manitoba Hydro customer

Cost:  no cost to eligible people

Application:  For an appointment, contact

Manitoba Society of Seniors
Phone: 477-7996
e-mail: wisecoordinator@msos.mb.ca
website:  http://www.msos.mb.ca/
B. Financial Programs and Tax Credits

Emergency Payment of Electricity and Natural Gas Bills

Program: One time emergency help to pay electricity and natural gas bills

Eligibility Criteria:
- Applicant must
  - not be getting social assistance
  - not have had help from this program in the past year
  - be experiencing financial problems beyond their control
  - be willing to show proof of income
  - complete the application process with the Salvation Army

Application:
- Contact Neighbours Helping Neighbours to make an appointment with the Salvation Army to fill out an application.

Contact: Neighbours Helping Neighbours
324 Logan Avenue
Winnipeg MB R3A 0L5
Phone: 949-2106
Education Property Tax Credit For Homeowners 65+

Program: A basic tax credit for people 65 and over, who pay at least $250.00 in property taxes

Eligibility Criteria:

- A homeowner may apply for Education Property Tax Credit on an annual income tax return if
  - is 65 years or older at the end of the tax year, and
  - net family income is less than $40,000.

- The maximum credit is $800.00 and is reduced by 1% of family net income over $40,000, to a minimum of $400.00.

Application:

- Complete the “Declaration for the Education Property Tax Credit chart” on the back of Form MB 479 of the Income Tax Return.

Contact: Manitoba Tax Assistance Office
809-386 Broadway
Winnipeg MB R3C 3R6
Phone: 948-2115
Toll-free: 1- 800-782-0771
http://www.gov.mb.ca/finance/tao
School Tax Credit for Homeowners 55+

Program: A non-taxable benefit for homeowners age 55 and over, toward school taxes payable on the homeowner’s principal residence

Eligibility Criteria:

- A homeowner may apply for school tax credit on an annual income tax return if all of the following apply
  - is 55 years or older at the end of the tax year
  - net family income is less than $23,800
  - applicant or spouse/common-law partner owns, or is buying, a principal residence
  - applicant or spouse/common-law partner paid more than $160 in school tax for that residence for the year

- A person may apply for a school tax credit on only one residence.
- School tax assistance is paid to eligible people once a year.
- The credit is worth $175.00 and is reduced by 2% of family net income over $15,000.

Application:

- Complete the “Declaration for the Education Property Tax Credit chart” on the back of Form MB 479 of the Income Tax Return.

Contact: Manitoba Tax Assistance Office
809-386 Broadway
Winnipeg MB R3C 3R6
Phone: 948-2115
Toll-free: 1-800-782-0771
http://www.gov.mb.ca/finance/tao
Farmland School Tax Rebate

Program:  Rebate on previous year’s school tax on farmland

Eligibility Criteria:
- Applicant must
  - own land in Manitoba classified as farmland on the assessment section of the property tax bill
  - have paid the previous year’s property and school taxes

Application:
- Application forms are automatically mailed to farmland owners who claimed the rebate last year and have paid last year’s property and school taxes.
- Application forms are available at [http://www.gov.mb.ca/farmland](http://www.gov.mb.ca/farmland) or e-mail FSTR@masc.mb.ca

Contact:  Manitoba Agricultural Services Corporation
50- 24th Street NW
Portage la Prairie  MB  R1V 3V8
Phone: 239-3278
[http://www.gov.mb.ca/farmland](http://www.gov.mb.ca/farmland)
3. Programs for Senior Renters

A. Repair and Renovation

Manitoba Family Services and Housing

*Note:* Landlords must apply

- Residential Rehabilitation Assistance Program for Persons with Disabilities (RRAP)
- Home Adaptations for Seniors’ Independence Program (HASI)

B. Financial Programs

Manitoba Family Services and Housing

- 55 Plus Subsidized Apartments – Manitoba Housing Authority
- Manitoba Shelter Benefit Program (formerly SAFER)
- Complementary Assistance Program (CAP) for Co-operative Housing residents

Manitoba Finance

- School Tax Credit for Tenants 55+

Manitoba Hydro and Salvation Army

- Emergency payment of Electricity and Natural Gas Bills

C. Residential Tenancies Branch
A. Repair and Renovation

Manitoba Family Services and Housing

Residential Rehabilitation Assistance Program For Persons With Disabilities

Program: Forgivable loans for landlords for changes to help occupants with disabilities

Eligibility Criteria:

- A landlord is renting a self-contained home or rooms in a rooming house to low-income tenants and the rents are below the Median Market Rents (MMR) for the area. *(Chart on reverse)*
- The total gross household income of the tenants is below the Housing Income Limit (HIL) for the area. *(Chart in Section 7)*
- Work done before the loan is approved in writing is **not** eligible.
- The change must help the disabled person live independently. Examples are ramps, handrails, chair lift, bathtub lift, wheel-in shower or lower kitchen workspaces and cupboards.
- Most household appliances and portable equipment for mobility or personal care are **not** eligible.
- The maximum loan is between $16,000 and $19,000, depending where the home is located.
- The loan covers up to 100% of the cost of the changes.
- The loan is forgiven over time, if certain conditions are met.

Application:

- Contact the number below. Staff review each situation in the first contact. If the person is eligible, they will give an application package.

