



Winnipeg and Manitoba Housing Data 2015

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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 2011 Census and CMHC data based on the Survey of Labour and Income Dynamics (SLID).

CMHC core housing need data, based on 2011 National Household Survey:²

- 10.3% of all MB households lived in core housing need (43,000 households).
 - Down from 11.3% in 2006.
- 22.0% of MB renter households lived in core housing need (26,000 households).
 - Down from 24% in 2006
- 5.8% of MB owner households lived in core housing need (18,000 households).
 - Down from 6.2% in 2006.
- 24.9 % of those Winnipeg newcomers who immigrated to Canada between 2006 and 2011 lived in core housing need.
- 10.3% of Winnipeg households lived in core housing need.
- 23.1% of Winnipeg renters lived in core housing need.
- 23% of Aboriginal households lived in core housing need.
- 6.9% of Brandon CA households lived in core housing need (1435 households).
- 9.9 % of all Thompson CA households lived in core housing need (440 households).

2011 National Household Survey data on unacceptable housing³:

- 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 unacceptable housing.

² CMHC. 2014. Canadian Housing Observer; CMHC HiCO database.

³ 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 above.



CMHC data, based on SLID, 2010:⁴

- 9.4% of urban Manitoba households lived in core housing need.
- 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

October 2014, vacancy rates: ⁵

- 2.4 % in Manitoba
- 2.5 % in Winnipeg CMA
- 2.8 % in Thompson CA
- 1.0 % in Brandon CA
- 4.8 % in Portage la Prairie CA

	Vacancy Rates in Manitoba, October 2014 ⁶			
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
Brandon CA	1.0%	1.0%	0.9%	1.4%
Portage la Prairie CA	0.0%	6.0%	4.7%	2.8%
Steinbach	7.1%	0.8%	4.1%	6.2%
Thompson CA	0.0%	1.9%	1.7%	7.3%
Winnipeg	3.6%	2.5%	2.4%	2.0%
Manitoba centres	3.5%	2.5%	2.3%	2.5%

Monthly Rent (Average Rent)	Vacancy Rates in Winnipeg CMA, October 2014 ⁷			
	Bachelor (\$585)	1 Bedroom (\$782)	2 Bedroom (\$1015)	3 Bedroom + (\$1188)
Under \$500	1.3%	1.2%	Data unavailable	Data unavailable
\$500-699	4.3%	1.2%	1.8%	Data unavailable
\$700-899	5.0%	3.3%	1.4%	Data unavailable
\$900-1099	Data unavailable	2.9%	2.1%	0.9%
\$1100-1299	Data unavailable	3.4%	2.6%	3.2%
\$1300+	Data unavailable	4.9%	6.3%	2.5%
Total	3.7%	2.5%	2.4%	2.0%

⁴ CMHC. 2013. CMHC (SLID-based housing indicators and data)
http://www.cmhc.ca/en/corp/about/cahoob/data/data_026.cfm

⁵ CMHC. 2014, Fall. Rental Market Report: Manitoba Highlights. www.cmhc-schl.gc.ca

⁶ CMHC. 2014, Fall. Rental Market Report: Manitoba Highlights. www.cmhc-schl.gc.ca

⁷ CMHC. 2014, Fall. Rental Market Report: Winnipeg CMA. www.cmhc-schl.gc.ca

**Average Rents and Median Market Rents**Average rents (Oct 2014) ⁸

	Bachelor		1-Bedroom		2-Bedroom		3+ Bedroom		Total	
	2013	2014	2013	2014	2013	2014	2013	2014	2013	2014
Winnipeg CMA	\$577	\$585	\$750	\$782	\$967	\$1015	\$1179	\$1188	\$841	\$879
Brandon CA	\$479	\$480	\$595	\$601	\$778	\$818	\$807	\$868	\$731	\$762
Portage La Prairie CA	\$356	\$371	\$544	\$565	\$689	\$716	\$830	\$863	\$647	\$667
Steinbach	\$514	\$498	\$589	\$637	\$727	\$744	\$920	\$934	\$687	\$713
Thompson CA	\$676	\$652	\$752	\$763	\$839	\$841	\$1097	\$1040	\$858	\$853
Manitoba	\$575	\$581	\$741	\$771	\$935	\$981	\$1100	\$1108	\$828	\$865

