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# Winnipeg and Manitoba Housing Data

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## **Core Housing Need and Unacceptable Housing**

Three sources of data on core housing need provide results that are not entirely comparable either in relation to dates or methodology. Below are some select data from the 2011 National Household Survey, CMHC data based on the 2006 Census and CMHC data based on the Survey of Labour and Income Dynamics (SLID).

2011 National Household Survey data on unacceptable housing<sup>1</sup>:

- 18.3% of MB households paid more than 30% of their income in shelter costs (85,065 households)
- 34.8% of MB renter households paid more than 30% of their income in rent (44,315 households)
- 21.2% of Winnipeg households paid more than 30% of their income in shelter costs (61,790 households)
- 37.3 percent of Winnipeg renter households paid more than 30% of their income in rent (34,360 households)
- Across Manitoba, 50% of renter households (62,875 households) live in housing that meets one of the three conditions of core housing need: costing more than 30% of income, has an unsuitable number of rooms for family size or is in need of major repairs.
- In Winnipeg, 53% of renter households (48,540 households) live in housing that meets one of the three conditions of core housing need.

CMHC data, based on 2006 census:<sup>2</sup>

- 11.3 % of all MB households lived in core housing need (46,900 households).
- 24.0 % of MB renter households lived in core housing need (28,800 households).
- 6.2 % of MB owner households lived in core housing need (18,100 households).
- 22.3 % of those who immigrated to Canada between 2001 and 2006 lived in core housing need in Manitoba (1,600 households).
- 10.4% of Winnipeg households lived in core housing need.
- 23.9% of Winnipeg renters lived in core housing need.
- 23% of Aboriginal households lived in core housing need.
- 3.3 % of Brandon CA owner households lived in core housing need (420 households).
- 9.6 % of all Thompson CA households lived in core housing need (460 households).
- 21.5 % of Thompson CA renter households lived in core housing need (420 households).

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<sup>1</sup> Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028. Note National Housing Survey Data is not necessarily comparable to earlier years, due to changes in methodology. These data also include families who live in unacceptable housing but who may be able to afford acceptable housing. This is the primary reason for the distinction between these data and the CMHC data below.

<sup>2</sup> CMHC. 2013. Canadian Housing Observer. Also offers data on types of family, Aboriginal status, and period of immigration.



- 1.4 % of Thompson CA owner households lived in core housing need (40 households).
- 8.3 % of all Portage la Prairie CA households lived in core housing need (580 households).
- 20.7 % of Portage la Prairie CA renter households lived in core housing need (400 households).
- 4.2 % of Portage la Prairie CA owner households lived in core housing need (175 households).

CMHC data, based on SLID, 2010:<sup>3</sup>

- 9.4% of urban Manitoba households lived in core housing need, and were unable to access acceptable housing.
- 20.4% of urban Manitoba households lived in housing below 1 or more core standards, but could afford more acceptable housing.

## Renting in Manitoba

### Current Vacancy Rates

In October 2013, the vacancy rate was <sup>4</sup>

- 2.4 % in Manitoba
- 2.5 % in Winnipeg CMA
- 1.8 % in Thompson CA
- 1.9 % in Brandon CA
- 2.8 % in Portage la Prairie CA

	Vacancy Rates in Manitoba, October 2013 <sup>5</sup>			
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
Brandon CA	2.6%	0.7%	2.5%	n/a
Portage la Prairie CA	n/a	3.8%	1.7%	4.6%
Steinbach	0.0%	0.8%	4.3%	7.7%
Thompson CA	0.0%	2.3%	1.6%	n/a
Winnipeg	2.7%	1.4%	2.5%	2.9%
Manitoba centres with 10,000+ population	2.7%	2.3%	2.5%	2.8%

<sup>3</sup> CMHC. 2013. CMHC (SLID-based housing indicators and data) [http://www.cmhc.ca/en/corp/about/cahoob/data/data\\_026.cfm](http://www.cmhc.ca/en/corp/about/cahoob/data/data_026.cfm)

<sup>4</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>5</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)



Monthly Rent	Vacancy Rates in Winnipeg CMA, October 2013 <sup>6</sup>			
	Bachelor (\$527)	1 Bedroom (\$704)	2 Bedroom (\$911)	3 Bedroom + (\$1027)
Under \$500	2.8%	2.3%	3.4%	Data unavailable
\$500-599	2.9%	1.8%	1.4%	Data unavailable
\$600-699	3.0%	1.6%	1.0%	Data unavailable
\$700-799	2.3%	2.2%	0.8%	Data unavailable
\$800-1094	Data unavailable	3.1%	1.8%	0.4%
\$1095+	Data unavailable	7.4%	5.7%	5.5%
Total	2.7%	2.4%	2.5%	2.9%