Contact: Manitoba Housing & Renewal Corporation
RRAP for Persons with Disabilities
113-114 Garry Street
Winnipeg MB R3C 4V4
Phone: 945-5566
Toll-free: 1- 866 - 689 - 5566
[http://www.manitoba.ca/fs/housing](http://www.manitoba.ca/fs/housing)
Market Median Rent

The Market Median Rent (MMR) is the maximum monthly rent a landlord can charge under the Affordable Housing Program. The rent must include heat, hydro and water.

The MMR is published by the federal government and relates to the area, the Housing Income Limit and the number of bedrooms required by the National Occupancy Standards.

MMR does not apply to Manitoba Housing tenants.

MMR for City of Winnipeg & the following surrounding communities

<table>
<thead>
<tr>
<th>Anola</th>
<th>Argyle</th>
<th>Balmoral</th>
<th>Birds Hill</th>
<th>Blumenort</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunkild</td>
<td>Cooks Creek</td>
<td>Dacotah</td>
<td>Domain</td>
<td>Dufrense</td>
</tr>
<tr>
<td>Dugald</td>
<td>Elie</td>
<td>Garson</td>
<td>Glenlea</td>
<td>Grande Pointe</td>
</tr>
<tr>
<td>Grosse Isle</td>
<td>Landmark</td>
<td>Lockport</td>
<td>Lorette</td>
<td>Meadows</td>
</tr>
<tr>
<td>New Bothwell</td>
<td>Niverville</td>
<td>Oak Bluff</td>
<td>Oakbank</td>
<td>Osborne</td>
</tr>
<tr>
<td>Otterburne</td>
<td>Randolf</td>
<td>Rosser</td>
<td>St. Adolfe</td>
<td>St. Francois</td>
</tr>
<tr>
<td>Ste. Agathe</td>
<td>Sanford</td>
<td>Springstein</td>
<td>Starbuck</td>
<td>Stonewall</td>
</tr>
<tr>
<td>Stony Mountain</td>
<td>Tyndall</td>
<td>Warren</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$540</td>
<td>$700</td>
<td>$915</td>
<td>$1,050</td>
</tr>
</tbody>
</table>

MMR for non-market areas e.g. Churchill, Gillam, Snow Lake and remote communities

<table>
<thead>
<tr>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$915</td>
<td>$965</td>
<td>$1,025</td>
<td>$1,100</td>
</tr>
</tbody>
</table>

MMR for all other Manitoba communities

<table>
<thead>
<tr>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>$490</td>
<td>$615</td>
<td>$725</td>
<td>$815</td>
</tr>
</tbody>
</table>
Home Adaptations For Seniors’ Independence Program (HASI Program)

**Program:** Forgivable loans to landlords to make minor changes to help low-income senior occupants who have difficulty with daily living activities

**Eligibility Criteria:**

- At least one person who has difficulty with daily living activities is 65 or older.
- The tenant’s total gross household income is below the established Housing Income Limit (HIL) for the area. *(Chart in Section 7)*
- Work done before the loan is approved in writing is not eligible.
- Changes must make daily living easier for seniors with age related problems, for example
  - handrails
  - lower kitchen counters and cupboards
  - lever handles on doors and taps
  - walk-in shower, grab bars and bathtub seat.
- The maximum loan is $3500, depending on the actual costs.
- The loan is forgiven if the disabled person continues to live in the house for at least six months after the work is done.

**Application:**

- Contact the number below. Staff review each situation. If the person is eligible, an application package will be provided.

**Contact:**

Manitoba Housing & Renewal Corporation  
Home Adaptation for Seniors Program  
13-114 Garry Street  
Winnipeg MB R3C 4V4  
Phone: 945 - 5566  
Toll-free: 1- 866 - 689 - 5566  
[http://www.manitoba.ca/fs/housing](http://www.manitoba.ca/fs/housing)
B. Financial Programs

Manitoba Family Services and Housing

55 Plus Subsidized Apartments - Manitoba Housing Authority

**Program:** The Manitoba Housing Authority rents apartments to seniors 55 and over whose income is too low to find suitable housing in the private sector.

**Eligibility Criteria:**

- At least one renter must be 55 years or older.
- The total gross household income is below the Housing Income Limit for the area. *(Chart in Section 7)* Suitability and condition of current housing will also be considered in the application process.
- Rent is based on an individual’s/couple’s total gross income.
  - Studio apartment rent is 25% of gross income.
  - One-bedroom apartment rent is 27% of total gross income.
- In rural areas where seniors’ buildings may only have one-bedroom units, a single person would get a one-bedroom unit.
- Rent usually includes heat and water.
- In areas where there are not enough units, the most needy get first choice.

**Note:** **Rural Areas:** A list of rural communities with MHA subsidized apartments is in Section 7.

**Winnipeg:** Age & Opportunity publishes “*Winnipeg Seniors Housing Directory*” that includes information about Manitoba Housing Authority subsidized units. Call 956-6440 to buy a copy ($5.00 picked up or $7.50 sent). The PFD version can be downloaded at no charge. [http://www.ageopportunity.mb.ca/](http://www.ageopportunity.mb.ca/).

