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Winnipeg and Manitoba Housing Data – 2018

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Core Housing Need and Unacceptable Housing

Outlined below are three sources of data on core housing need and unacceptable housing. Results are not entirely comparable because of methodology or geography definitions.¹

Statistics Canada 2016 Census for CMAs and CAs: Core Housing Need and Unacceptable Housing²

Rate of Core Housing Need

	2016 Census	2011 NHS	2006 Census
Manitoba	11.4% (51,130 households)	10.3% (43,405 households)	11.3% (46,920 households)
Winnipeg CMA	12.1% (35,760 households)	10.3%	10.4%
Brandon CA	7.7% (1,755 households)	7.1%	8.4%
Steinbach CA	11.7% (690 households)	5.2%	5%
Thompson CA ³	9.1% (440 households)	9.9%	9.8%
Portage La Prairie CA	8.9% (485 households)	7.1%	9.1%
Winkler CA	6.7% (670 households)	7.9%	9.6%

¹ Data is accessed directly from Statistics Canada 2016 Census, as well as from Canada Mortgage and Housing Corporation (CMHC), which uses 2016 Census data as well. CMHC data provides information for a City boundary, while the Statistics Canada provides information on Census Metropolitan Areas (CMA) and Census Agglomerations (CA). CMA and CA data is different than city data because it also includes population data from adjacent municipalities that commute into the centre city for work.

² Statistics Canada, "Core housing need, 2016," *2016 Census* (Statistics Canada, 2017), <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/chn-biml/index-eng.cfm?wbdisable=true>. Statistics Canada provides information on Census Metropolitan Areas (CMA) and Census Agglomerations (CA). CMA and CA data includes data on the city, as well as population data from adjacent municipalities that commute into the centre city for work.

³ Note: Thompson data tagged for quality because of a non-response rate higher than or equal to 10%, but lower than 20%.

Rate of Unaffordable Housing (Paying 30% or more of income on shelter costs)

	2016 Census	2011 NHS	2006 Census
Manitoba	19% (88,010 households)	19.4%	18%
MB Renters	36.9% (51,256 households)		
MB Owners	11.4% (36,950 households)		
Winnipeg CMA	21% (64,065 households)	21.3%	19.5%
Wpg CMA Renters	39.5% (39,541 households)		
Wpg CMA Owners	12% (24,668 households)		
Brandon CA	18.4% (4,290 households)	18.7%	19%
Steinbach CA	22.7% (1,370 households)	22.2%	20.6%
Thompson CA	13.4% (660 households)	19.3%	14.8%
Portage La Prairie CA	17.1% (955 households)	20.5%	19%
Winkler CA	17.5% (1,770 households)	22.7%	20.7%

Rate of Inadequate Housing (Living in housing in need of major repairs)

	2016 Census	2011 NHS	2006 Census
Manitoba	9% (44,060 households)	10.7%	10.3%
Winnipeg CMA	7.6% (23,440 households)	9.2%	8.4%
Brandon CA	6.2% (1,455 households)	7.4%	7.6%
Steinbach CA	3.8% (225 households)	5%	4.1%
Thompson CA	10.7% (525 households)	13.8%	10.2%
Portage La Prairie CA	9.6% (535 households)	6.9%	8.2%
Winkler CA	4% (415 households)	6.3%	5.7%

Rate of Unsuitable Housing (Not enough bedrooms according household size and composition)

	2016 Census	2011	2006
Manitoba	6.7% (32,685 households)	7%	6.7%
Winnipeg CMA	7% (21,510 households)	7.4%	6.8%
Brandon CA	4.4% (1,050 households)	4.6%	3.9%
Steinbach CA	4.2% (255 households)	4.6%	5.4%
Thompson CA	10.8% (530 households)	10.2%	11.4%
Portage La Prairie CA	5.1% (290 households)	4.5%	4%
Winkler CA	4.1% (425 households)	5.7%	6.2%

CMHC Data (based off 2016 Census) ⁴

This data includes information for city boundaries and can be engaged with to see core housing need for different household types.

