

Outline Presentation for the “From Knowledge to Action” Forum

Phases of Canadian Housing Policy

What is available?

Wait Lists

Affordability

Vacancy Rate for Apartments (CMHC)

CMHC Rental Market Outlook 2007

Urban Indigenous Peoples

Homelessness

Service Providers and community have told me....

Supportive/Supported Housing

Recommended Action

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Phases of Canadian Housing Policy

Economic Development (1945-1968)

Economic Conditions	Reconstruction and prosperity
Major Demographic Force	Pent-up demand returning veterans
Overall Goals	Economic development
Market philosophy	Infrastructure support, planned urban landscape
Housing Goals	Industrial development, suburban development, physical planning
Delivery Instruments	Direct federal grants and loans
Intergovernmental	Federal leadership
Outcomes	Large projects, “corporate city”

Phases of Canadian Housing Policy

Social Development (1968-1978)

Economic Conditions	Prosperity and inflation
Major Demographic Force	Baby boom
Overall Goals	Social reform
Market philosophy	Intervention, participation, flexibility
Housing Goals	Community development, income integration, demand support
Delivery Instruments	Cost-sharing direct subsidies, loans
Intergovernmental	Tri-level consultation, “province building”
Outcomes	Widespread , uncontrolled subsidies

Phases of Canadian Housing Policy

Financial Restraint (1978-1986)

Economic Conditions	Recession and recovery
Major Demographic Force	Aging population, single families
Overall Goals	Financial restraint
Market philosophy	Reduced intervention
Housing Goals	Supply support
Delivery Instruments	Loan guarantees, Mortgage insurance
Intergovernmental	Provincial leadership
Outcomes	Administrative overlap

Phases of Canadian Housing Policy

Disentanglement (1986-1994)

Economic Conditions	High government deficit
Major Demographic Force	40-50 somethings dominant
Overall Goals	Reduced government presence
Market philosophy	Free-market
Housing Goals	Deconstructionism, “fix-up, patch-up”
Delivery Instruments	Co-production, private sector partnership
Intergovernmental	Solely provincial
Outcomes	Non-policy. Small-scale intervention

Phases of Canadian Housing Policy

Disengagement and Privatization (1994-present)

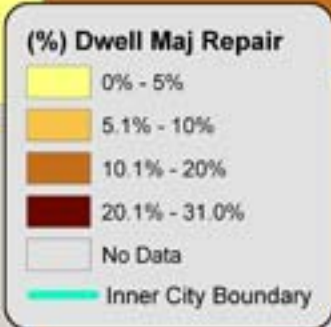
Economic Conditions	Economic growth, widening social gap
Major Demographic Force	Smaller non-traditional family unit
Overall Goals	Rediscovery of social needs
Market philosophy	Globalization privatization
Housing Goals	Unclear
Delivery Instruments	Volunteers, local government
Intergovernmental	Solely provincial
Outcomes	Unclear

What is available?

CHMC (2007) in their sample size...