### Average Rents and Median Market Rents

Average rents (April 2013)<sup>7</sup>

	Bachelor		1-Bedroom		2-Bedroom		3+ Bedroom		Total	
	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013
Winnipeg CMA	\$552	\$554	\$697	\$727	\$901	\$939	\$1114	\$1162	\$776	\$812
Brandon CA	\$448	\$468	\$566	\$589	\$734	\$773	\$921	\$992	\$683	\$720
Portage La Prairie CA	\$329	\$368	\$519	\$527	\$659	\$661	\$659	\$654	\$586	\$590
Steinbach	\$478	\$510	\$551	\$590	\$710	\$701	N/A	n/a	\$659	\$654
Thompson CA	\$548	\$630	\$699	\$717	\$771	\$790	\$742	\$763	\$741	\$759
Manitoba	\$548	\$550	\$690	\$718	\$876	\$912	\$1078	\$1131	\$767	\$800

Median Rents (April 2013)<sup>8</sup>

	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom
Winnipeg CA	\$523	\$724	\$916	\$1088
Brandon CA	\$450	\$597	\$750	n/a
Portage La Prairie CA	\$340	\$527	\$675	\$675

<sup>6</sup> CMHC. 2012, Fall. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>7</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>8</sup> CMHC, 2013. Affordability Criteria.



Steinbach	\$535	\$609	\$687	n/a
Thompson CA	\$528	\$678	\$753	\$678
Manitoba (smaller census areas and cities)	\$475	\$600	\$692	\$696

### Renters and Owners

In 2011, the percentage of households that owned or rented was:<sup>9</sup>

	Renters	Owners
Manitoba	30 %	70 %
Winnipeg	32 %	68 %
Brandon	35 %	65 %
Portage la Prairie	30 %	70 %
Thompson	42 %	58 %

In 2011, average incomes for renter and owner households were:<sup>10</sup>

	Renters	Owners
Manitoba	\$ 40,822	\$ 84,231
Winnipeg	\$ 40,020	\$ 90,790
Brandon	\$ 44,003	\$ 86,317
Portage la Prairie	\$ 34,365	\$ 76,783
Thompson	\$ 57,312	\$ 113,829

In 2014, the Affordable Rents in Manitoba were (including utilities):<sup>11</sup>

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 or more
City of Winnipeg and catchment <sup>12</sup>	\$528	\$772	\$983	\$1,179	\$1,391
Brandon	\$459	\$653	\$804	\$1,066	\$1,197
Thompson	\$481	\$675	\$817	\$1,066	\$1,197
Portage	\$458	\$643	\$788	\$1,066	\$1,197
Northern non-market areas	\$394	\$587	\$677	\$906	\$1,017
Southern non-market areas	\$414	\$587	\$707	\$906	\$1,017

Affordable rents are established by Manitoba Housing.

<sup>9</sup> Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028.

<sup>10</sup> Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028.

<sup>11</sup> Government of Manitoba, Rental Housing Programs. [www.gov.mb.ca/housing/hil.html#mmr](http://www.gov.mb.ca/housing/hil.html#mmr)

<sup>12</sup> The City of Winnipeg and catchment includes a number of communities around Winnipeg. The urban/rural market areas include the other major towns in Manitoba and their surrounding areas, and the non-market areas include the rest of the province. For a complete list, please see [www.gov.mb.ca/housing/hil.html](http://www.gov.mb.ca/housing/hil.html)



## Affordability of Average Rents

### Affordability of Average Rents in Winnipeg CMA

This table compares the affordability of current rents with incomes. The dates for income and rent data are different, but rents have been rising much quicker than incomes.

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents (2013)				Proportion of Winnipeg households <sup>13</sup> (2010)	Proportion spending more than 30% on shelter
		Bachelor (\$554)	1 Bedroom (\$727)	2 Bedroom (\$939)	3 + Bedroom (\$1162)		
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	5.2%	91.9%
10,000-19,999	250-500	Not affordable	Not affordable	Not affordable	Not affordable	7.9%	69.7%
20,000-29,999	500-750	Not affordable < \$22,160	Not affordable < \$29,080	Not affordable	Not affordable	8.9%	49.8%
30,000-39,999	750-1000	Affordable	Affordable	Not affordable < \$37,560	Not affordable	9.9%	28.0%
40,000-59,999	1000-1250	Affordable	Affordable	Affordable	Not affordable < \$46,480	18.1%	14.0%
60,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	50.0%	2.3%

<sup>13</sup> Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028.

