



MNPCHA is hosting Manitoba's first ever Housing Day on May 5, 2022. Our province is currently facing high rates of homelessness, a lack of dignified housing for seniors, and housing affordability challenges that impact thousands of renter households. There are currently billions of dollars' worth of assets in affordable non-profit and public housing in Manitoba that will soon be mortgage-free and have increased flexibility to serve the next generation of Manitobans. Yet, these assets require rejuvenation including repairs and modernization. Housing Day will allow leaders in non-profit housing to share the successes and challenges of the sector with elected officials and raise issues that matter to Manitoba's affordable housing community.

Housing Day attendees will meet on the morning of May 5 to attend a presentation on government relations and prepare key messages to bring to meetings with MLAs that will be held throughout the day.

This event is for [MNPCHA members](#) only. If you have any questions or are interested in becoming a member don't hesitate to reach out to us!

Registration information will be sent to members shortly, and space will be limited.

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## GOVERNMENT RELATIONS

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### *Federal and provincial budgets will be delivered in April*

The Government of Canada has announced that its budget will be released April 7. The [Liberal-NDP "supply-and-confidence" agreement](#) has stated that Affordable Housing is one priority, which will include at a minimum:

- Extending the Rapid Housing Initiative for an additional year.
- Re-focusing the Rental Construction Financing Initiative on affordable units (under 80% AMR) and use 80% AMR or below as definition of affordable housing.
- Moving forward on launching a Housing Accelerator Fund.

The Province of Manitoba will release its budget on April 12.

MNPCHA will be sending its members analysis of housing-related announcements in both budgets as information is available.

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## HOUSING SUPPORTS INITIATIVE PROJECT PROFILE

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North End Community Renewal Corporation (NECRC) is using the Housing Supports Initiative

(HSI) funding to increase the capacity of the RentSmart program within Manitoba. The RentSmart program, which enhances the ability of the non-profit sector to support vulnerable tenants through eviction prevention strategies and mentorship, is in high demand across the province. The HSI funding will be used to increase the program's capacity by training more certified educators, developing new learning opportunities for both tenants and landlords, and creating an MOU that would allow RentSmart certification to be recognized as a reference on housing applications.

The RentSmart program teaches prospective tenants a range of life skills, including the importance of a home and how to take care of it, how to apply for housing, tenant rights and responsibilities, communication and conflict resolution, and budgeting. Alana Ring-Woodard has been facilitating RentSmart across Manitoba for 5 years and has seen the positive impact the program has on both tenants and landlords. She says "these key life skills [taught through RentSmart] create successful tenancies and foster connection, a lot of people will panic when facing challenges in a tenancy, but the program encourages them to reach out to resolve conflict". The program also educates landlords on a range of topics, creating awareness of the different barriers tenants face.

Ring-Woodard says RentSmart certification is recognized within the sector and proves that an individual has gained a set of knowledge and life skills. Including RentSmart on a tenant's housing application increases the likelihood of acceptance, "and is especially valuable because it's a voluntary initiative". She uses the example of Kinew Housing, explaining that the program has improved their rate of acceptance of tenant applications that lack references or rental history. NECRC is working with Marcella Poirier, a Senior Development Consultant, to help develop an MOU that would allow RentSmart certification to be recognized as a reference on tenancy applications. Poirier is gathering research and will conduct a community consultation this spring to identify key priorities and needs.

In addition to empowering tenants and helping them foster healthy relationships with landlords, thereby lowering eviction rates and improving the likelihood of successful tenancies, Ring-Woodard says the program facilitates knowledge sharing and can help standardize education and orientation practices within the non-profit housing sector. To read more about NECRC [click here](#).

To read past Housing Supports Initiative Profiles, go to <https://mnpha.com/housingsupportsinitiative>

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## HOUSING NEWS

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### ***CBC's Fifth Estate on why Canada is losing affordable rental housing faster than it's being built***

Research shows that in the last decade, Canada has been losing affordable rental units, those available to individuals making \$30,000 a year or less, far faster than new ones are being built, and it's forcing some renters out of the homes and communities they know. Neither the private market nor the public sector has articulated plans for how to deal with the large number of renters affected by the loss. A key factor driving up rents in Canada is the shortage of supply, but it's not just that new units aren't being built fast enough. To read the full story [click here](#).