**Application:**

- Application is required to determine eligibility. *(Sample in Section 7)*

**Contact:** Local Manitoba Housing Authority Offices listed in Section 7 or

Manitoba Housing Authority
100-185 Smith Street
Winnipeg MB R3C 3G4
Phone: 945 - 7319
[http://www.gov.mb.ca/fs/housing/mha_seniors.html](http://www.gov.mb.ca/fs/housing/mha_seniors.html)
Manitoba Shelter Benefit Program (MSB) (Formerly SAFER)

Program: Monthly payments to low-income senior renters, based on income and rent

Eligibility Criteria:

- The renter or one person in a couple must be 55 or older.
- The accommodation must be in a private building. The owner may be a for-profit company, a not-for-profit organization or a co-operative. Life lease renters may qualify.
- People paying board and room may qualify, but only the room portion may be counted as rent.
- Benefit is based on a maximum rent for a
  - single renter - $405
  - couple - $455
- Annual income must be less than
  - $17,640 for a single renter
  - $19,800 for a couple
- In shared accommodation, only one person may qualify and the total income from all people in the household must not be more than the income limit.
- The renter must be a Canadian citizen or landed immigrant in Manitoba and have a valid Manitoba Health Registration number.
- The maximum monthly cheque is $200.

Application:

- The renter must apply to determine eligibility. Application form is available on the web site. (Sample in Section 7)
- The renter must reapply every year on their birthday.

Contact: Manitoba Family Services and Housing
Manitoba Shelter Benefit Program
102-114 Garry Street
Winnipeg MB R3C 1G1
Phone: 945 - 2197
Toll-free: 1- 877- 587- 6224
http://www.gov.mb.ca/fs/housing
Complementary Assistance Program (CAP)

**Program:** Housing co-operatives may apply for grants to reduce charges for individual eligible low-income residents

**Note:** Program is closed to new applications, but pays existing agreements.

**Eligibility Criteria:**
- The resident getting the reduced charge must:
  - have total gross household income below the Housing Income Limit (HIL) for the area *(Chart in Section 7)*
  - own a member share in the housing co-operative
  - not get any other shelter allowance or rent subsidy
  - be a permanent legal resident of Canada
- Assistance is different among the projects.

**Contact:** Manitoba Family Services and Housing Complementary Assistance Program
102-114 Garry Street
Winnipeg MB R3C 1G1
Phone: (204) 945-2197
Toll-free: 1- 877- 587- 6224
[http://www.gov.mb.ca/fs/housing/cap](http://www.gov.mb.ca/fs/housing/cap)
Manitoba Family Services and Housing

School Tax Credit for Tenants 55+

Program: Annual rebate of up to $175 for tenants age 55 and over, to help with the school tax part of rent

Eligibility Criteria:
- Renter must
  - be 55 years or older
  - be a renter in Manitoba
  - have annual income less than $23,800
  - have claimed rent on the MB479 (Education Property Tax Credit) on last year’s income tax return
  - not rent in seniors’ non-profit housing or projects licensed under the Elderly and Infirm Persons’ Housing Act because rent in these housing units does not include school tax costs
- The renter must apply every year. Retroactive rebates may be given for up to 4 years before the current year.
- Maximum credit is $175.00 and is reduced by 2% of family net income over $15,000.

Application:
- Application is included in the Income Tax forms or from Manitoba Family Services and Housing. (Sample in Section 7)
- Rebates are paid once a year.

Contact: Manitoba Family Services and Housing Provincial Services Branch School Tax Assistance for Tenants 55+ 102-114 Garry Street Winnipeg MB R3C 1G1 Phone: 945-2197 Toll-free: 1- 877- 587- 6224 http://www.gov.mb.ca/fs/housing/stat55
Manitoba Hydro and Salvation Army

Emergency Payment of Electricity and Natural Gas Bills

**Program:** One-time emergency help with electricity and natural gas bills

**Eligibility Criteria:**
- Applicant must
  - not be getting social assistance
  - not have had help from this program in the past year
  - be experiencing financial problems beyond their control
  - be willing to show proof of income
  - complete the application process with the Salvation Army

**Application:**
- Contact Neighbours Helping Neighbours to make an appointment with the Salvation Army to fill out an application

**Contact:**

Neighbours Helping Neighbours  
324 Logan Avenue  
Winnipeg MB R3A 0L5  
Phone: 949-2106
C. Residential Tenancies Branch

Programs: Administers or is responsible for

- The Residential Tenancies Act
- The Life Leases Act
- The Condominium Act

Deals with issues and conflicts between tenants and landlords

Services:

- investigates when landlords increase rent without proper notice
- mediates between tenants and landlords
- may make decision on claims for compensation (Fee for filing a claim is $20.00.)
- may make decisions on orders for possession (Fee for filing an order is $60.00.)
- presentations on landlord and tenant issues for community groups

Topics/Issues the Branch will address include:

- security deposits
- repairs
- terms and conditions of tenancy agreements
- notices to move, including notice for non-payment of rent and noise privacy
- utility bill payment

Contact:

Winnipeg Residential Tenancies Branch
302 –254 Edmonton Street
Winnipeg MB R3C 3Y4
Phone: 945- 2476
Toll-free: 1- 800-782-8403
http://www.manitoba.ca/rtb

Brandon Residential Tenancies
157- 340 9th Street
Brandon MB R7A 6C2
Phone: 726-6589
Toll Free: 1-800-656-8481
E-mail: rtbbrandon@gov.mb.ca

Thompson
113 – 59 Elizabeth Drive
Thompson MB R8N 1X4
Phone: 677- 5496
Toll-free: 1- 800- 229- 0639
E-mail: rtbthompson@gov.mb.ca
4. Housing with Support Programs

A. Manitoba Housing Authority 55 Plus Apartments

B. Supportive Housing

C. Companion Care

D. Personal Care Homes

Protection for Persons in Care Act
Manitoba Housing Authority 55 Plus Apartments

Program: The Manitoba Housing Authority (MHA) apartments for seniors 55 years and over have a range of support services

Eligibility Criteria:
- At least one renter must be 55 years or older.
- The total gross household income is below the Housing Income Limit (HIL) for the area. (Chart in Section 7)
- Suitability and condition of current housing will also be considered in the application process.