Median Rents (Oct 2014) ⁹

	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom
Winnipeg CA	\$579	\$782	\$982	\$1162
Brandon CA	\$474	\$614	\$801	\$752
Portage La Prairie CA	\$370	\$545	\$711	\$895
Steinbach	\$495	\$689	\$721	\$844
Thompson CA	\$641	\$750	\$829	\$980
Manitoba	\$575	\$765	\$953	\$1086

Renters and OwnersIn 2011, the percentage of households that owned or rented was:¹⁰

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

⁸ CMHC, 2014, Fall. Rental Market Report: Manitoba Highlights. www.cmhc-schl.gc.ca⁹ CMHC, 2013. Affordability Criteria.¹⁰ Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028.



Thompson	42 %	58 %
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In 2011, average incomes for renter and owner households were:¹¹

	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):¹²

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 or more
City of Winnipeg and catchment ¹³	\$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, and based on median market rent.

For more information on the Affordable Housing program, see:

<http://policyfix.ca/2014/11/20/how-affordable-is-affordable-housing/>

¹¹ Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028.

¹² Government of Manitoba, Rental Housing Programs. www.gov.mb.ca/housing/hil.html#mmr

¹³ 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

**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 (2014)				Proportion of Winnipeg households ¹⁴ (2010)	Proportion spending more than 30% on shelter
		Bachelor (\$585)	1 Bedroom (\$771)	2 Bedroom (\$1015)	3 + Bedroom (\$1188)		
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 < \$23,400	Not affordable	Not affordable	Not affordable	8.9%	49.8%
30,000 - 39,999	\$750 - \$1,000	Affordable	Not affordable < \$30,840	Not affordable	Not affordable	9.9%	28.0%
40,000 - 59,999	\$1,000 - \$1,250	Affordable	Affordable	Not affordable < \$40,600	Not affordable < \$47,520	18.1%	14.0%
60,000 and up	\$1,250 - \$1,500	Affordable	Affordable	Affordable	Affordable	50.0%	2.3%

¹⁴ 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) ¹⁵
		Bachelor (\$480)	1 Bedroom (\$601)	2 Bedroom (\$818)	3+ Bedroom (\$868) ¹⁶	
Under 10,000	\$250	Not affordable	Not affordable	Not affordable	Not affordable	4.5 %
10,000-19,999	\$250 - \$500	Not affordable < \$19,200	Not affordable	Not affordable	Not affordable	7.9 %
20,000-29,999	\$500 - \$750	Affordable	Not affordable < \$24,040	Not affordable	Not affordable	8.9 %
30,000-39,999	\$750 - \$1,000	Affordable	Affordable	Not affordable < \$32,720	Not affordable < \$34,720	9.8 %
40,000-59,999	\$1,000 - \$1,250	Affordable	Affordable	Affordable	Affordable	19.5 %
60,000 and up	\$1,250 - \$1,500	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) ¹⁷
		Bachelor (\$652)	1 Bedroom (\$763)	2 Bedroom (\$841)	3+ Bedroom (\$1,040) ¹⁸	
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 < \$26,080	Not affordable	Not affordable	Not affordable	6.0 %
30,000-39,999	\$750 - \$1,000	Affordable	Not affordable < \$30,520	Not affordable < \$33,640	Not affordable	7.1%
40,000-59,999	\$1,000 - \$1,250	Affordable	Affordable	Affordable	Not affordable < \$41,600	12.7 %
60,000 and up	\$1,250 - \$1,500	Affordable	Affordable	Affordable	Affordable	62.9 %

¹⁵ Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028.