Rate of Core Housing Need

	2016
Manitoba Renters	25.8% (33,725 households)
Manitoba Owners	5.5% (17,405 households)
Aboriginal households in Manitoba	19% (13,250 households)
Winnipeg City	12.8% (34,625 households)

⁴ CMHC data provides information for a City boundary (not CMA/CA). Data uses 2016 Statistics Canada data but is able to be engaged with through an online tool, allowing data to be broken down into different household types, so more detailed information is able to be extracted. Note: rounding occurs with each criteria applied. Source: CMHC, "2016 Core Table C12: Aboriginal status of household (3), Age groups of primary household maintainer (6), Core need status (3), Household type (6), Need criteria with STIR (7), Selected household statistics (4), and Tenure (3), for Private, non-farm, non-band, non-reserve households with incomes greater than zero and STIR less than 100%, for Canada, provinces, territories, All Census Divisions (CDs) and Census Subdivisions (CSDs), (4874), - 25% Sample Data," *Housing in Canada Online (HICO): 2016 Core Tables* (CMHC, 2016), <https://cmhc.beyond2020.com/>.

Wpg City Renters	27.7% (25,405 households)
Wpg City Owners	5.1% (9,225 households)
Aboriginal households in Winnipeg	22.1% (8,265 households)

Percent of Renters Below Housing Standards (housing that falls short of at least one standard: affordability, adequacy or suitability)

	2016
Manitoba	47% (61,755 households)
Winnipeg City	50% (45,975 households)
Brandon City	43% (3,215 households)
Steinbach City	45% (920 households)
Thompson City	43% (935 households)
Portage La Prairie City	48% (915 households)
Winkler City	41% (510 households)

Percent of Renters Paying More Than 50% of Income on Shelter Costs

	2016
Manitoba	10.6% (13,875 households)
Winnipeg City	11.5% (10,560 households)
Brandon City	9.9% (730 households)
Steinbach City	11% (235 households)
Thompson City	8% (180 households)
Portage La Prairie City	11% (210 households)
Winkler City	8% (105 households)

CMHC data, based on Canada Income Survey, 2016⁵

- 12.7% of urban Manitoba households in core housing need.
- 13% of Winnipeg CMA households in core housing need.

⁵ CMHC, "Canada Housing Observer: Incidence of Urban Households in Core Housing Need (%), Canada, Provinces, CMAs and CAs, 2012-2016," (CMHC, 2018), <https://www.cmhc-schl.gc.ca/en/housing-observer-online/2018-housing-observer/13-point-6-percent-urban-households-were-core-housing-need-2016>.

Housing Tenures & Incomes in Manitoba

Rental and Ownership in Manitoba: Major CMAs and CAs⁶

	Renting	Owning	Band Housing
Manitoba	29%	69%	2.6% ⁷
Winnipeg CMA	33%	67%	0
Brandon CA	36%	64%	0
Steinbach CA	35%	65%	0
Thompson CA	46%	56%	0
Portage La Prairie CA	35%	65%	0
Winkler CA	22%	78%	0

Incomes of Manitobans & Winnipeg (2015 Calendar Year)⁸

	Manitoba	Winnipeg
Average household income before taxes	\$85,373	\$89,975
Owners	\$102,161	\$110,264
Renters	\$48,942	\$48,240
Median household income before taxes	\$68,070	\$70,750
Owners	\$84,636	\$89,957
Renters	\$39,914	\$40,095

⁶ Statistics Canada, "Census profile: 2016 Census," (Statistics Canada, 2017), <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CMACA&Code1=607&Geo2=CMACA&Code2=605&Data=Count&SearchText=steinbach&SearchType=Begins&SearchPR=01&B1=All&TABID=1>.

⁷ Note: not equal to 100 percent because of rounding and sampling of data.

⁸ CMHC, "2016 Core Table C12."

