



Matching the Moment



Create 10,000 new units of Community Housing over the next 10 years.

Meeting the need for Community Housing requires a long-term investment at a major scale. 10,000 units of community housing is required to address the immediate and growing housing needs in Manitoba. Manitoba Housing should work with community housing providers and stakeholders across the province to create an action plan to create the units, using data as to the communities, household sizes, and populations for whom housing should be prioritized. These units can be built, bought, or created through partnerships. Economists have argued that addressing Canada's housing crisis requires a doubling of

the community housing stock over the next 30 years; 10,000 units will put Manitoba on track to meet this target.

Given the over-representation of Indigenous peoples in housing need, and the effective and holistic housing solutions that have been developed by Indigenous-led organizations in Manitoba, Indigenous-led organizations must be involved in developing and delivering the strategy to expand the community housing developed for Indigenous peoples in urban, rural, and northern communities in Manitoba.

Building the Right Supply

Manitoba has seen an increase in the number of new purpose-built rental units, but these are not meeting the need for low-income renters. Affordable rents for low and very low-income households would be under \$993/month, yet the average rent for housing completed in Winnipeg between 2018 and 2021 was \$1541.

Vacancies in market-rent units and the shortage of low-cost units demonstrates the disconnect between supply and demand. Community housing plays the important role of addressing that disconnect and providing housing for households with lower incomes.

At the current pace of development, it will take 50 years to meet the needs of the 23,000 Manitoban households living

in core housing need. Investing in community housing is a long-term and sustainable solution to housing need, and will be an investment in local, community-based economic development, community revitalization, and better health and social outcomes.

Across the province, the lowest income households are struggling to keep a roof over their heads. Yet, the highest number of households in need is the second lowest income group, with incomes between \$15,900-\$39,750/year. This group is generally referred to as the working poor. There are 16,070 households in core housing need within this category.

Winnipeg lost
18,458 units
priced below
\$750/month
between 2011 and 2016

Only 3%
of rental housing in Manitoba
is affordable to the poorest
20%
of renters

The lowest income
quartile households
are spending an
average of 68%
of their incomes on housing



Community Housing Need in Manitoba

Core housing need is the most common measurement of housing need in Canada. A household is in core housing need when it lives in housing that is unsuitable, inadequate, and/or unaffordable and cannot afford alternative housing in their community. Affordable is defined as spending 30% of the household income or less on rent.

Breaking down housing need by income group demonstrates that Manitoba's urgent housing need is for rental housing that is affordable for very low income (that is, people living on social assistance, disability benefits, and/or low income senior benefits) and low income (that is, households that are considered to be the 'working poor') households.

Affordable Housing Deficit by Household size for Manitoba

Households in Core Housing Need, Renting without Subsidy

Income Group	1 person	2+ person	Total	
Very Low (less than \$15,900) Affordable shelter cost = \$397	2,340	300	2,660	<p>Living in core housing need impacts a household's health and well-being, and means a household usually struggles to meet other basic needs.</p> <p>In Manitoba, female-led single parent households, youth-led households, refugee and new migrant households, Indigenous households, and older senior (85 years+) households are most likely to experience core housing need.</p>
Low (\$15,901-\$39,750) Affordable shelter cost = \$994	9,525	6,360	16,070	
Moderate (\$39,751-\$63,600) Affordable shelter cost = \$1,590	170	4,190	4,440	
Median (\$63,601-\$95,400) Affordable shelter cost = \$2,385	45	540	540	

* note, this is an underestimate of need as some households receiving Rent Assist (including social assistance Rent Assist) would have identified themselves as receiving a housing subsidy when completing the census, even if they live in the private market and their rent is considerably more than 30% of their income. Totals vary slightly due to rounding and data suppression



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.