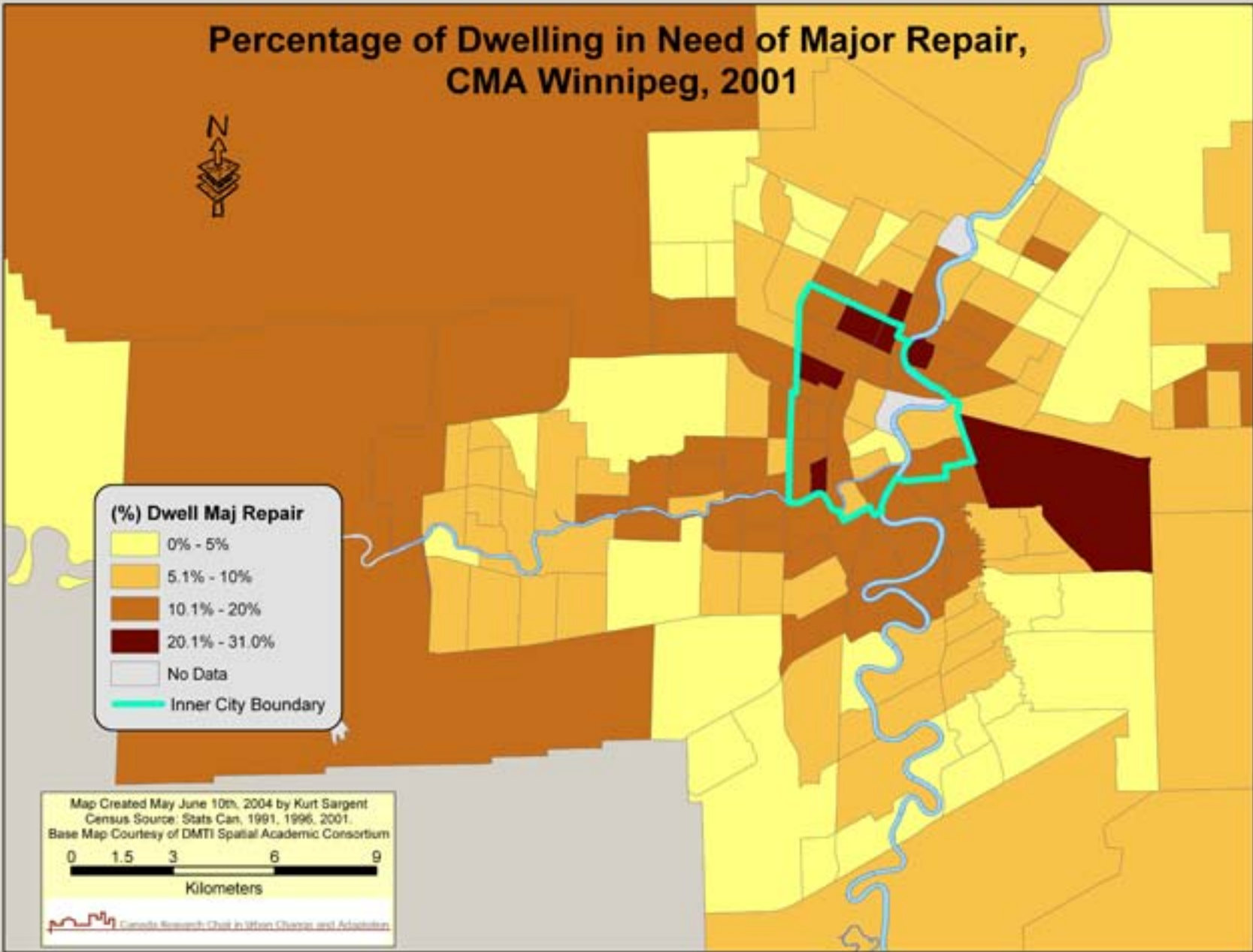
- 52, 430 units with 775 vacant or available to rent
- Core Housing Need (2001) census 33.7%
(40% of which is located in the inner city)
- Core Housing Need **means that either or all is:**
 - * In need of repair
 - * Household pays more than 30% of income on shelter
 - * or household is considered to be crowded
- Rooming Houses (5,000 most located in Spence Neighbourhood)
- Residential hotels all over the city, worse in downtown due to aging stock (1,000 units)

Percentage of Dwelling in Need of Major Repair, CMA Winnipeg, 2001



Map Created May June 10th, 2004 by Kurt Sargent
Census Source: Stats Can, 1991, 1996, 2001.
Base Map Courtesy of DMTI Spatial Academic Consortium

0 1.5 3 6 9
Kilometers



Wait Lists

- **435 persons on the wait list for a bachelor suite in Manitoba Housing with a total wait list of 1,569 for units**
- **The Manitoba Urban Native Housing Association reports that 2,300 persons on their wait lists (not including families)**
- **1,000 rooming houses in Winnipeg, (5,000 tenants) with Employment Income Assistance (EIA) paying approximately \$825,000 in monthly rents**
- **1,000 persons living in residential hotels along the Main Street area, majority on EIA and Shelter Allowance (without a lease)**
- **Hotel closures without replacement plans, this coupled with tight rental markets contributes to homelessness**

Affordability

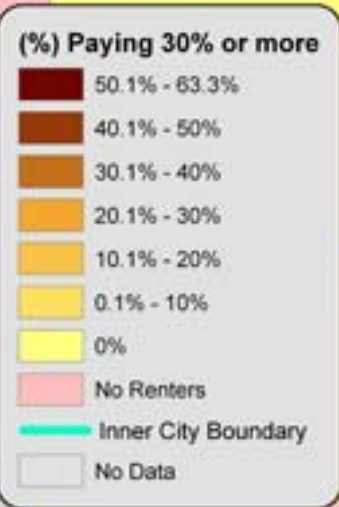
Table One	
Maximum Rent Rates Employment and Income Assistance: Manitoba, 2008	
Family Size	Rent with Heat, Lights and Water
Person	\$285
1 Person Disability	\$285
2 Persons	\$387
3 Persons	\$430
4 Persons	\$471