Renting in Manitoba

Vacancy Rates Across Manitoba (October 2018)⁹

	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom	Total Average
Manitoba	2.6%	2.9%	2.9%	3.6%	2.9%
Winnipeg CMA	2.6%	2.9%	3.0%	3.7%	2.9%
Brandon CA	2.7%	1.2%	0.6%	**	1.0%
Portage La Prairie CA	**	4.7%	5.0%	**	5.1%
Steinbach CA	0.0%	1.4%	1.0%	4.1%	1.3%
Thompson CA	**	8.2%	7.4%	**	7.6%
Winkler CA	-	0.9%	0.4%	10.0%	.8%

** poor data quality, therefore not released.

- no units exist

Average Monthly Rents Across Manitoba ¹⁰

	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		Total	
	Oct/17	Oct/18	Oct/17	Oct/18	Oct/17	Oct/18	Oct/17	Oct/18	Oct/17	Oct/18
Manitoba	\$651	\$692	\$866	\$904	\$1,067	\$1,134	\$1,324	\$1,382	\$951	\$1,008
Winnipeg CMA	\$655	\$697	\$880	\$920	\$1,107	\$1,179	\$1,390	\$1,446	\$970	\$1,030
Brandon CA	\$540	\$555	\$662	\$680	\$853	\$866	\$1,133	\$1,170	\$806	\$823
Portage La Prairie CA	\$459	\$527	\$612	\$664	\$779	\$814	\$723	\$731	\$692	\$733
Steinbach CA	\$507	\$530	\$657	\$666	\$768	\$793	\$1,001	\$998	\$762	\$784
Thompson CA	\$720	\$738	\$809	\$823	\$923	\$934	\$1,217	\$1,218	\$876	\$886
Winkler CA	-	-	\$569	\$588	\$697	\$719	\$730	\$710	\$640	\$656

-no units exist

⁹ Vacancy rates as of October 2018 in the primary rental market. Source: CMHC, *Rental Market Outlook: Manitoba Highlights*, (CMHC, 2018), <https://www.cmhc-schl.gc.ca/en/data-and-research/publications-and-reports/rental-market-reports-canada-and-provincial-highlights>

¹⁰ CMHC, *Rental Market: Manitoba*.

Median Rents Across Manitoba (October 2018) ¹¹

	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom	Total
Manitoba	\$690	\$899	\$1,108	\$1,318	\$984
Winnipeg	\$697	\$912	\$1,149	\$1,387	\$1,007
Brandon	\$550	\$660	\$850	\$1,100	\$806
Portage la Prairie	\$558	\$640	\$832	\$895	\$750
Steinbach	\$545	\$680	\$770	\$995	\$766
Thompson	\$750	\$850	\$961	\$1,066	\$909
Winkler	**	\$600	\$720	\$950	\$667

Winnipeg: Vacancy Rates by Rent and Size ¹²

Monthly rent	Bachelor	One Bedroom	Two Bedroom	Three+ Bedroom	Total
Under \$500	0.7%	1%	**	**	0.8%
500-699	3%	2.2%	3.6%	**	2.6%
\$700-899	2.2%	3%	2.7%	**	2.9%
\$900-1099	3.1%	2.5%	2.2%	3.9%	2.4%
\$1100-1299	**	4.1%	1.5%	2.2%	2.3%
\$1300+	**	4.3%	5.6%	4.1%	5.3%
Total	2.6%	2.9%	3%	3.7%	2.9%

** poor data quality, therefore not released.

Winnipeg: Rental Market by Geographic Zone ¹³

	Vacancy Rate (%)	Average Rent (\$)	Median Rent (\$)
Fort Rouge	2.8	1,054	999
Centennial	3.5	907	875
Midland	4.6	789	777
Lord Selkirk	2.7	770	741
St. James	2.4	1,052	1,042
West Kildonan	1.3	1,069	1,049
East Kildonan	2.7	1,057	1,023
Transcona	5.3	901	900
St. Boniface	2	1,064	1,023

¹¹ CMHC, "Housing Market Information Portal (logged in, by region)," (CMHC, 2019), <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/#>.