¹⁶ CMHC. 2014, Fall. Rental Market Report: Manitoba Highlights. www.cmhc-schl.gc.ca

¹⁷ Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028

¹⁸ CMHC. 2014, Fall. Rental Market Report: Manitoba Highlights. 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) ¹⁹
		Bachelor (\$371)	1 Bedroom (\$565)	2 Bedroom (\$716)	3+ Bedroom (\$863) ²⁰	
Under 10,000	\$250	Not affordable	Not affordable	Not affordable	Not affordable	4.5 %
10,000-19,999	\$250 - \$500	Not affordable < \$14,840	Not affordable	Not affordable	Not affordable	10.4 %
20,000-29,999	\$500 - \$750	Affordable	Not affordable < \$22,600	Not affordable < \$28,640	Not affordable	9.5 %
30,000-39,999	\$750 - \$1,000	Affordable	Affordable	Affordable	Not affordable < \$34,520	13.1 %
40,000-49,999	\$1,000 - \$1,250	Affordable	Affordable	Affordable	Affordable	18.5 %
50,000 and up	\$1,250 - \$1,500	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 ²¹			
	Bachelor (1 person)	1-Bedroom (1-2 people)	2-Bedroom (3-4 people)	3+ Bedroom (4-6 people)
Winnipeg	\$586	\$782	\$1015	\$1188
Brandon	\$480	\$601	\$818	\$868
Portage La Prairie	\$371	\$565	\$716	\$863
Steinbach	\$498	\$637	\$744	\$934
Thompson	\$652	\$763	\$841	\$1040
Rent Assist including heat, lights and water ²²	\$435	\$435-517	\$560-\$601	\$601-\$643

¹⁹ Statistics Canada, 2011 National Household Survey, Statistics Canada Catalogue no. 99-014-X2011028

²⁰ CMHC. 2014, Fall. Rental Market Report: Manitoba Highlights. www.cmhc.schl.gc.ca

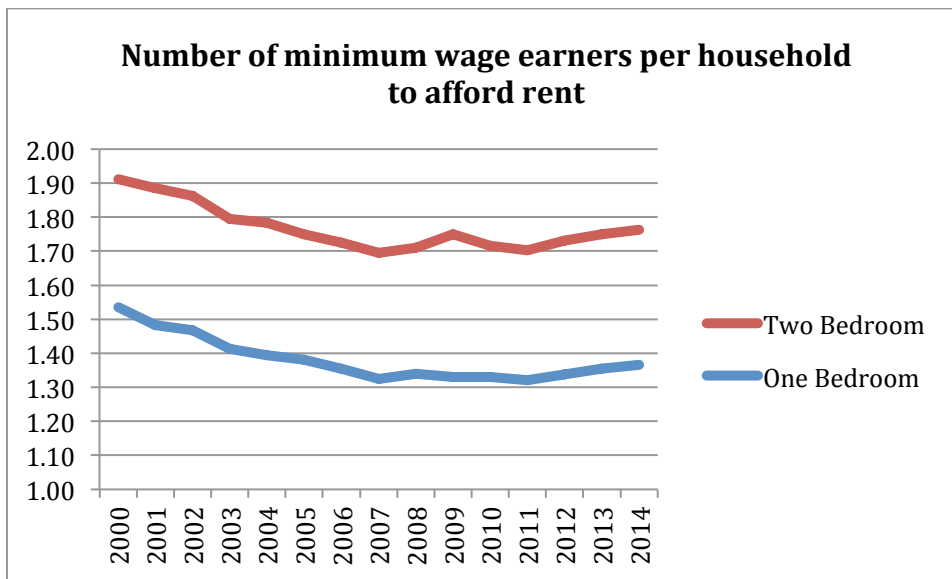
²¹ CMHC. 2014, Fall. Rental Market Report: Manitoba Highlights. www.cmhc-schl.gc.ca

²² Employment and Income Assistance Facts. Government of Manitoba. www.gov.mb.ca/fs/eiafacts/rental.html