**Affordability of Average Rents in Brandon CA**

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents				Proportion of Brandon households (2010) <sup>14</sup>
		Bachelor (\$468)	1 Bedroom (\$589)	2 Bedroom (\$773)	3+ Bedroom (\$992) <sup>15</sup>	
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	4.5 %
10,000-19,999	250-500	Not affordable < \$18,720	Not affordable	Not affordable	Not affordable	7.9 %
20,000-29,999	500-750	Affordable	Not affordable < \$23,560	Not affordable	Not affordable	8.9 %
30,000-39,999	750-1000	Affordable	Affordable	Not affordable < \$30,920	Not affordable < \$39,680	9.8 %
40,000-59,999	1000-1250	Affordable	Affordable	Affordable	Affordable	19.5 %
60,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	49.4 %

**Affordability of Average Rents in Thompson CA**

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents				Proportion of Thompson households (2010) <sup>16</sup>
		Bachelor (\$630)	1 Bedroom (\$717)	2 Bedroom (\$790)	3+ Bedroom (\$763) <sup>17</sup>	
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	6.2 %
10,000-19,999	250-500	Not affordable	Not affordable	Not affordable	Not affordable	4.9 %
20,000-29,999	500-750	Not affordable < \$25,200	Not affordable < \$28,680	Not affordable	Not affordable	6.0 %
30,000-39,999	750-1000	Affordable	Affordable	Not affordable < \$31,600	Not affordable < \$30,520	7.1%
40,000-59,999	1000-1250	Affordable	Affordable	Affordable	Affordable	12.7 %
60,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	62.9 %

<sup>14</sup> Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028.

<sup>15</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>16</sup> Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028

<sup>17</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

**Affordability of Average Rents in Portage la Prairie CA**

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents				Proportion of Portage la Prairie households (2010) <sup>18</sup>
		Bachelor (\$368)	1 Bedroom (\$527)	2 Bedroom (\$661)	3+ Bedroom (\$654) <sup>19</sup>	
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	4.5 %
10,000-19,999	250-500	Not affordable < \$14,720	Not affordable	Not affordable	Not affordable	10.4 %
20,000-29,999	500-750	Affordable	Not affordable < \$21,080	Not affordable < \$26,440	Not affordable < \$26,160	9.5 %
30,000-39,999	750-1000	Affordable	Affordable	Affordable	Affordable	13.1 %
40,000-49,999	1000-1250	Affordable	Affordable	Affordable	Affordable	18.5 %
50,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	43.8 %

**Affordability of Average Rents Compared with EIA Rental Allowances**

EIA rent allowances are based on the size of the household, rather than the size of the rental unit. This table approximates how many people could live in various apartment sizes.

	Average Rents <sup>20</sup>			
	Bachelor (1 person)	1-Bedroom (1-2 people)	2-Bedroom (3-4 people)	3+ Bedroom (4-6 people)
Winnipeg	\$527	\$704	\$911	\$1027
Brandon	\$451	\$570	\$749	\$992
Portage La Prairie	\$344	\$517	\$652	\$656
Steinbach	\$496	\$559	\$708	\$926
Thompson	\$653	\$722	\$796	\$842
EIA Rent Allowance, plus RentAid including heat, lights and water <sup>21</sup>	\$365	\$365-387	\$430-\$471	\$471-\$513

**Hourly Housing Rates, Manitoba**

This chart shows the number of full time workers it takes to afford an apartment in Winnipeg. Between 2000 and 2007, raises in minimum wage increased faster than rent. Since 2007, minimum wage went up slightly slower than rent, so that in 2013 it takes 1.75 fulltime minimum wage earners to afford a two-bedroom apartment and 1.35 wage earners

<sup>18</sup> Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028

<sup>19</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc.schl.gc.ca](http://www.cmhc.schl.gc.ca)