¹² CMHC, *Rental Market Report: Winnipeg CMA*, (CMHC, October 2018).

¹³ CMHC, "Winnipeg Rental Market Statistics by Zone," *Housing Market Information Portal*, (CMHC, 2018), <https://www03.cmhc-schl.gc.ca/hmip-pimh/#Rental>.

St. Vital	2	1,117	1,067
Fort Garry	2.8	1,189	1,127
Assiniboine Park	6.8	1,279	1,200
Outlying Areas (outside Winnipeg boundaries)	1.9	1,425	1,495
Winnipeg Overall:	2.9	1,039	1,007

2019 Manitoba Affordable Housing Rental Program Rates¹⁴

These are published by the Province of Manitoba annually and are based on median market rent in the private market. These rates include utilities (heat, water and sewer) are geared towards lower-moderate income households.

	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom+
Winnipeg and Catchment	\$669	\$964	\$1,204	\$1,267	\$1,440
Brandon	\$558	\$728	\$969	\$1,124	\$1,293
Portage La Prairie	\$503	\$677	\$893	\$1,097	\$1,240
Steinbach	\$583	\$768	\$882	\$1,122	\$1,240
Winkler	\$512	\$672	\$824	\$1,097	\$1,240
Thompson	\$609	\$837	\$1,035	\$1,122	\$1,240
Southern Non-Market	\$466	\$631	\$807	\$985	\$1,114
Northern Non-Market	\$454	\$663	\$778	\$978	\$1,114

¹⁴Manitoba Housing, "Affordable Rental Housing Program," (Province of Manitoba, 2019), <https://www.gov.mb.ca/housing/progs/pil.html#affordable>.

Affordability of Average Rents in Major Centres

These tables compare affordability of 2016 average rents with income needed.

Affordability of Average Rents: Winnipeg CMA

		Bachelor	1bedroom	2bedroom	3bedroom+	% Winnipeg households ¹⁵
Average Rent		\$697	\$920	\$1,179	\$1,446	
Annual income needed		\$27,880	\$36,800	\$47,160	\$57,840	
Household Income	Monthly affordable rate					
under \$10,000	<\$250	not affordable	not affordable	not affordable	not affordable	4%
\$10,000-19,999	\$250-500	not affordable	not affordable	not affordable	not affordable	6%
\$20-29,999	\$500-750	not affordable <\$27,880	not affordable	not affordable	not affordable	8%
\$30-39,999	\$750-1,000	affordable	not affordable <\$36,800	not affordable	not affordable	8%
\$40-59,999	\$1,000-1,500	affordable	affordable	affordable	affordable	17%
\$60,000 +	>\$1,500	affordable	affordable	affordable	affordable	58%

¹⁵ Statistics Canada, "Census profile: 2016 Census."

Affordability of Average Rents: Brandon CA

		Bachelor	1bedroom	2bedroom	3bedroom+	% Brandon households ¹⁶
Average Rent		\$555	\$680	\$866	\$1,170	
Annual income needed		\$22,200	\$27,200	\$34,640	\$46,800	
Household Income	Monthly affordable rate					
under \$10,000	<\$250	not affordable	not affordable	not affordable	not affordable	3%
\$10,000-19,999	\$250-500	not affordable	not affordable	not affordable	not affordable	6%
\$20-29,999	\$500-750	not affordable <\$22,200	not affordable <\$27,200	not affordable	not affordable	8%
\$30-39,999	\$750-1,000	affordable	affordable	not affordable <\$34,640	not affordable	9%
\$40-59,999	\$1,000-1,500	affordable	affordable	affordable	not affordable <\$46,800	17%
\$60,000 +	>1,500	affordable	affordable	affordable	affordable	58%

¹⁶ Ibid.