Hourly Housing Rates, Manitoba

This chart shows the number of full time workers it takes to afford an apartment in Winnipeg. These numbers are based on a 40 work week, and paying rent equal to 30 percent of income. 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 2014 it takes 1.76 fulltime minimum wage earners to afford a two-bedroom apartment and 1.37 wage earners to afford a one-bedroom. Alternatively, a single individual would need to work 54.8 hours per week to afford a one-bedroom apartment in Winnipeg. This is fully two hours more per week than in 2007.²³

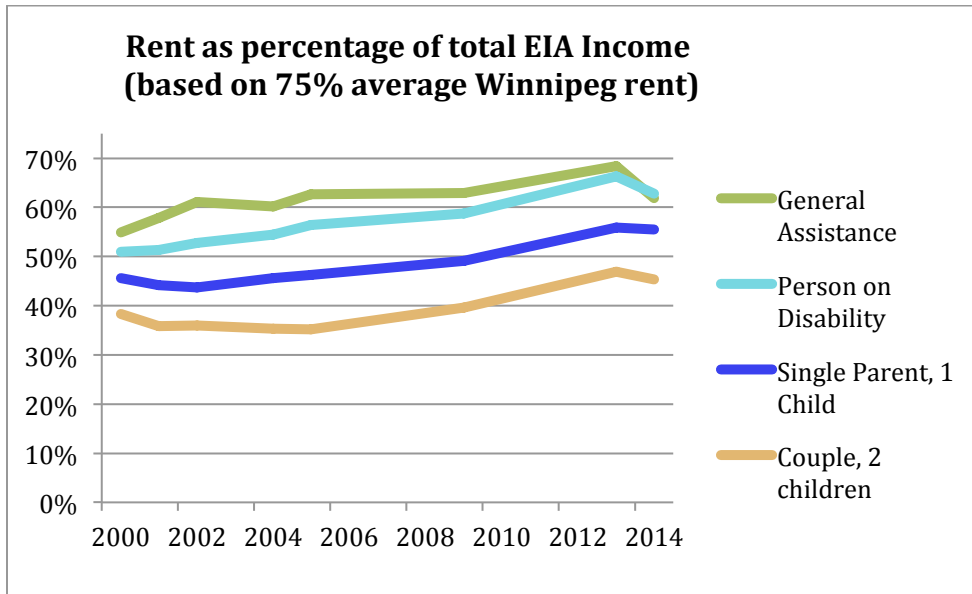


EIA rates and rent²⁴

Since 2000, total incomes for people on EIA have gradually increased, largely due to new benefits such as Rent Assist and child tax credits. For example, General Assistance incomes have increased from \$463/month in 2000 to \$677/month in 2014. EIA incomes have in most cases not kept pace with rent increases. The biggest positive change in this period was the introduction of Rent Assist in 2014 that significantly reversed this trend of declining affordability for some income categories. The following chart shows a ratio of EIA income to the lower end of market rents (calculated at 75 percent of average rent for each household type). For example, in 2000, a modest bachelor suite rented for 51 percent of the total income of an individual on General EIA assistance. By 2013, this suite cost 68 percent and dropped to 63 percent in 2014. Even with these changes, most households on EIA in private market rent are in severe housing need, paying more than 50 percent of their income in rent.

²³ Government of Manitoba, 2014. "Historical Summary of Minimum Wage Rates in Manitoba". <http://www.gov.mb.ca/labour/labmgt/wages/histmin.html>

²⁴ Government of Manitoba, 2014. 2014 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

