

**Call for Expressions of Interest
to join Manitoba Housing's
RENT SUPPLEMENT PROGRAM**

Issued: June 29, 2023

Submission Deadline: open until filled

**HOMELESSNESS RENT SUPPLEMENT PROGRAM
CALL FOR EXPRESSIONS OF INTEREST
DEADLINE: open until filled**

BACKGROUND

The Manitoba government plays a critical role in ensuring all Manitobans have access to adequate, affordable and suitable housing. In the past, most provincial efforts have concentrated on meeting the immediate needs of people experiencing homelessness. The government recognizes that the focus needs to shift from managing to ending homelessness.

Ending homelessness is not possible without increasing the supply of social housing and the only way to do so quickly is through the use of rent supplement agreements. Manitoba Housing has rent supplement agreements that subsidize approximately 10,000 rental units across the province. The agreements allow landlords to offer social housing, or rent-geared-to-income¹ (RGI), units for low-income tenants in their residential properties. Agreements have five-year terms with at least one option to renew.

Manitoba Housing is responsible for determining the tenants' rent based on 30 per cent of their income. Manitoba Housing uses income information from tenants' most recent tax return provided directly by the Canada Revenue Agency. Tenants' rents are set for 12 months. Tenants are responsible for paying their monthly portion and Manitoba Housing makes monthly payments to the landlord for the difference between the tenants' portion and the affordable or market rate on the unit.

The purpose of this expression of interest (EOI) is to find landlords who are willing to enter into rent supplement agreements for designated units in their properties and rent those units to people who are exiting homelessness. The current need is primarily for studio and one bedroom units with some two- and three-bedroom units also welcome.

¹ RGI units are rented at 30 per cent of a household's income. If the household has employment income, they pay 30 per cent of their income and the rent supplement program pays the difference for the affordable or market rent on their unit. If the tenant is in receipt of Employment and Income Assistance (EIA), they pay EIA's subsidized shelter rate (e.g., \$285 for a single person) and the rent supplement program pays the difference.

EOI Guidelines

PROGRAM PARAMETERS

This EOI is open to non profit and for profit landlords with residential rental units in Manitoba.

KEY TERMS AND CONDITIONS

- Sign a five-year rent supplement agreement
- Accept tenants regardless of their rental and credit histories
- Work with service teams to resolve tenancy issues, including moving tenants out if necessary, rather than pursuing action under The Residential Tenancies Act
- Provide vacant units; cannot apply the subsidies to existing tenants
- Adhere to social housing rental policies for the designated units
[Manitoba Housing Rental Housing Programs Policy Manual in PDF format](#)

Manitoba Housing will use community selection committees, with representatives from local homeless serving agencies, to review applicants using the following criteria:

- Rental rates
- Good property management practices
- Building and unit condition
- Utilities included in rental rate
- Amenities in the building such as air conditioning and laundry
- Proximity to services such as transit and grocery stores
- Rents registered with the Residential Tenancies Branch
- Availability of support services in the community

WHO CAN APPLY

To be eligible for the EOI, organizations must be non-profit housing providers or for profit landlords willing to lease residential rental units to people exiting homelessness

MINIMUM REQUIREMENTS:

- Complete the application in full and supply any optional supporting documents.

WHAT WE FUND

Eligible Activities

- Rental subsidy of residential units to people exiting homelessness.

WHAT YOU CAN EXPECT

- Manitoba Housing will sign rent supplement agreements with landlords, calculate tenants' rental rate, and provide monthly rent subsidies to landlords.
- Community agencies, funded by the department of Families, will provide support services to the tenants including:
 - Ensure that the participants understand lease requirements before signing.
 - Develop a letter of understanding between the tenant, support agency and the landlord outlining communication and service expectations.
 - Assist tenants with rental unit set up and awareness of local community amenities and resources.
 - Check in daily with the tenants for a minimum of the first 30 days once housed.
 - Support tenant progress on individually identified goals related to recovery, health, self-sufficiency, and social integration.

FUNDING AMOUNT

The department has \$3,386,000 available to subsidize up to 400 rental units annually.

AMENDMENT OF PROPOSALS

To amend a proposal, the proponent must withdraw the previously submitted proposal and submit the amended proposal in accordance with the instructions set out above. The amended proposal must be submitted in its entirety.

WITHDRAWAL OF PROPOSALS

At any time throughout the EOI process until the execution of a written agreement, a proponent may withdraw a submitted proposal. To withdraw a proposal, a notice of withdrawal must be sent by email to the EOI contact and must be signed by an authorized representative of the proponent.

HOW TO APPLY

Submit a completed EOI application form:

- signed by an authorized organization representative
- by email to homelessness@gov.mb.ca

Although it is not required, organizations may choose to submit additional documents to support the application.

Applications submitted to homelessness@gov.mb.ca will receive confirmation of submission within five business days.

This information is available in alternate formats, upon request. Please phone 204-945-3744 or email fswebunit@gov.mb.ca.

Information Sessions

The department will host two information sessions via Microsoft Teams about this EOI:

- 1pm to 2pm, July 11, 2023
- 10am to 11am, July 12, 2023

Register by emailing homelessness@gov.mb.ca by 10am July 10 with your contact information and preferred date.

For more information about the province's homelessness strategy, visit:

[Province of Manitoba | fs - Developing Manitoba's Homelessness Strategy \(gov.mb.ca\)](#)

Submit EOI applications to the Department of Families by email:
homelessness@gov.mb.ca

Following the review of applications, department representatives may be in contact to request further information and negotiate terms.

For general questions about the homelessness strategy or tenant support services, contact homelessness@gov.mb.ca