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### ***Analysis of Affordable Housing Supply Created by Unilateral National Housing Strategy Program***

The National Housing Council Secretariat contracted Blueprint ADE to analyze the alignment of National Housing Strategy programs with the needs of those experiencing core housing need and homelessness. The report is [available here](#)

Here are 5 things to know about the findings:

1. The National Housing Strategy unilateral rental housing programs have approved \$8.3b in loans and \$2b in grants to date. The majority of loans have gone to private developers and the majority of grants to municipalities (1/2 of the grants to the City of Toronto to repair Toronto Community Housing).\

2. While the National Housing Strategy's goals include reducing chronic homelessness, removing families from core housing need, and prioritizing 'vulnerable groups', the majority of the funding to date has gone to units defined by affordability standards that are tied to the market and to middle-income families. The definition of "affordable" housing under the Rental Construction Initiative is particularly problematic because it is tied to average income of all families in an area. This definition includes home owners (who have higher incomes on average than renters), excludes those not in families (who have much lower incomes on average than families).
3. The Rental Construction Financing Initiative (the largest program of the Strategy) results in units that are not affordable for a low income household. About 1/3 of the units developed through the National Co-Investment Fund would reduce core housing need for low income renters.
4. Indigenous-led organizations or Indigenous Groups have accessed about 14% of the grant funding, mostly through the Rapid Housing Initiative.
5. The report did not analyze the results of bilateral programs, that is, funding delivered and matched by the Provinces (in Manitoba, that will be \$225.4m of federal funding over 10 years)



## CMHC Rental Market Report 2022

Canada Mortgage and Housing Corporation released its annual Rental Market Report on February 18, 2022. The report for Canada's largest cities (including Winnipeg) is [available here](#) and data tables that include Manitoba's 8<sup>th</sup> largest municipalities [available here](#). Some highlights include:

- Vacancy rates for private rental housing have increased in all jurisdictions except Brandon
- In 2021, less than 3% of the total rental universe would be affordable to the lowest income quintile (those earning less than \$25K/year), yet this represents about 20% of renter households.
- Despite increasing vacancies, average rents increased by 12% in Manitoba from 2018-21

## Province Releases "What we Heard" Report on Homelessness Strategy Stakeholder Engagement

The engagement report included the following feedback related to housing:

- There is emphasis on a major expansion of social housing to meet current needs, which is particularly acute in northern and rural communities
- Manitoba needs a range of transitional and supportive housing options, including congregate living (for people not ready or willing to live independently, especially those going through transitions) and independent living
- There is need for more housing with 24/7 on site support workers for people with higher support needs
- Housing defined as "affordable housing" is often not accessible for people with low incomes

- Vulnerable renters often need ongoing support and outreach...too often, individuals receive assistance to find housing, but then are left without support to maintain their tenancy
- Capital and operating funding are both essential. Housing programs require funds to sustain the capital, as well as service delivery, to be successful

You can read the [full report here](#)

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## EVENTS

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### *RentSmart Community Consultation April 7*

RentSmart is hosting a discussion of the RentSmart certificate as a second reference for tenants on April 7th from 11am to 12pm. To register email Marcella Poirier at [marcella@necrc.org](mailto:marcella@necrc.org).

April 7, 11:00 - 12:00 CST

Register by email:  
[marcella@necrc.org](mailto:marcella@necrc.org)

**Rent Smart: A Discussion with Landlords and Property Managers**

**What:**  
A discussion of the **Rent Smart Certificate** as a second reference for tenants

**Where:**  
ZOOM link provided when registration received

**When:** April 7, 11:00 - 12:00

**Format:**

- Introduction
- Presentation
- 30 minute Q& A
- Prize Draw

Hosted by: 

**RENTSMART**  
EDUCATION AND SUPPORT SOCIETY

**Landlord & Property Manager Event**

**“**  
I have had countless clients secure affordable housing while also using the skills they learned to maintain and manage their new homes.  
**”**  
- RentSmart Educator

### *CHRA Virtual Congress registration now open*

Mark your calendars for CHRA's National Congress on Housing and Homelessness, taking place from April 26 to 28, 2022. Join from the comfort of your own home or workspace for three days of learning, networking, and engaging with leaders from across the Canadian community housing sector. Have your say on key issues, learn about the latest developments in the sector, and get inspired for the future! To learn more and to register [click here](#).

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## JOB BOARD

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### *Rent Relief Fund is hiring an Administrative Assistant*

As part of a small team and in collaboration with partners in the housing and homelessness sectors, the Administrative Assistant will provide administrative support for the Rent Relief Fund program to ensure that the program is well-resourced, organized and offers excellent internal and external communications. For the full job description [click here](#).

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## ***Murdoch Management is hiring an Assistant Property Manager***

The successful applicant will take the lead in managing the day-to-day affairs of a portfolio of seniors not-for-profit housing (Co-op, NP Life Lease and NP Rental) owned and operated by Murdoch's community clients. This position reports to the GM, is required to prepare for and to attend Board meetings and, supervise the day-to-day project needs with a full time assistant, site caretakers and numerous service providers. For the full job description [click here](#).

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