Services: Services in MHA buildings may include
- some meals
- grocery delivery
- in-suite emergency call system
- organized social and recreation programs
- transportation
- services such as hair and foot care
- housekeeping and laundry

Note: Tenant Resource Co-coordinators provide programs and services in some buildings.

Note: Rural Areas: A list of rural communities with MHA subsidized 55 Plus Apartments is in Section 7.

Winnipeg: Age & Opportunity publishes the “Winnipeg Seniors Housing Directory” that includes information about Manitoba Housing Authority subsidized units. Call 956-6440 for a copy ($5.00 picked up, $7.50 sent). The PFD version can be downloaded at no charge. [http://www.ageopportunity.mb.ca/](http://www.ageopportunity.mb.ca/)

Application:
- Application is required to determine eligibility (Sample form in Section 7)

Contact: Local Manitoba Housing Authority Offices listed in Section 7 or
Manitoba Housing Authority
100-185 Smith Street
Winnipeg MB R3C 3G4
Phone: 945-7319
[http://www.gov.mb.ca/fs/housing/mha_seniors.html](http://www.gov.mb.ca/fs/housing/mha_seniors.html)
Supportive Housing (Winnipeg, Steinbach, Brandon, Oakbank) (Other locations being considered)

Program: Housing for people who can no longer live independently, but do not need a personal care home

Eligibility Criteria:
- determined through assessment by Regional Health Authority
- If eligible, the client will meet with the organization that sponsors the facility to ensure a match.

Services: Facilities provide the following services:
- 24 hour on-site support, care and supervision
- private apartments in a secure group setting
- meals
- housekeeping and laundry available
- common living area with recreation and social opportunities available

Costs:
- Costs vary with the facility.
- Residents pay the facility directly for the rent and service package.
- Residents may qualify for the Manitoba Shelter Benefit Program for the rent part of the cost. They may also get Home Care services.

Contact:
Winnipeg Regional Health Authority
1800-155 Carlton Street
Winnipeg MB R3C 4Y1
Phone: 926-7000
http://www.wrha.mb.ca/

Brandon Regional Health Authority
150A – 7th Street
Brandon MB R7A 7M2
Phone: 571-8400
http://www.brandonnra.mb.ca/

Steinbach & Oakbank
South East Health Region
La Broquerie MB R0A 0W0
Phone: 424-5880
http://www.sehealth.mb.ca/
Companion Care Program (Winnipeg only)

Program: For people who can no longer live independently, but prefer to live in a house rather than a personal care home.

The Winnipeg Regional Health Authority

- selects Companion Care providers who welcome seniors into their homes and provide personal care and support.
- carefully matches clients with suitable companion care homes.
- monitors homes regularly to ensure they are providing good care.

Eligibility Criteria:

The Long Term Care Access Centre of the Winnipeg Regional Health Authority

- assesses client’s needs to see if a companion care setting is appropriate.
- matches client with an appropriate home.

Cost:

A subsidized daily fee based on income.

Contact: Winnipeg Regional Health Authority
1800-155 Carlton Street
Winnipeg MB R3C 4Y1
Phone: 926-7000
http://www.wrha.mb.ca/
Manitoba Personal Care Homes

Program: Personal care homes are available to people who can no longer live independently.

Eligibility Criteria for Manitoba Health Insured Personal Care Home Service:

• has always lived in Manitoba
• returns to Manitoba after living in another Canadian province or territory for 5 years or less
• has lived in Manitoba for 30 years or more, and returns to Manitoba after living somewhere else fewer than 10 years
• is a newcomer to Manitoba and has been here for the last 24 months

Application Process: (See attached diagram)

• A person usually gets Home Care from the Regional Health Authority before applying for a personal care home.
• A Home Care Case Coordinator from the Regional Health Authority starts the application for a personal care home.
• If a person is not a Home Care client, call
  ‣ in Winnipeg - the Home Care Intake Line at 940-2655
  ‣ in rural areas – Regional Health Authority (See list in Section 7.)
• If a person is in hospital, and can’t return home, hospital staff help apply.
• A person may rank preferred personal care homes.
• A committee of Regional Health Authority professionals (a panel) reviews the application to decide the best place to meet the person’s care needs. This process is commonly known as paneling.

Costs:

• Cost of personal care services is shared between Manitoba Health and the client.
• The daily rate in a personal care home is calculated for each resident, based on last year’s net income, minus taxes. Proof of income is the Notice of Assessment mailed from Canada Revenue Agency that confirms or corrects information filed in an income tax return.
• The rate is based on income from all sources, including income on investments. Assets are not used to cover costs of personal care.

• Daily rates are between $27.70 and $65.10, effective August 1, 2006. (Rates usually change August 1 each year.) The rate allows a person at least $2,922 per year for personal needs.

• If a person has a spouse or partner living in the community, that is considered in the fee calculation.

• People with lower income can apply for reduced fees. The personal care home staff will help with the application process.

• If a person is unable to pay the fee, it can be appealed. Staff at the personal care home will help with the appeal process. If a person does not agree with the decision, an appeal may be made to the Manitoba Health Appeal Board.