Table Two				
Private Apartment Average Rents (\$) by Bedroom Type, Winnipeg CMA (2007)				
Year of Survey	Bachelor	I Bedroom	2 Bedroom	3 Bedroom+
2005	405	539	683	795
2006	420	557	709	839
2007	451	578	740	874

Rents Continue to Rise

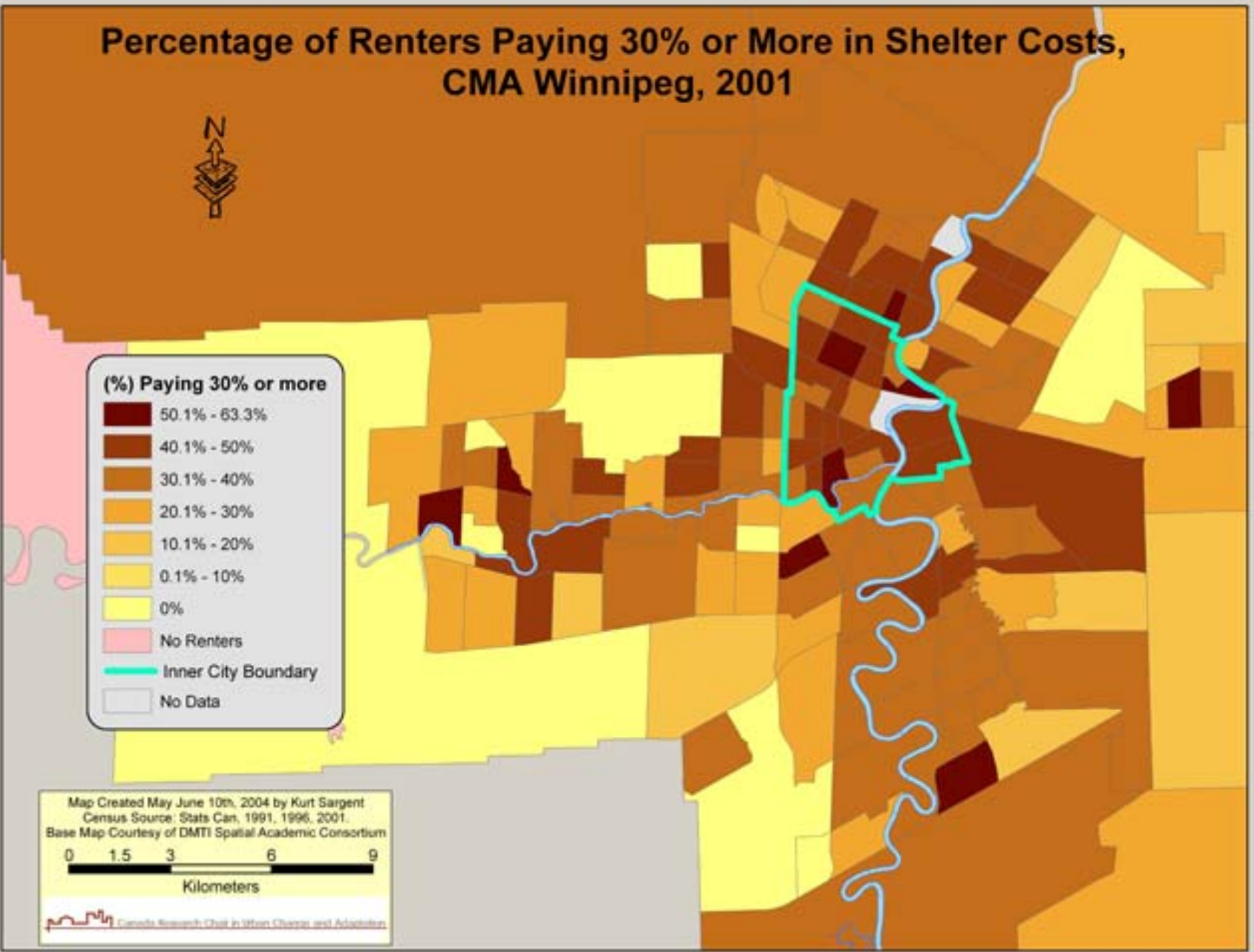
- **Over-all average increased by 4.4% (2006- 2007)**
- **Bachelor 4.6%**
- **Three bed-room 5.3%**