- There were 54,975 private rental suites in 2014.²⁵

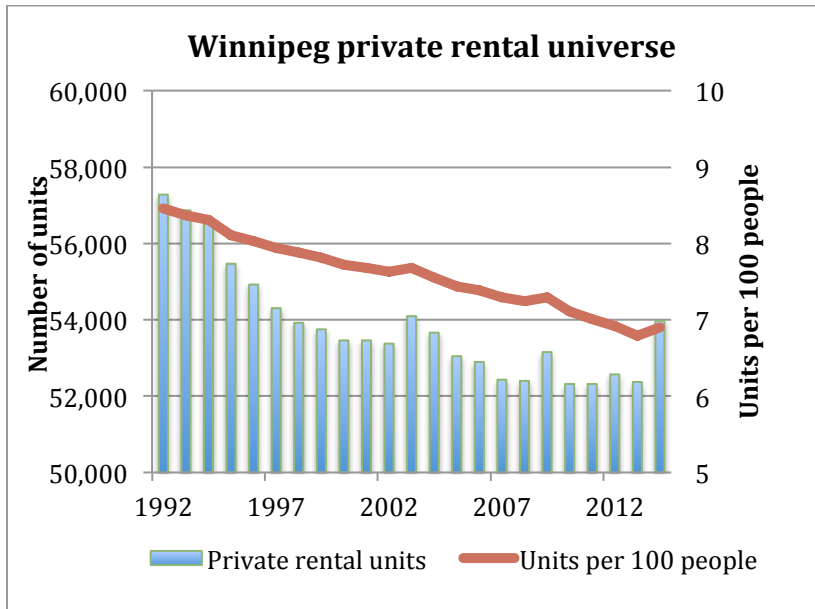
This year marked the largest surge in private rental market units in Winnipeg in the 22 years of data available. The number of units increased by 1,604 in 2014.²⁶ Even with this increase, levels are still about 6 percent below their 1992 level of 57,279. Over the same period, the population of Winnipeg has increased from 677,000 to 781,800,²⁷ an increase of about 15 percent.

- The result is a drop in the number of rental units from 8.5 units to 6.9 units per 100 people between 1992 and 2014.

²⁵ CMHC 2014. Rental Market Report: Winnipeg. www.cmhc-schl.gc.ca

²⁶ CMHC 2014. Rental Market Report: Winnipeg CMA.

²⁷ City of Winnipeg. 2014. Population of Winnipeg. www.winnipeg.ca/cao/pdfs/population.pdf



Social Housing

Manitoba Housing owns the Province’s housing portfolio and provides housing or subsidies to 35,555 households under various housing programs. Within the portfolio, Manitoba Housing owns 17,874 units of which 14,254 units are directly managed by Manitoba Housing and another 3,620 units are operated by non- profit/cooperative sponsor groups or property management agencies. Manitoba Housing also provides subsidy and support to approximately 17,700 households (including 4,300 personal care home beds) operated by cooperatives, Urban Native and private non-profit groups.²⁸