<sup>20</sup> CMHC. 2012, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

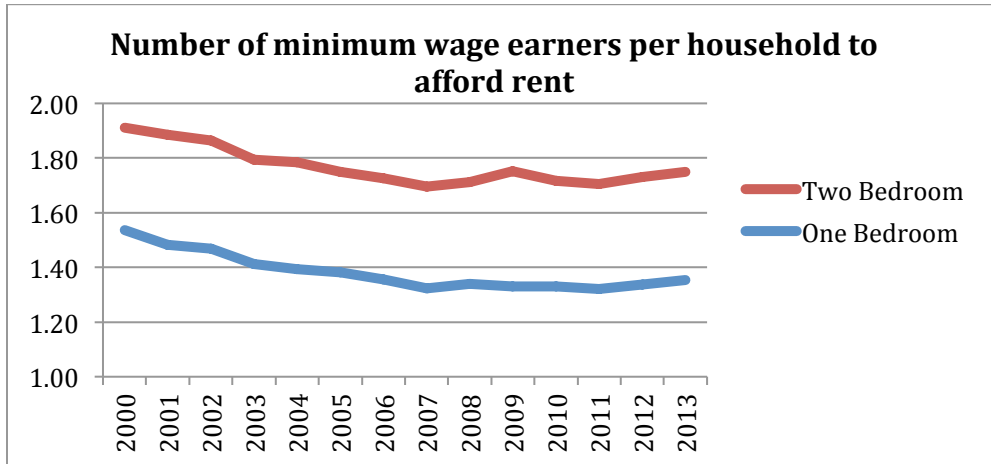
<sup>21</sup> Employment and Income Assistance Facts. Government of Manitoba.

[www.gov.mb.ca/fs/eiafacts/rental.html](http://www.gov.mb.ca/fs/eiafacts/rental.html)



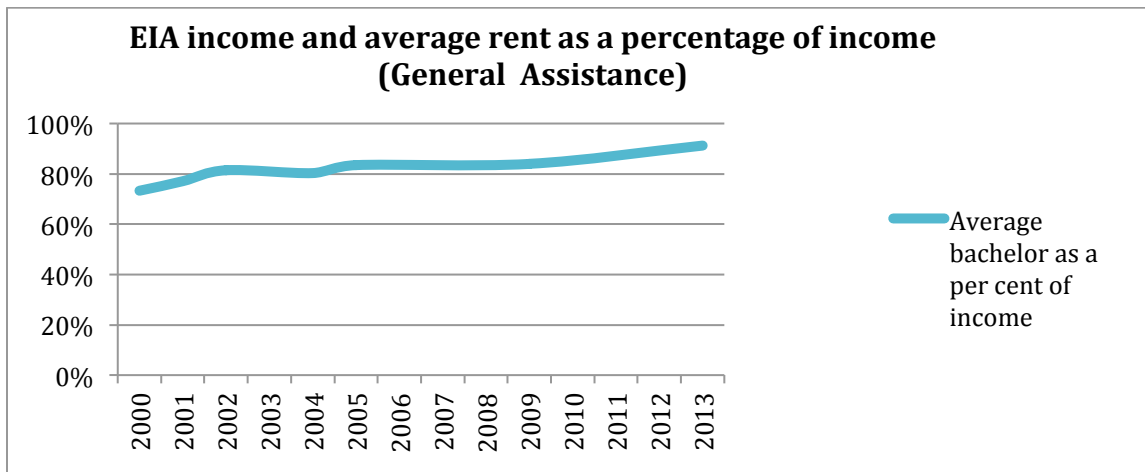


to afford a one-bedroom. Alternatively, a single individual would need to work 54 hours per week to afford a one-bedroom apartment in Winnipeg.<sup>22</sup>



