



ECONOMIC STUDY: COMMUNITY HOUSING AND PRODUCTIVITY



- *Community Housing, Social Good and Economic Necessity*

Canada is struggling through a dramatically worsening housing crisis. Millions of Canadians, particularly those with lower incomes, have been experiencing rapidly rising housing costs. This problem isn't isolated to specific communities, regions, or provinces.

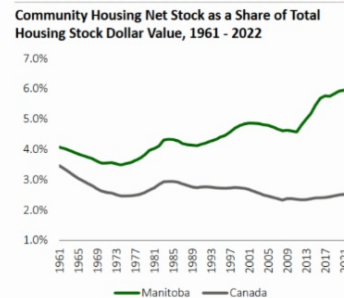
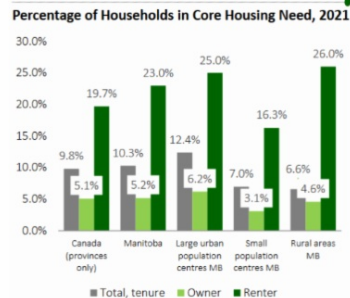
In addition to a housing crisis, Canada's economy also faces a productivity problem. Our labour productivity growth lags our international peers and has continued to decline in the post-pandemic period. To improve economic performance without further igniting inflationary pressures, Canada needs to find ways to boost its productivity.

Community Housing and Economic Productivity

MNPCHA was part of a partnership of sector organizations including CHRA and Housing Partnership Canada to commission Deloitte to produce a study on the impact of community housing on Canada's economic productivity. The analysis in this report, *The Impact of Community Housing on Productivity*, finds:

- There is a causal connection between the proportion of community housing within the overall housing stock and gains in economic productivity.
- Bringing Canada's community housing stock to the OECD average by 2030 would boost economic productivity by a staggering 5.7% to 9.3%. In Manitoba, this would be a 3.5% to 5.8% increase in productivity.
- The economic benefit would increase GDP by an estimated \$67 billion to \$136 billion, without adding to inflation since gains in productivity boost our economy's ability to grow.
- CHRA estimates that gains to the economy will outweigh the costs within two years of hitting the target.
- The economic gains are from the productivity-enhancing benefits of having more community housing, rather than just the stimulus impact of building new homes.

Manitoba Community Housing and Productivity



In 2021, a higher percentage of households were in core housing need in Manitoba compared to the Canadian average (excluding territories).

Demand Challenges

- There is a great demand for affordable and adequate housing in the province.
- Houses in Manitoba have increasingly become an attractive investment. In 2020, investors owned 20.4% of residential properties in Manitoba. Of these properties, 72% of the properties with multiple dwellings were investment properties.

Supply Challenges

- In recent years, there has been little to no growth in the number of community housing units in Manitoba.
- Due to the cancellation of some home repair and modernization programs there have been fewer opportunities to improve older community housing stock, resulting in a decline in the overall quality of community housing. Overall, Manitoba's community housing stock is older and in poorer condition than the national average.

According to CMHC, to meet the anticipated future demand for housing, Manitoba will need to build 260,000 additional units over and above the expected build by 2030 to bridge the supply gap. The report recommends that 13,140 of these units be community housing.

Recommendations

The report provides five policy recommendations to boost community housing supply and tackle Canada's productivity problem:

1. Increase investment in community housing to boost productivity and Canada's GDP.
2. Commit to stable and predictable funding, financing, and tax incentives to build new homes and equip community housing providers with the resources to renew or acquire existing units over a long horizon.
3. Provide dedicated funding for urban, rural, and northern Indigenous housing.
4. Improve collaboration across provincial governments, municipalities, and builders to tackle the housing crisis.
5. Support Canadian innovation that builds housing more quickly, sustainably, and affordably.

The Impact of Community Housing on Productivity study was completed by Canadian Housing and Renewal Association, supported by MNPFA and other provincial associations. [Read the full report](#)

MNPFA Attends Housing on the Hill Day to Advocate for Community Housing with Members of Parliament





From left: Meeting with MP Ruby Sahota; Power and Politics Panel on Community Housing with Peter Fragiskatos, Jenny Kwan, Scott Aitchison; Meeting with MP Branden Leslie

Housing on the Hill Day is an annual event organized by CHRA that facilitates meetings between housing professionals and Members of Parliament to discuss issues of importance to the social and non-profit housing sector. MNPHA joined partners to advocate for:

1. A stable pipeline of community housing development projects through restored Seed funding, recapitalization of the Affordable Housing Fund (formerly the co-investment fund), multi-year Rapid Housing Initiative funds, and an affordable rental preservation trust
2. A fully funded Indigenous-governed urban, rural, and northern (URN) Indigenous housing centre to develop and deliver the URN Indigenous Housing
3. Coordination with provinces, municipalities, the community housing sector, and developers to make it faster and less expensive to build through a national housing summit

Spirit of Leadership Award Winners

Spirit of Housing Awards recognize and reward individuals (staff, board members and tenants), groups and non-profits who have made an outstanding contribution to the quality of non-profit housing. **The Spirit of Leadership** award honours those whose energy and vision contribute to the cause of non-profit housing in Manitoba.