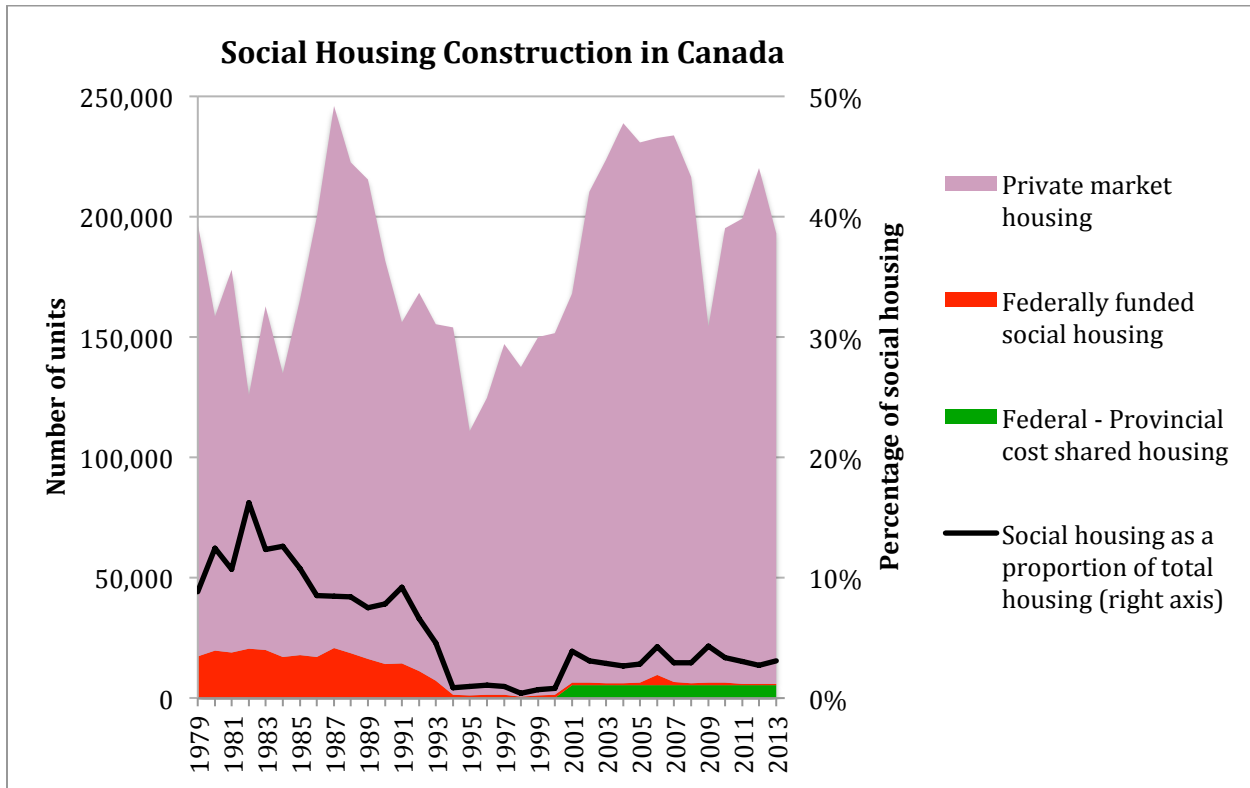
National Social Housing Construction

In 1993, the federal government withdrew from housing. Until then, about 10 percent of the housing built each year in Canada received federal subsidies to make it affordable to lower income households. Three distinct periods of social housing in Canada can be identified over the period 1979 to 2013 (see figure below²⁹):

- 1) Robust social housing construction in the 1980s;
- 2) extreme austerity of the 1990s with almost no new social housing; and
- 3) a renewed, but reduced commitment (largely provincially driven) to social housing construction in the 21st century.

²⁸ Manitoba Housing and Community Development. 2014. Master Project Information. (March 31 2014).

²⁹ Based on Michael Shapcott (Wellesley Institute)’s work, and data from:
CMHC. 2013. CHS – Public Funds and National Housing Act (Social Housing).
CMHC. 2014. CHS – Residential Building Activity. cmhc.ca/en/hoficlincl/homain/stda



Demographics

Migration

The population of Manitoba increased by 16,638 people between July 1, 2014 and July 1, 2014 (to 1,282,043) and has increased by 56,426 people since 2009.³⁰

The population of the Winnipeg Metropolitan Area increased by 10,600 people from 2013 to 2014 (to 781,800) and by 58,549 people since 2008. The population of the City of Winnipeg increased to 708,400 in 2014, up from 657,821 in 2008.

2010 immigration to centres in Manitoba³¹

	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 %

³⁰ City of Winnipeg. 2012, March 16. Population of Winnipeg. www.winnipeg.ca/cao/pdfs/population.pdf

³¹ Government of Manitoba. 2011. Manitoba Immigration Facts: 2010 Statistical Report. www.immigratemanitoba.com/departement/publications/



Morden	83	0.5 %
Portage la Prairie	74	0.5 %
Reinfeld	43	0.3 %
Arborg	42	0.3 %

Definitions

Affordable housing: Housing that costs 30 percent or less of household income. Usually refers to housing below median rent/price; often restricted to middle or moderate income households, for example families with less than \$64,000 per year.

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.”³²

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.

³² CMHC. 2011. Canadian Housing Observer.