Services:

• meals, including special diets
• help with daily living like bathing, dressing and using the bathroom
• necessary nursing care
• basic medical supplies and prescription drugs eligible under Manitoba Personal Care Home Program
• access to occupational therapy and physiotherapy, if the facility is approved to provide these services
• housekeeping and laundry
• activities and access to transportation in some cases
• residents supply their own wheel chairs, walkers or special seating for daily use

Contact: Local Regional Health Authority (List in Section 7)

Manitoba Health - Long term Care
Phone: 786-7150
Phone Toll-free: 1-866-626-4862
http://www.gov.mb.ca/health/personalcare
Protection for Persons in Care Act

Program: A law to help protect adults from abuse while receiving care in personal care homes

Defining Abuse:
Includes any physical, mental, emotional, or financial mistreatment, if it is reasonable likely to cause death, serious harm or significant property loss.

Process for Reporting:
Anyone who has concerns about the safety of a resident of a personal care home should contact the Protection of Persons in Care Office.

Contact: Protection of Persons in Care Office
300 Carlton Street
Winnipeg MB R3B 3M9
Phone: 788-6366
Toll-free: 1-866-440-6366
The Personal Care Home Admission Process

For Someone in Hospital

Hospital staff and an Access Coordinator from the WRHA Long Term Care Access Centre will help with the admission process.

(1) Person need alternate housing/care
(2) Health assessment is completed; Application is filled out
(3) Application is presented to panel

Panel Decision

(6) Application is approved
(6a) Name is placed on waiting list for preferred PCH
(6b) Interim/preferred PCH reviews application and accepts
(6c) PCH notifies person/family of admission date

(7) Person is moved to Interim PCH bed
(8) Preferred PCH bed available; PCH reviews care needs and accepts
(9) Person is moved to permanent PCH bed

For Someone in the Community

If someone lives in the community, for example, at home with family or in an assisted-living complex, a Home Care Case Coordinator will help with the process.

(10) Application is declined
(10a) Coordinator discusses other placement options

Panel Decision

(6) Application is approved
(6a) Name is placed on waiting list for preferred PCH
(6b) Interim/preferred PCH reviews application and accepts
(6c) PCH notifies person/family of admission date

(7) Person is moved to Interim PCH bed
(8) Preferred PCH bed available; PCH reviews care needs and accepts
(9) Person is moved to permanent PCH bed
5. Home and Yard Care and Home Safety Programs

Home and Yard Care

Province - Wide

- Seniors Resource Councils
- Veterans Independence Program

Winnipeg

- City of Winnipeg
  - Garbage Pick up and Recycling
  - Snow Clearing
- 50 Plus Job Bank
- Community Home Services Program

Safety and Crime Prevention

- Age and Opportunity SafetyAid - Crime Prevention for Older Manitobans
- Age & Opportunity “This Full House” Program
Seniors Resource Councils and Senior Centres
Home and Yard Care Programs & Referrals

Program: Seniors Resource Councils and Senior Centres provide a wide range of home and yard care services to help seniors remain independent.

See the grid at the front of this manual for services across the province.

If the Resource Council does not give a service directly, they may refer to a service provider.

Even if they don’t refer, they often know how who provides services in the community and may give advice.

Cost: Costs of services vary. Some services have a fee, some are provided free by volunteers.

Contact: See grid at the front of this manual and contact the local Seniors Resource Council or Seniors Centre.
Veterans Independence Program (VIP)

Program: a national Veterans Affairs Canada program to help Veterans and their primary caregivers stay independent in their homes

It complements rather than replaces other federal, provincial or municipal programs.

Services:

- grounds maintenance, including grass cutting and snow removal
- housekeeping

Eligibility Criteria:

Veterans

- must already be on another Veterans Affairs program to qualify

Primary Caregivers

- usually spouse or common-law partner, but adult children or other individuals may also qualify

- must have been receiving the services when the Veteran passed away or was admitted to long term care

Application: Call the toll-free numbers listed below for an application kit.

Contact: Veterans Independence Program
Veterans Affairs Canada
Box 6050
610 Donald Street
Winnipeg MB R3C 4G5
Phone: 1-866-522-2122

1039 Princess Avenue
Brandon MB R7A 4J5
Phone: 1-866-522-2122

http://www.vac-acc.gc.ca/
City of Winnipeg Garbage Pick Up & Recycling

Program: Walk-in garbage and recycling pick-up in residential areas for people who aren’t physically able to put out their own garbage or recycling

Eligibility:
- No one in the house is able to put garbage and/or recycling containers at the lot line. A medical certificate may be needed.

Procedure:
- Call 986-5858 for an application form. (Sample in Section 7)
- If the household is eligible, the foreman of the refuse crew will check to be sure the crew can get to the home.
- A person must reapply each year.

Cost: free service

Contact: City of Winnipeg  
Water and Waste Department – Solid Waste Division  
111-1199 Pacific Avenue  
Winnipeg MB R3E 3S8  
Phone: 986-5858

City of Winnipeg Snow Clearing

Program: Snow cleared from the edge of the sidewalk in front of a house to the road

Eligibility Criteria:
- No one in the house is physically able to do the work and there is no other option from friends or family.
- must have a medical certificate

Application:
- An application form must be completed.

Contact: Call City of Winnipeg at 986-7623 for an application form.
50 Plus Job Bank

Program: A not-for-profit organization that refers workers age 50 and over to seniors who need services

Services include
- home repair
- yard work
- snow removal
- housecleaning

Rates: Negotiated between the worker and the client

Contact: 50 Plus Job Bank
300-323 Portage Avenue
Winnipeg MB R3B 2C1
Phone: 943-8864

Winnipeg Community Home Services Program

Program: Bonded workers help low-income seniors living in Winnipeg.

