

Preserving the Legacy



Establish a \$1.5b capital funding program over 10 years to support community housing, with a program specifically designed by and for Indigenous-led housing organizations.

Why Community Housing Matters

In Manitoba, more than 32,000 households benefit from the security, affordability, and dignity provided by community housing each day. Community housing is housing owned by a non-profit, cooperative, or public/government entity.

The community housing sector has deep population expertise with housing built to meet a unique need in a community, such as: integration and settlement of new immigrants and refugees; health, wellness, and social integration for low-income seniors; accessible housing for persons with disabilities, and; other populations prioritized by government, community organizations, or donors.

Community Housing in Manitoba


15,000 homes

owned by a non-profit organization


14,000 homes

owned and managed by Manitoba Housing


4,000 homes

owned by Manitoba Housing, managed by a non-profit organization



50%
provide housing for seniors



44%
provide housing for families



6%
provide housing for people with special needs

Challenges Facing Community Housing in Manitoba

1. Maintenance and Modernization of Legacy Housing

Manitoba was a leader in innovation in housing and had one of the more robust rates of community housing development from 1970-1989. Canada's first housing cooperative, first Indigenous-led non-profit housing organization, and first building with universal design created for and by people with physical disabilities were all built in Winnipeg.

In recent decades, the story of community housing in Manitoba is one of decline and loss. Manitoba is facing a crisis as deferred maintenance means occupants are living in inadequate housing, units are vacant despite

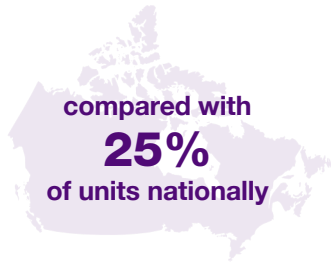
high wait lists, and buildings are at risk of loss through sale or demolition.

A capital needs study conducted by one of the largest community housing organizations in Winnipeg determined that there is a current need of approximately \$50,000/unit to bring the buildings up to good condition, and an additional \$15,000/unit to modernize the units, which includes renewal such as electrical or heat system upgrades. These upgrades are required to preserve the buildings, and to meet Canada's climate targets.

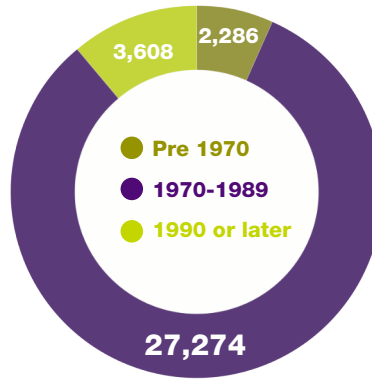


SOLUTION: The majority of the 23,000 units of community housing in fair condition will require a \$65,000/unit, or a \$1.5B investment, to preserve Manitoba's community housing stock; it would cost 4 times more to replace this housing if it were demolished or sold.

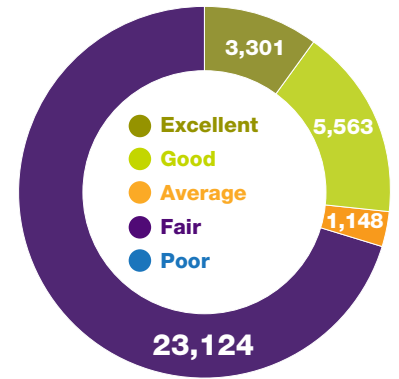
Only **11%** of community housing in Manitoba was constructed 1990 or later



Year of Construction, Community Housing in Manitoba, 2021



Condition, Community Housing Manitoba, 2021



2. Expiration of Operating Agreements and Subsidies for the Lowest Income Households

A majority of the community housing in Manitoba was established through funding agreements between government and the non-profit, tied to the life of mortgage, called an operating agreement. These agreements provided mortgage and, in some instances, additional operating costs in exchange for the housing at rent-geared-to-income (RGI) levels for a portion of the tenants.

These agreements were designed such that by the time they expire, the building lifecycle expires as well, meaning they need significant capital renewal to serve the next generation of Manitobans. The high-profile case of Lions Housing Centres selling their seniors building to a real estate investment company is a rare example, but one that could become more common without intervention.



Up to 2021, about **7,000 units** had their agreement expire



and another **6,400** will be expiring from 2022-2030



SOLUTION: The capital funding program must be designed to support sustainable and flexible operations of community housing, while maintaining the affordability of the units for the lowest income households in the province.

3. Limited Opportunities for Expansion and Modernization of Indigenous-led Community Housing

Urban Indigenous-led community housing, originally built under the Urban Native Housing program, comprises 1,028 units of mostly family housing. As their operating agreements have expired, the agreements have been extended on an indeterminate basis. Opportunities to repair these homes beyond the current piecemeal approach is necessary and may include amalgamating properties to develop newer and higher density buildings. Additionally, Indigenous-led organizations manage 764 units of Manitoba Housing properties. This partnership is seen as supporting reconciliation efforts of Manitoba,

moving towards fulfilling the rights of Indigenous peoples to self-determination. Yet, Indigenous organizations are dealing with the results of years of limited investment in publicly owned buildings. To their tenants, these Indigenous organizations are the face of the problem, without resources or responsibility to solve it.



SOLUTION: The capital renewal program should have a portion of it dedicated to Indigenous-led organizations, based on their self-identified priorities.



The Manitoba Non-Profit Housing Association represents over 100 community housing providers who collectively own and manage more than 25,000 affordable homes across 25 communities in Manitoba. The dedicated volunteers and employees of the non-profit housing sector strive to ensure non-profit housing in Manitoba is secure, sustainable, and affordable for all who need it.