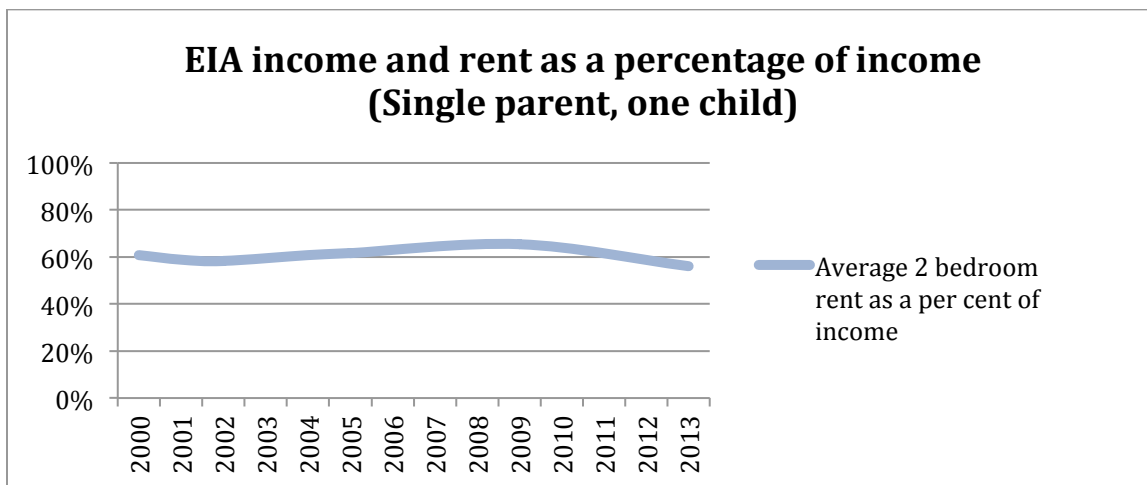
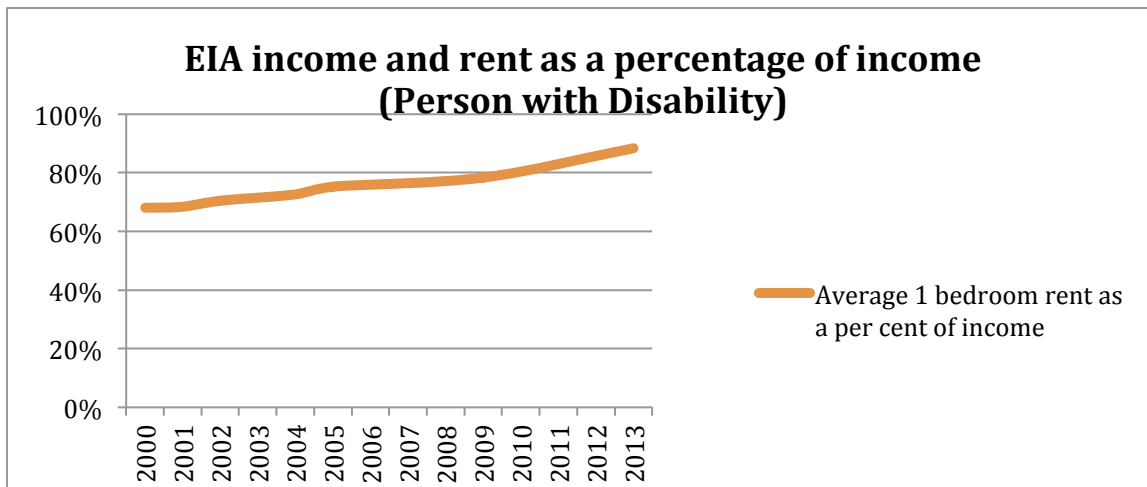
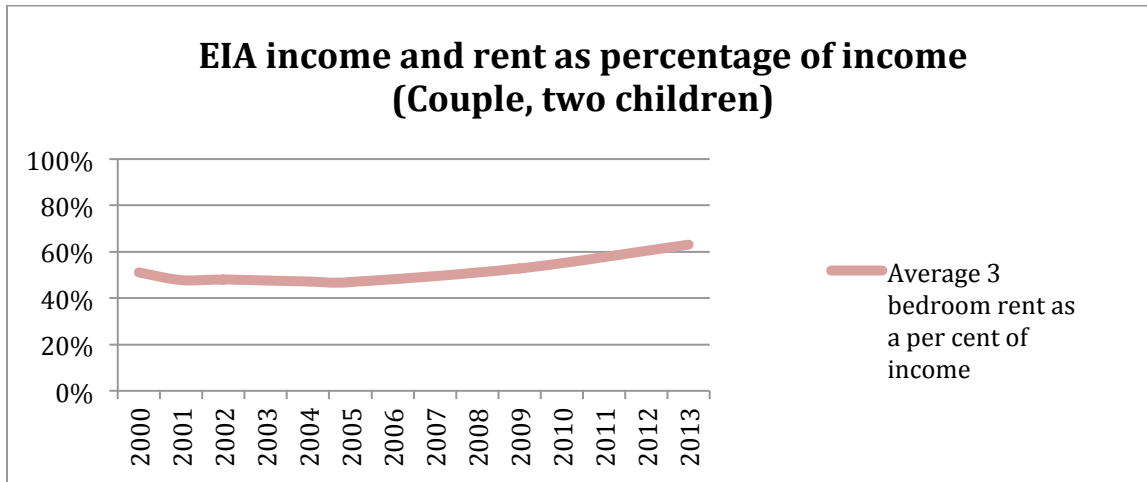
**EIA rates and rent<sup>23</sup>**