Services include
- light and heavier housekeeping
- yard work
- snow removal

Eligibility Criteria: Client must
- be 60 or older
- if under 60, have a medical certificate or be on Winnipeg Regional Health Authority Home Care Program
- be registered with the program

Rates: Free for
- single people with income below $15,000
- couples with income below $20,000
- disabled seniors

Process:
- may be referred (Sample Referral Form in Section 7)
- may complete a personal application form
- Clients sign a release form after they are accepted into the program.

Contact: Community Home Services Program
150 - 391 York Avenue
Winnipeg MB R3C 0P4
Phone: 948-4392
Age and Opportunity SafetyAid
Crime Prevention for Older Manitobans

Program:  Program for seniors in Winnipeg, Brandon and Portage la Prairie to help prevent
- break and enter crimes
- falls in the home

Services:
- A clearly marked van visits the home.
- The SafetyAid Team inspects for risk of crime or falls.
- If security and fall prevention items are needed, the SafetyAid Team will install them.

Eligibility Criteria:  A person must
- be 65 years old or older
- have net income below
  - $25,000 for a single person
  - $30,000 for a couple

Victims of break and enter or home invasion get first priority.

Contact:

Winnipeg:  Age & Opportunity
200-280 Smith Street
Phone:  956-6440 (Monday to Friday - 8:30 to 4:30)
http://www.ageopportunity.mb.ca/

Brandon:  Brandon Police Service - Victim Services
1340-10th Street
Phone:  729-2336 or 729-2345 (Monday to Friday - 8:00 to 4:00)

Rural Manitoba:  Age & Opportunity
Toll-free:  1- 888-333-1808
OR
Local RCMP or Seniors Resource Council (See grid at the front of the manual for phone numbers of Resource Councils.)

Note:  If repairs or changes are needed, forgivable loans are available to qualified people through the Home Adaptation for Seniors’ Independence (HASI) Program.  See pages 10 & 26.
Age and Opportunity “This Full House”

Program: Assistance to people 55 and over in Winnipeg whose hoarded “stuff” is a hazard to safety and wellbeing

- Staff from Age & Opportunity will visit the home to
  - assess the problems
  - make a plan to reduce the “stuff”
  - help make the home more safe

- In some cases, financial help for cleaning services may be available.

Eligibility Criteria: A person must

- be 55 years or older
- have “stuff” that is a hazard to safety and well-being

Contact: Age & Opportunity
200-280 Smith Street
Winnipeg MB R3C 1K2
Phone: 956-6440
http://www.ageopportunity.mb.ca/
6. How to Find Housing

Rural Communities

Manitoba Housing Authority
Seniors Resource Council
Manitoba Seniors and Healthy Aging Secretariat

Winnipeg

Age & Opportunity

- “Winnipeg Seniors Housing Directory”
- Housing Consultations
Rural Communities

Manitoba Housing Authority

- A list of rural communities with Manitoba Housing Authority 55 Plus subsidized apartments is in Section 7.
- A list of the Manitoba Housing Authority District Offices is also in Section 7.

Seniors Resource Councils

- Local Seniors Resource Councils have information on local housing.
- See the grid at the beginning of the Resource Manual for locations and phone numbers.

Manitoba Seniors and Healthy Aging Secretariat

The Rural Housing Directory is available on the Seniors Information Line

Phone: 945-6565
Toll-free: 1- 800- 665- 6565
On line at http://www.gov.mb.ca/shas
Winnipeg

Age & Opportunity - “Winnipeg Seniors Housing Directory”

- contains information on rental housing ranging from independent living to housing with supports and personal care homes
- lists housing by neighbourhood
- information includes:
  - size of apartment/unit
  - rental rates and if subsidy is available
  - what is included in the rent, e.g. water, heat, electricity, cable
  - resident and visitor parking
  - if safety features are available, e.g. security system, in-suite medical emergency call
  - access to services such as bus stops, shopping and grocery delivery
  - recreation programs and facilities
  - services available e.g. meals, nurse on duty, housekeeping, transportation

Cost: $5.00 to pick up; $7.50 to send
PDF version can be downloaded at no charge at http://www.ageopportunity.mb.ca/

Contact: Age & Opportunity
200-280 Smith Street
Winnipeg MB R3C 1K2
Phone: 956-6440

Age and Opportunity Housing Consultations

Housing Project Coordinator will
- give one-on-one information about housing options to seniors and their families
- help clients choose appropriate housing options
- give presentations to groups

Contact: to book an appointment, call 956-6440
7. Information Charts and Sample Application Forms

Manitoba 2006 Housing Income Limits

Rural Communities with Manitoba Housing Authority Senior 55 Plus Apartments

Manitoba Housing Authority District Offices

Regional Health Authorities

Application Forms in plastic folder
Manitoba 2006 Housing Income Limits

The Housing Income Limit (HIL) is the total before tax income of all people over 15 years old living in a residence.