Percentage of Renters Paying 30% or More in Shelter Costs, CMA Winnipeg, 2001

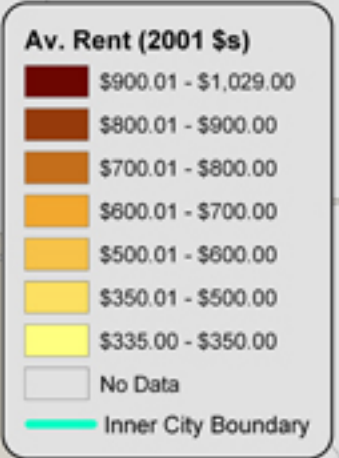


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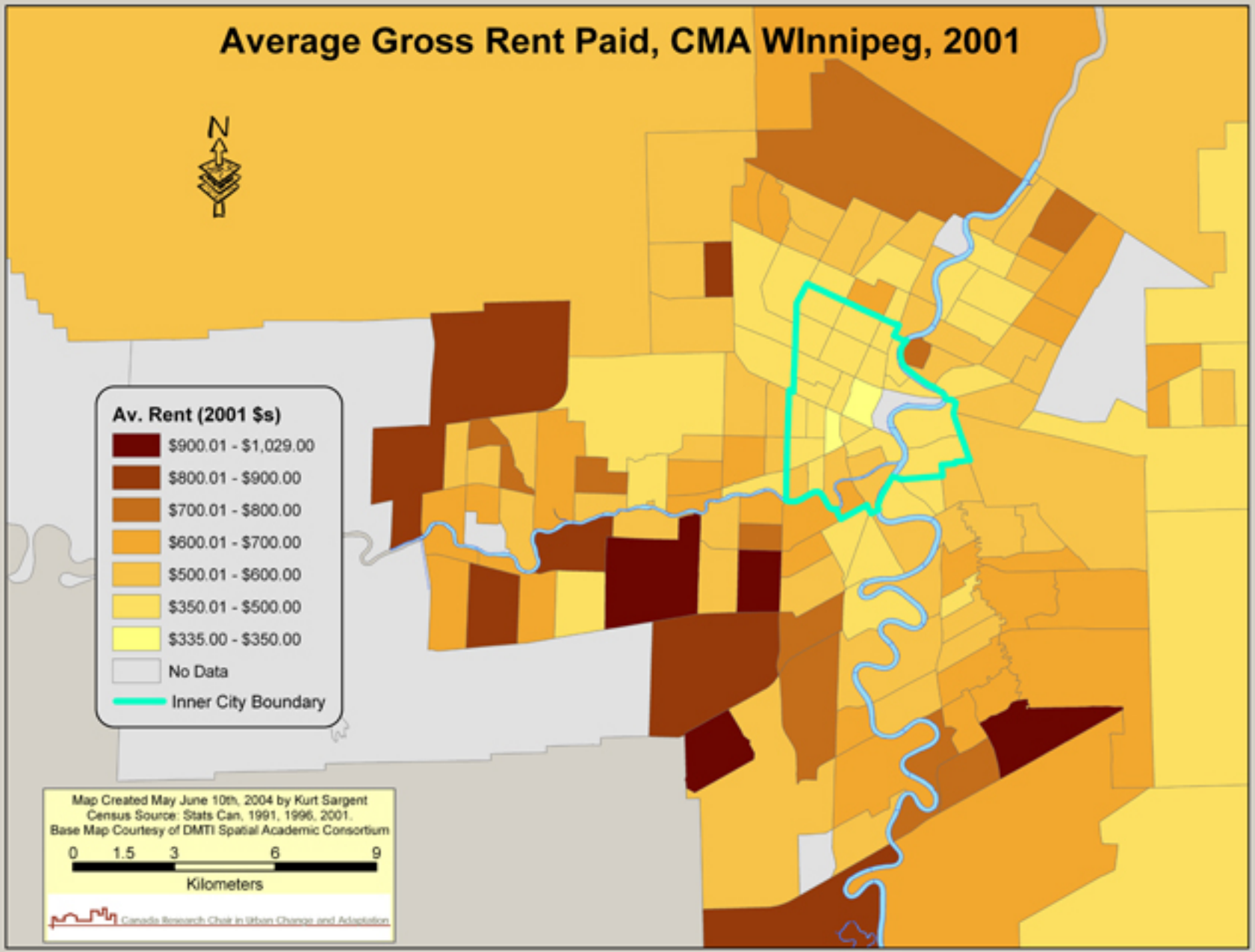


Average Gross Rent Paid, CMA Winnipeg, 2001



Map Created May June 10th, 2004 by Kurt Sargent
Census Source: Stats Can, 1991, 1996, 2001.
Base Map Courtesy of DMTI Spatial Academic Consortium

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Kilometers



Vacancy Rate for Apartments (CMHC)

Overall Trends

1991 6.5%

1998 4%

2004 1%

October 2007 1.5%

Inner City

2006 2 %

October 2007 1.6 %

Why are vacancy rates increasing?