Since 2000, total incomes for people on EIA have gradually increased, largely due to new benefits such as RentAid and child tax credits. For example, General Assistance incomes have increased from \$463/month in 2000 to \$607/month in 2013. EIA incomes have in most cases not kept pace with rent increases. The following charts show a ratio of EIA income to average rents for different household types. For example, in 2000, an average bachelor suite rented for 73% of the total income of an individual on General EIA assistance. By 2013, a bachelor suite cost 91% the total income of an individual on EIA. Only for the category single parent - one child, has the rent income ratio not increased over this period (it decreased from 59% to 56%).



<sup>22</sup> Government of Manitoba, 2013. "Historical Summary of Minimum Wage Rates in Manitoba". <http://www.gov.mb.ca/labour/labmgt/wages/histmin.html>

<sup>23</sup> Government of Manitoba, 2013. 2013 Budget Papers; National Council of Welfare, various years. *Welfare Incomes*, Ottawa: National Council on Welfare.





## Winnipeg's Rental Universe

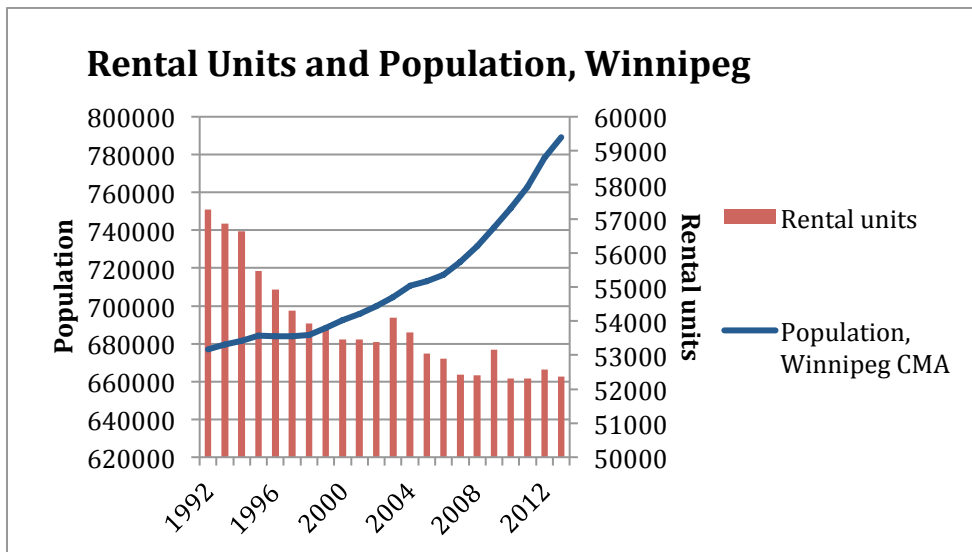
(This data only applies to apartment buildings with three or more units)

The rental universe in Winnipeg CMA

- declined in 15 of the 18 years prior to 2010<sup>24</sup> and increased by 250 units in 2012.<sup>25</sup>
- Had 52,569 units in 2012.<sup>26</sup>

Since 1992, Winnipeg's rental universe has declined from 57,279 units to 52,371 in 2013,<sup>27</sup> a decline of about 9 percent. At the same time, the population of Winnipeg has increased from 677,000 to 762,800,<sup>28</sup> an increase of about 13 percent.

- The result is a drop in the number of rental units from 8.5 units to 6.6 units per 100 people.



<sup>24</sup> CMHC 2010. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

CMHC 2013. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>25</sup> CMHC 2013. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>26</sup> CMHC 2013. Rental Market Report: Winnipeg. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>27</sup> CMHC 2013. Rental Market Report: Winnipeg CMA.