This year **Doug and Donna Leeies** of Murdoch Management received the Harry Lehotsky Spirit of Leadership Award. They started Murdoch Management in the 1990s with a commitment to provide property management services exclusively to non-profit clients, recognizing that the needs of these organizations are better met by a company that tailors to their needs. It wasn't only the property management side, it was also through the development of many projects in partnership with community non-profit boards and levels of government. Examples include St. Michael's Villa (one of the first three life lease projects developed in the province) all the way through to more recently developed projects like East Borderland Community Housing or Gimli Non-Profit Housing.



Donna and Doug work in partnership, with Doug bringing technical and development expertise and Donna serving as the company leader for human resources, they compliment one another's strengths for providing property management services that grew from one client to nearly 40 clients, with constant requests to grow beyond their current capacity.

Watch the video celebrating [Doug and Donna's award here](#)

Housing & Human Rights

In celebration of Human Rights Day


The Master of Human Rights Student Association invites you and/or your organization to their Public Lecture: Housing and Human Rights in honour of Human Rights Day (which is Sunday, December 10th).

Speakers include: Al Wiebe, Natalie Copps of Public Interest Law Centre, Councillor Sherri Rollins and Jamil Mahmood of Main Street Project.

Friday, December 8th, from 2:00pm - 3:30 pm.
Room 207, Robson Hall, 224 Dysart Road, University of Manitoba
Snacks and beverages will be provided.

Please **RSVP** and feel free to share this event. Contact Trixie Maybituin at maybitu3@myumanitoba.ca for questions or concerns.


RSVP



MEMBERS BREAKFAST CLUB

THURSDAY, FEBRUARY 15 - 8:30AM - 10:00AM
THE WOOD TAVERN, 112 MARION STREET, WINNIPEG

Skip your regular routine. Join us for a stress-free start of your day with our breakfast and networking event. Let's connect with coffee, conversations and a great meal.



Members Breakfast Club

We are so grateful for the success of Breakfast Club. Both the Winnipeg and Brandon events sold out and were a huge success for our members. Developed as an opportunity for members to network and share information, we continue Breakfast Club into 2024 with a focus on networking as well as collective problem solving of issues the attendees are facing with their non-profit housing organizations.

Skip your regular routine. Join us for a stress-free start of your day with breakfast. Let's connect with coffee, conversations, and a great meal.

Thursday, February 15th from 8:30am - 10:00am
Wood Tavern in the Norwood, 112 Marion Street, Winnipeg

Register Now!

Dealing with Difficult People?

Conflict has been a hot issue with our members. Whether it involves tenants or staff, when tension is on the rise it affects

everyone's well being. November's day long conflict resolution session taught attendees how to perceive and respond to conflict with a new lens.

Our intention was to learn communication skills to use in difficult situations, and practice clearing up misunderstandings, recovering from mistakes and disagreements. Attendees were challenged to stop seeing communication as a sport, that a challenging statement doesn't require an immediate response and the goal isn't to win.



When facing conflict our attitudes and beliefs greatly influence our perception of what has occurred.

Participants were given examples and asked to be curious instead of judgmental. While a judgmental reaction to another's position often leads to gridlock and frustration, a curious attitude allows us to uncover both the issue and interest from which to other person's position stems.

Conflict represents a crisis in human interaction, so that each party feels both more vulnerable and more self-absorbed than before the conflict occurred.

What to remember when conflict occurs:

- Conflict is not to be won.
- We all contribute to our conflicts consciously or unconsciously.
- The stronger our emotional response, the more likely it is about us.
- Major factors in how we respond to each other is body language and tone.
- Pause and investigate for a moment.
- A curious facial expression that indicated interest.
- Give the other an opportunity to feel heard.
- In most cases responding with a question instead of a statement gets a more insightful response.

Lastly, a well-stated apology is often the doorway that opens a larger conversation about the issues and concerns you need to see addressed.

FUNDING OPPORTUNITIES

We list all the funding opportunities, including the ongoing funding on mnpa.com



Canada Greener Affordable Housing Program

Canada Greener Affordable Housing provides low-interest loans and grants for deep energy retrofits. Multi-unit (5+) residential can access the program if they target at 70% reduction in energy consumption and an 80% reduction in greenhouse gas emissions. Applications for retrofit funding are accepted on a continuous basis until the available funding have been fully committed. Pre-retrofit funding for activities such as energy audits, energy modelling studies and building condition assessment reports required for a retrofit funding application are open now. [Learn more](#)



Housing Supply Challenge: Round 5 Level Up

CMHC is challenging applicants across Canada to **increase the adoption of system-level solutions that transform Canada's ability to produce more community and market housing, faster.** Level-Up has two streams for: 1) Community Housing Innovators (CHIs) and 2) All Housing Innovators (AHIs). It follows a stage-gated prize model structure where at each stage solutions will be reviewed against evaluation criteria and selected solutions will be invited to move to the following stage. At Stage 1, up to 20 solutions can receive \$1M, at Stage 2 up to 10 solutions can receive \$3M, and at Stage 3 up to three solutions can receive \$5M in prize funding.