Arrival of New Canadians, typically renters

Rural to urban migration

Younger demographic of renters

Very little affordable housing constructed

4,800 units lost to condo conversion since 1992

Private Apartment Vacancy Rates (%) by Bedroom Type, Winnipeg CMA				
Year of Survey	Bachelor	I Bedroom	2 Bedroom	3 Bedroom+
2005	3.1	1.8	1.4	1.1
2006	2.2	1.4	1.1	0.7
2007	1.8	1.4	1.5	1.6

Source:
Data for 2005-2006 see Canada Mortgage and Housing Corporation (2006) Rental Market Report, Manitoba Highlights. Ottawa, Ontario. P. 2.
Data for 2007 see Canada Mortgage and Housing Corporation (2007) Rental Market Report, Manitoba Highlights. Ottawa, Ontario. P. 4.

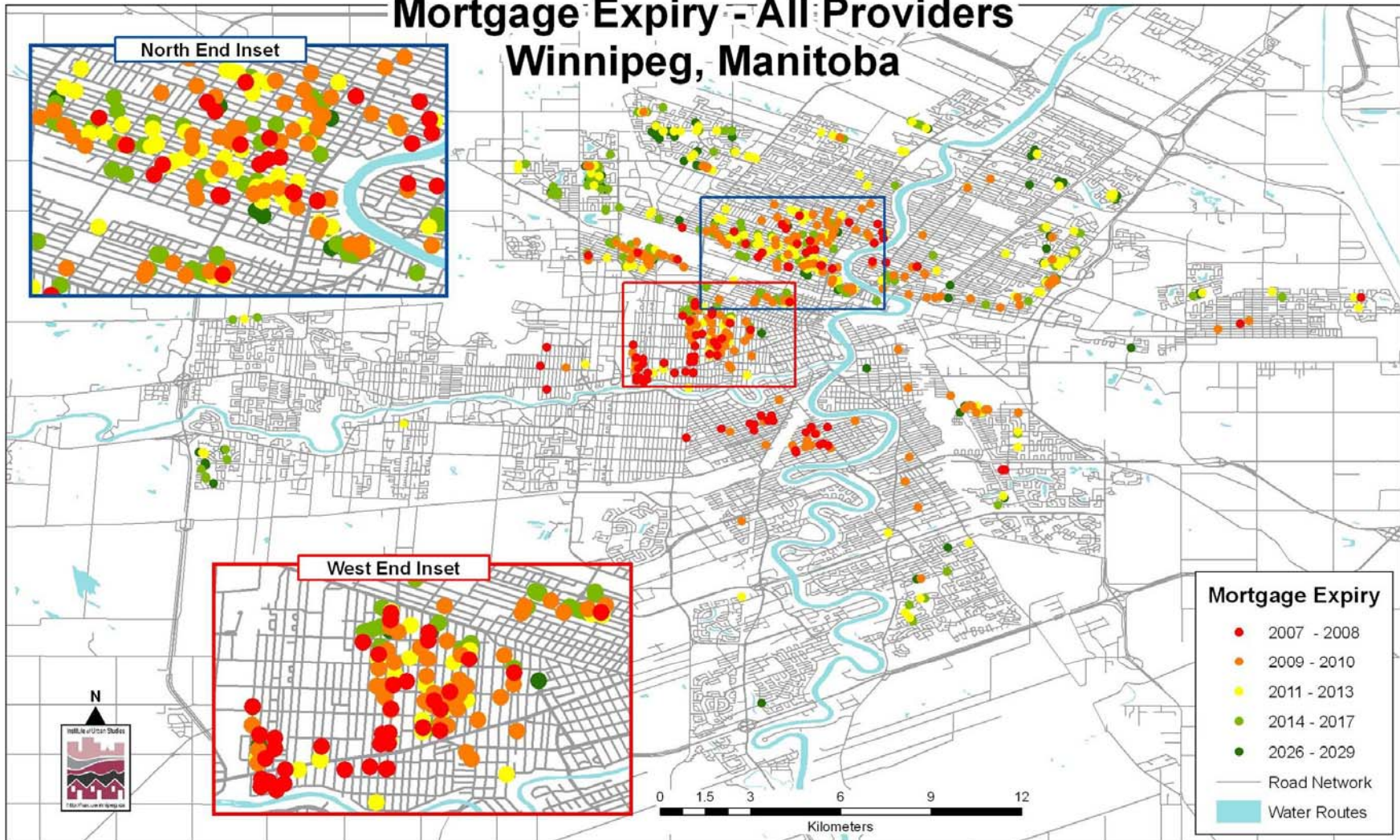
CMHC Rental Market Outlook 2007

- **Rental affordability has declined**
- **Vacancy rate to remain low in 2007**
 - * **new migrants (3,500 in 2008)**
 - * **New rental construction has not shown signs of reversing its decline**
- **Average rents to rise**
 - * **higher construction costs**
 - * **higher maintenance and operating costs**
- **New construction likely to have higher rents**
 - * **expected that rates will increase slightly greater than 2%**

Urban Indigenous Peoples

- **70- 85% of the population that is without shelter (Hidden Homelessness)**
- **High mobility rates (children changing schools etc...)**
- **Although significant gains have been made, socio-economically disadvantaged (especially for female lone parent families)**
- **History needs to be recognized (Legacy of residential schools etc.)**
- **Urban Native Housing Program**
 - and the end of Operating Agreements may result in...**
 - rents forecasted to rise**
 - maintenance costs remain high**
 - possible displacement of families**
- **No culturally appropriate emergency shelter**
- **Aboriginal Housing Directorate (self-determination)**
- **Matrimonial property rights**
- **Jurisdictional complexities, health care (Dial-a-Life)**

Mortgage Expiry - All Providers Winnipeg, Manitoba



Base Map Source: DMTI Spatial

Map Information Source: MUNHA (2007), City of Winnipeg Assessment

Winnipeg, Manitoba - August, 2007

Prepared by: Dan Powell

Homelessness

- **Siloam Mission estimates well over 2,000 persons experience absolute homelessness**

They serve close to 400-500 persons per day through their food bank and other services

- **The Main Street Project reported seeing a high level of access to their shelter services in 2006-2007...**

They supply overnight shelter services to 55 individuals on a nightly basis and they provided just fewer than 19,000 shelter stays to almost 1100 individuals in the past year