<sup>28</sup> City of Winnipeg. 2012, March 16. Population of Winnipeg. [www.winnipeg.ca/cao/pdfs/population.pdf](http://www.winnipeg.ca/cao/pdfs/population.pdf)

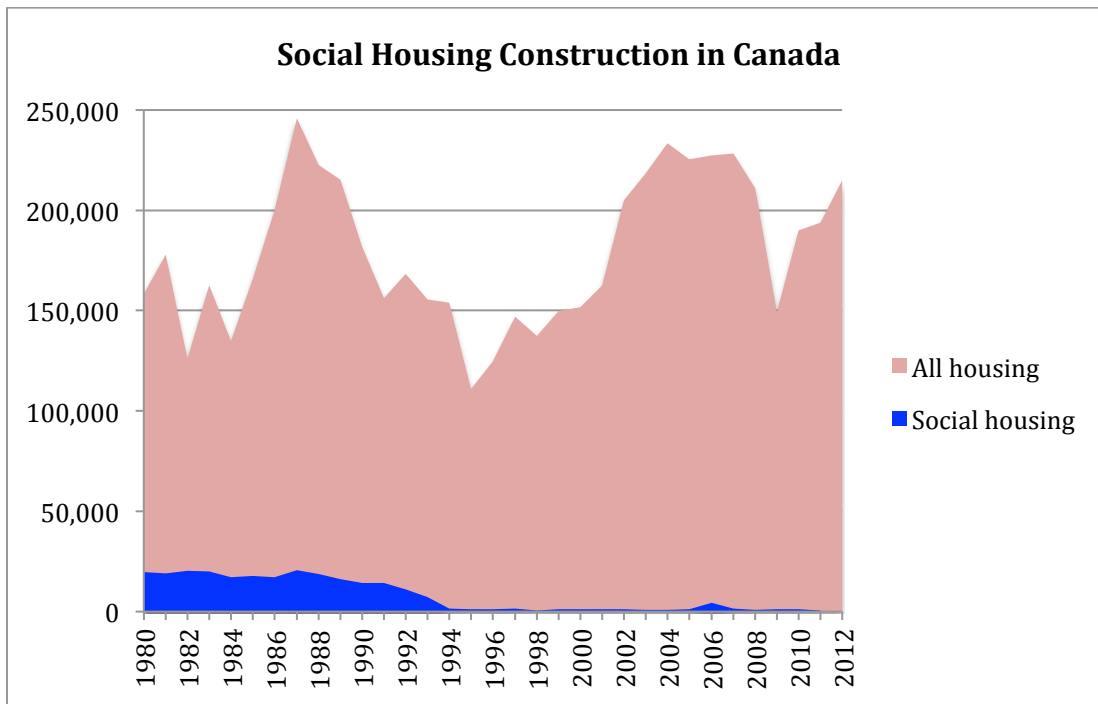


### Social Housing

Manitoba Housing “owns the Province’s housing portfolio and provides subsidies to approximately 34,900 households under various housing programs. Within the portfolio, Manitoba Housing owns 17,600 units of which 13,100 units are directly managed by Manitoba Housing and another 4,500 units are operated by non- profit/cooperative sponsor groups or property management agencies. Manitoba Housing also provides subsidy and support to approximately 17,300 households (including 4,700 personal care home beds) operated by cooperatives, Urban Native and private non-profit groups.”<sup>29</sup>

### National Social Housing Construction

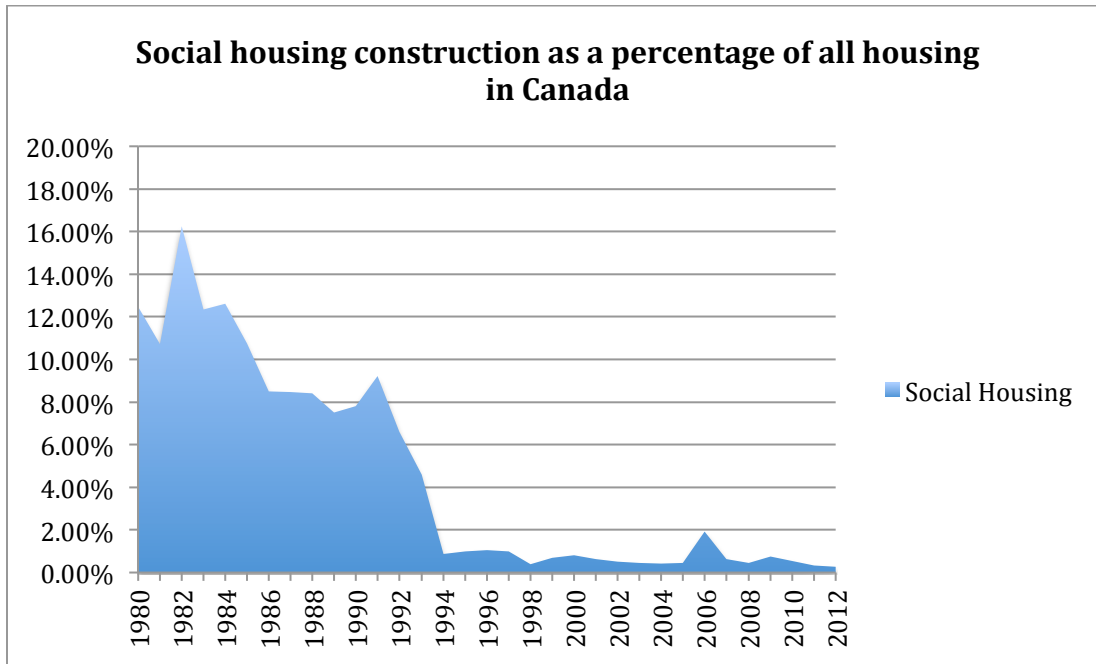
In 1993, the federal government withdrew from housing. Until then, about 10 percent of the housing built each year in Canada was affordable to lower income households; since then it has been less than one percent.<sup>30</sup>