To determine the HIL:

1. Figure the number of bedrooms needed based on the following National Occupancy Standards
   - no fewer than 1 and no more than 2 people may use a single bedroom
   - parents and children may not use the same bedroom
   - single people 18 and over need a separate bedroom
   - children 5 and over do not share a bedroom with another of the opposite gender

2. Find the area where the home is located and determine the HIL.

Household Income Limits for City of Winnipeg & the following surrounding communities

<table>
<thead>
<tr>
<th>Anola</th>
<th>Argyle</th>
<th>Balmoral</th>
<th>Birds Hill</th>
<th>Blumenort</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brunkild</td>
<td>Cooks Creek</td>
<td>Dacotah</td>
<td>Domain</td>
<td>Dufrense</td>
</tr>
<tr>
<td>Dugald</td>
<td>Elie</td>
<td>Garson</td>
<td>Glenlea</td>
<td>Grande Pointe</td>
</tr>
<tr>
<td>Grosse Isle</td>
<td>Landmark</td>
<td>Lockport</td>
<td>Lorette</td>
<td>Meadows</td>
</tr>
<tr>
<td>New Bothwell</td>
<td>Niverville</td>
<td>Oak Bluff</td>
<td>Oakbank</td>
<td>Osborne</td>
</tr>
<tr>
<td>Otterburne</td>
<td>Randolf</td>
<td>Rosser</td>
<td>St. Adolfe</td>
<td>St. Francois</td>
</tr>
<tr>
<td>Ste. Agathe</td>
<td>Sanford</td>
<td>Springstein</td>
<td>Starbuck</td>
<td>Stonewall</td>
</tr>
<tr>
<td>Stony Mountain</td>
<td>Tyndall</td>
<td>Warren</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Bedroom  $21,500   2 Bedroom  $28,000   3 Bedroom  $36,000   4 Bedroom  $42,000

Household Income Limits for non-market areas e.g. Churchill, Gillam, Snow Lake

1 Bedroom  $36,500   2 Bedroom  $38,000   3 Bedroom  $41,000   4 Bedroom  $44,000

Household Income Limits for all other Manitoba communities

1 Bedroom  $19,500   2 Bedroom  $24,500   3 Bedroom  $29,000   4 Bedroom  $32,500
### Rural Communities with Manitoba Housing Authority

#### Senior 55+ Apartments

<table>
<thead>
<tr>
<th>Central (Portage la Prairie District Office)</th>
<th>Central (Portage la Prairie District Office)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Altona</td>
<td>Carman</td>
</tr>
<tr>
<td>Dominion City</td>
<td>Emerson</td>
</tr>
<tr>
<td>Letellier</td>
<td>Morris</td>
</tr>
<tr>
<td>Plum Coulee</td>
<td>Plumas</td>
</tr>
<tr>
<td>St. Claude</td>
<td>St. Eustache</td>
</tr>
<tr>
<td>Westbourne</td>
<td>Winkler</td>
</tr>
<tr>
<td>Clearwater</td>
<td>Haywood</td>
</tr>
<tr>
<td>Notre Dame de Lourdes</td>
<td>Portage la Prairie</td>
</tr>
<tr>
<td>Oakville</td>
<td>Rossenfeld</td>
</tr>
<tr>
<td>Treherne</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Eastman/Interlake (Selkirk/Gimli District Office)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arborg</td>
</tr>
<tr>
<td>Birds Hill</td>
</tr>
<tr>
<td>Fraserwood</td>
</tr>
<tr>
<td>Hadashville</td>
</tr>
<tr>
<td>Lac du Bonnet</td>
</tr>
<tr>
<td>Selkirk</td>
</tr>
<tr>
<td>Stony Mountain</td>
</tr>
<tr>
<td>Winnipeg Beach</td>
</tr>
<tr>
<td>Beausejour</td>
</tr>
<tr>
<td>Grand Marais</td>
</tr>
<tr>
<td>Komarno</td>
</tr>
<tr>
<td>Stonewall</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>North (The Pas District Office)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flin Flon</td>
</tr>
<tr>
<td>The Pas</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>North (Churchill District Office)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Churchill</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parkland East (Dauphin District Office)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alonsa</td>
</tr>
<tr>
<td>Gilbert Plains</td>
</tr>
<tr>
<td>Laurier</td>
</tr>
<tr>
<td>Rorketon</td>
</tr>
<tr>
<td>Ethelbert</td>
</tr>
<tr>
<td>Pine River</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parkland West (Roblin/Swan River District Office)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benito</td>
</tr>
<tr>
<td>Minitonas</td>
</tr>
<tr>
<td>Inglis</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Southwest (Brandon District Office)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angusville</td>
</tr>
<tr>
<td>Brandon</td>
</tr>
<tr>
<td>Foxwarren</td>
</tr>
<tr>
<td>McAuley</td>
</tr>
<tr>
<td>Oak Lake</td>
</tr>
<tr>
<td>Rivers</td>
</tr>
<tr>
<td>Souris</td>
</tr>
<tr>
<td>Boisseevain</td>
</tr>
<tr>
<td>Killarney</td>
</tr>
<tr>
<td>Reston</td>
</tr>
<tr>
<td>Waskada</td>
</tr>
</tbody>
</table>

---

*Housing*

*7 – Information Charts*
### Manitoba Housing Authority Offices

#### MHA Head Office
Main Floor, 185 Smith Street  
Phone: 945-HOME (4663)  
Toll-free: 1-800-661-4663

#### North Winnipeg Leasing Offices
- **Brooklands**  
  312 Blake Street  
  Phone: 945-5570
- **North End**  
  400A Logan Avenue  
  Phone: 945-7823
- **North East**  
  600 Panet Road  
  Phone: 945-3555  
  [Lord Selkirk]  
  269 Dufferin Avenue  
  Phone: 945-3431
- **St. James**  
  15-659 Cavalier Drive  
  Phone: 945-4758