- **Since 2003, three hotel closures, no relocation plans displacing close to 150 persons**
- **Estimates are 10,000 persons who are considered to be hidden homeless (including tenants of residential hotels and rooming houses)**

Service providers and community has told me that they want....

- **Programs and services that support reconnection with family**
- **Harm Reduction approaches**
- **Expanded drop in hours e.g. 24 hours a day, 7 days a week**
- **Organizational support services including information, outreach workers and resources**
- **Preventive services and proactive programming that support the transition
between life stages and changes**
- **Support service hubs in communities where they have localized solutions and practices**
- **Transitional and permanent supportive housing for different needs and at-risk groups**
- **Programs that build safer neighbourhoods/communities with accessible services**
- **Support to programs that help people stay in a positive situations**
- **Long-term funding for long-term issues**

Supported housing (Scattered-site apartments)

- housing that has supports which are de-linked from housing
- Services are provided on an as needed basis and offered in an individualized manner “not one-size fits all”

Supportive Housing (Group, community setting)

- permanent, independent and affordable housing where appropriate services are provided as part of normal operations
- assists the residents to maintain a maximum possible level of independence, stability and participation in the general community
- utilizing the supportive services is not a condition of tenancy

Issues

- Zoning comes into play when support is provided in housing unit, becomes quasi- institutional
- NIMBYISM

Some recommended actions relating to those who are experiencing mental health issues

- **Mental health services should be incorporated into existing emergency housing services as well as Traditional Aboriginal Healing Advisory Committees**
- **Support people with mental health issues who are in need of transitional housing when they leave hospital, institutions or emergency housing**
- **People with mental health issues need permanent and culturally appropriate supportive/supported housing in community locations of their choice**
- **Support organizations and policies that are responding to the distinct needs of Indigenous persons**
- **Assist in the transition of unsheltered persons into housing**

Thank you