<sup>29</sup> Manitoba Housing and Community Development. 2010. Annual Report 2009-2010. [www.gov.mb.ca/finance/pdf/annualrep/2009\\_10/housing.pdf](http://www.gov.mb.ca/finance/pdf/annualrep/2009_10/housing.pdf)

<sup>30</sup> Based on Michael Shapcott (Wellesley Institute)’s work, and data from: CMHC. 2011. CHS – Public Funds and National Housing Act (Social Housing). [cmhc.ca/en/hoficlincl/homain/stda](http://cmhc.ca/en/hoficlincl/homain/stda)

CMHC. 2011. CHS – Residential Building Activity. [cmhc.ca/en/hoficlincl/homain/stda](http://cmhc.ca/en/hoficlincl/homain/stda)



## Demographics

### Migration

The population of Manitoba increased by 14,983 people between July 1, 2012 and July 1, 2013 (to 1,265,015) and has increased by 56,426 people since 2009.<sup>31</sup>

The population of the Winnipeg Metropolitan Area increased by 12,627 people from 2011 to 2012 (to 778,397) and by 46, 559 people since 2008. The population of the City of Winnipeg increased to 704,800 in 2012, up from 664,900 in 2008.

### 2010 immigration to centres in Manitoba<sup>32</sup>

	Number	Percentage
Winnipeg	12,263	77.6 %
Brandon	1433	9.1 %
Winkler	411	2.6 %
Steinbach	313	2.0 %
Neepawa	171	1.1 %
Thompson	141	0.9 %
Morden	83	0.5 %
Portage la Prairie	74	0.5 %
Reinfeld	43	0.3 %
Arborg	42	0.3 %

<sup>31</sup> City of Winnipeg. 2012, March 16. Population of Winnipeg. [www.winnipeg.ca/cao/pdfs/population.pdf](http://www.winnipeg.ca/cao/pdfs/population.pdf)

<sup>32</sup> Government of Manitoba. 2011. Manitoba Immigration Facts: 2010 Statistical Report. [www.immigratemanitoba.com/departement/publications/](http://www.immigratemanitoba.com/departement/publications/)



## Definitions

**Affordable housing:** Housing that costs 30 percent or less of household income. Usually refers to housing below median rent/price; does not necessarily have any restriction on household income.

**Core housing need:** “Acceptable housing is defined as adequate and suitable shelter that can be obtained without spending 30 per cent or more of before-tax household income. Adequate shelter is housing that is not in need of major repair. Suitable shelter is housing that is not crowded, meaning that it has sufficient bedrooms for the size and make-up of the occupying household. The subset of households classified as living in unacceptable housing and unable to access acceptable housing is considered to be in core housing need.”<sup>33</sup>

**Lower end of market housing:** Social housing where rents are equivalent to rents for comparable units at the lower end of the private market for households that would have difficulty affording housing in the private market. Some homeownership programs focus on this area.

**Public housing:** housing that is owned by Manitoba Housing and rented at a subsidized rate, for households with limited or fixed incomes.

**Rent geared to income housing:** Housing where the rent charged is set at a proportion of household income (usually 25-30 percent) for households with limited or fixed incomes.

**Social housing:** A broader term that includes housing owned by Manitoba Housing as well as housing owned by non-profit organizations, that is rented at a subsidized rate for households with limited or fixed incomes.

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<sup>33</sup> CMHC. 2011. Canadian Housing Observer.