To learn more about the Level-Up round and its process, please visit [The Level-Up Challenge page on](#)



Green Municipal Fund

Innovation and community thrive at Bannerman Green in Winnipeg

In Winnipeg's North End, Bannerman Green Not-for-Profit Housing Co-op Inc. is redefining sustainable living. Since 2020, this volunteer-driven co-op has been harnessing the Green Municipal Fund's Sustainable Affordable Housing (SAH) initiative to create a green future. This feasibility study features 12 newly built and 12 retrofitted units aimed at achieving net-zero energy through high-efficiency insulation, airtight building techniques, and solar energy systems, while also focusing on net positive carbon materials.

Beyond construction, Bannerman Green fosters social empowerment, offering residents better indoor climate control,

noise reduction, and communal gardens, and it promotes local job growth and education through community partnerships. GMF's SAH initiative's extensive funding options assist projects from the planning stage to completion. Grants for planning, studies, and pilot projects pave the way for innovation, while funding helps build and retrofit energy-efficient housing. With additional expertise from Regional Energy Coaches, housing providers receive the tailored support necessary to bring sustainable visions to life.

For those inspired by Bannerman Green's holistic approach, GMF's SAH initiative is poised to partner with you. [Learn more](#)

NICHI - Funding Applications Open for Indigenous-led housing

In recognition of the need for immediate action, the federal government and NICHI announced funding of \$281.5 million from Budget 2022 to address the critical need for safe and affordable urban, rural and northern Indigenous housing projects. This funding will be delivered through a call-out for Expression of Need to identify and select projects that address the urgent and unmet housing needs of Indigenous Peoples living away from their traditional communities. [Learn more](#)



Deadline to apply is **January 12th**

HOW EFFICIENCY MANITOBA CAN HELP YOU & YOUR TENANTS SAVE

Efficiency Manitoba is a Crown corporation committed to achieving an energy-efficient Manitoba by providing support and services that help residents and businesses use less energy. They can help non-profit housing providers and their tenants save energy, money, and the environment.



Through Efficiency Manitoba's Energy Efficiency Assistance Program, they work with non-profit housing organizations to help them upgrade their single-detached or semi-detached rental properties to use less energy. An energy advisor will come to the housing organization to assess energy-saving opportunities for each of the units. Non-profit housing providers could qualify for free insulation, a subsidized natural gas furnace, a boiler rebate, and free energy-saving devices such as LED light bulbs, energy-efficient showerheads, and faucet aerators.

To ensure accessibility to the program, Efficiency Manitoba doesn't require each tenant or household to verify their income. This makes it easier to implement energy-saving upgrades throughout housing organizations rather than on a tenant-by-tenant basis. If the non-profit housing agreement requires tenants to income qualify, or if there's a mandate stating that housing is intended for lower-income households, the income qualification process can be bypassed. Non-profit housing providers can do this by providing mandates, lease agreements, tenant handbooks, or proof that the tenant's rent is below the Median Market Rents set by Manitoba Housing.

Efficiency Manitoba helped two Manitoba non-profit housing organizations increase the energy efficiency

of their rental units, allowing them and their tenants to save energy and money. [Go to their website for the full story.](#)

Pest Control Grant Program

Grants are available for non-profits to address pest infestations in two streams. The first stream is for non-profit organizations that require financial assistance to undertake education, treatment, and prevention activities required to eliminate pests. The second is the Homelessness Support stream which supports groups working with tenants for whom managing pests is a barrier to acquiring or maintaining housing. The program receives applications on an ongoing basis until the program budget is fully committed. [Learn more](#)

JOB OPPORTUNITIES



Chief Executive Officer to Lead SAM Management Forward

Reporting to the SAM Board of Directors, the Chief Executive Officer will support the Board in developing and implementing the strategic vision and direction for the organization. As a visionary leader who thrives at the 30,000-foot level, you are an accomplished and experienced change agent who maximizes performance through organizational growth. Known for your problem-solving abilities, you also bring a strength of knowledge in finance and systems to the role. [Read More](#)



Kinew Housing hiring Executive Director

Kinew Housing is Indigenous led and is located in the City of Winnipeg. The Executive Director ensures the efficient and effective management of Kinew Housing Inc. rental properties and is responsible and accountable for all property management functions and activities including maintenance of units and grounds; leasing; vacancy management; tenant relations. The Executive Director will perform these duties and responsibilities in accordance with Kinew Housing Inc.'s project

Operating agreement, Manitoba Housing, MHRC, The Residential Tenancies Act and the Residential Tenancies Branch. [Read more](#)

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