#### South Winnipeg Leasing Offices
- **Fort Rouge/Fort Garry/St.Vital**  
  Unit D 1026 St. Mary’s Road  
  Phone: 945-4899
- **Downtown South**  
  100-185 Smith Street  
  Phone: 945-3884  
  [Central Park]  
  100-355 Kennedy Street  
  Phone: 945-6272

#### Rural Manitoba Housing Authority District Offices
- **Altona**  
  67 – 2nd Street  
  Phone: 324-5308  
  Toll-free: 1-800-480-5554
- **Churchill**  
  32 Hudson Square  
  Phone: 675-8838
- **Selkirk**  
  102 – 235 Eaton Avenue  
  Phone: 785-5228  
  Toll-free: 1-800-441-5541
- **The Pas**  
  214 Fischer Avenue  
  Phone: 627-8355  
  Toll-free: 1-800-778-4311
- **Portage la Prairie**  
  317-25 Tupper Street N  
  Phone: 239-3680  
  Toll-free 1-866-440-4663
- **Dauphin**  
  27-2nd Avenue SW  
  Phone: 622-2092
- **Roblin**  
  117-2nd Avenue N  
  Phone: 937-8326  
  Toll-free: 1-888-567-8125
- **Brandon**  
  253-9th Street  
  Phone: 726-6455  
  Toll-free: 1-800-651-8217
- **Gimli**  
  122 – 5th Avenue  
  Phone: 642-6061  
  Toll-free 1-888-642-6066
- **Swan River**  
  516 Main Street  
  Phone: 734-4297

#### Bilingual Service Centres
- **St. Boniface**  
  100 – 355 rue Des Meurons  
  Phone: 945-6019
- **St. Pierre Jolys**  
  427 rue Sabourin  
  Phone: 433-2578  
  Toll-free 1-866-563-2362
- **Notre Dame de Lourdes**  
  51 rue Rodgers  
  Phone: 248-7270
Regional Health Authorities

Regional Health Authorities are health boards responsible for the delivery of health care services to Manitobans. They provide a health system that balances health promotion, disease prevention, and institutional and community-based services.

Assiniboine Regional Health Authority Inc.
Box 579, (192 First Ave. W.)
**Souris, MB R0K 2C0**
Phone: 483-5000
Toll-free: 1-888-682-2253
Website: [www.assiniboine-rha.ca](http://www.assiniboine-rha.ca)
E-mail: assiniboine-rha@arha.ca

Brandon Regional Health Authority
150A – 7th Street
**Brandon, MB R7A 7M2**
Phone: 571-8400
Website: [www.b Brandonrha.mb.ca](http://www.b Brandonrha.mb.ca)

Burntwood Regional Health Authority Inc.
867 Thompson Drive South
**Thompson, MB R8N 1Z4**
Phone: 677-5350
Website: [www.brha.mb.ca](http://www.brha.mb.ca)

Regional Health Authority – Central Manitoba Inc.
Box 243
**Southport, MB R1N 1V1**
Phone: 428-2000
Website: [www.rha-central.mb.ca](http://www.rha-central.mb.ca)
E-mail: info@rha-central.mb.ca

Churchill RHA Inc.
Churchill Health Centre
**Churchill, MB R0B 0E0**
Phone: 675-8318
Website: [www.churchillrha.mb.ca](http://www.churchillrha.mb.ca)

Interlake Regional Health Authority Inc.
589 – 3rd Avenue South
**Stonewall, MB R0C 2Z0**
Phone: 467-4742
Toll-free: 1-888-488-2299
Website: [www.irha.mb.ca](http://www.irha.mb.ca)
E-mail: info@irha.mb.ca
NOR-MAN Regional Health Authority Inc.
Box 130, 84 Church Street
**Flin Flon**, MB R8A 1M7
Phone: 687-1300
Website: [www.norman-rha.mb.ca](http://www.norman-rha.mb.ca)
E-mail: nrha@normanrha.mb.ca

North Eastman Health Association Inc.
W.B. Lewis School
Aberdeen Avenue and Burrows Road
Box 339
**Pinawa**, MB R0E 1L0
Phone: 753-2012
Website: [www.neha.mb.ca](http://www.neha.mb.ca)
E-mail: neha@neha.mb.ca

Parkland Regional Health Authority Inc.
112 – 27 – 2nd Avenue South West
**Dauphin**, MB R7N 3E5
Phone: 622-6222
Toll-free: 1-800-259-7541
Website: [www.prha.mb.ca](http://www.prha.mb.ca)
E-mail: prha@prha.mb.ca

South Eastman Health/Santé Sud-Est Inc.
Box 470
**La Broquerie**, MB R0A 0W0
Phone: 424-5880
Website: [www.sehealth.mb.ca](http://www.sehealth.mb.ca)
E-mail: communications@sehealth.mb.ca

Winnipeg Regional Health Authority
1800 – 155 Carlton St.
**Winnipeg**, MB R3C 4Y1
Phone: 926-7000
Website: [www.wrha.mb.ca](http://www.wrha.mb.ca)
E-mail: info@wrha.mb.ca
Sample Application Forms

Residential Rehabilitation Assistance Program

Residential Rehabilitation Assistance Program for Persons With Disabilities

Home Adaptations for Seniors Independence Program – includes Assessment tool

Homeowner Emergency Loan Program

Emergency Repair Program

Manitoba Housing Authority 55 Plus Apartments

Manitoba Shelter Benefit

School Tax Credit for Tenants

City of Winnipeg Walk-in Garbage and Recycling Pick-up Application Form

Winnipeg Community Home Services Program Referral Form