Affordability of Average Rents: Thompson CA

		Bachelor	1bedroom	2bedroom	3bedroom+	% Thompson households
Average Rents		\$738	\$823	\$934	\$1,218	
Annual income needed		\$29,520	\$32,920	\$37,360	\$48,720	
Household Income	Monthly affordable rate					
under \$10,000	<\$250	not affordable	not affordable	not affordable	not affordable	2%
\$10,000-19,999	\$250-500	not affordable	not affordable	not affordable	not affordable	3%
\$20-29,999	\$500-750	not affordable <\$29,520	not affordable	not affordable	not affordable	5%
\$30-39,999	\$750-1,000	affordable	not affordable <39,920	not affordable <37,360	not affordable	6%
\$40-59,999	\$1,000-1,500	affordable	affordable	affordable	not affordable <\$48,720	14%
\$60,000 +	>\$1,500	affordable	affordable	affordable	affordable	70%

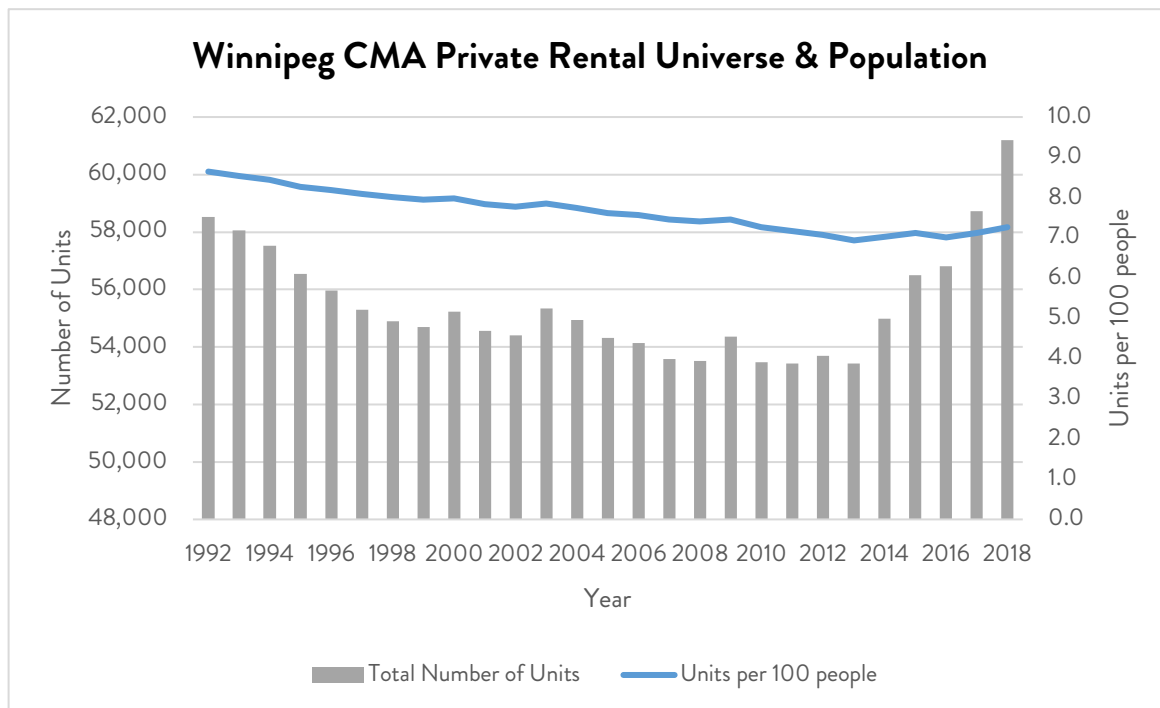
Winnipeg's Rental Universe

In 2018, there were 61,199 rental units (row/apartments) in the Winnipeg CMA.¹⁷

In 2017, the number of rental units in Winnipeg (58,718) finally surpassed the number of units that existed in 1992 (58,521).¹⁸ Prior to 2017, the number of units had seen an overall decline over two decades, and while number of units has slowly rising annually since 2012, it has not caught up to Winnipeg's population increase.

Between 1992 and 2018, the number of rental units increased by 4% while Winnipeg's CMA population increased by 20%.¹⁹ While the number of units has finally surpassed 1992 levels, the number of units per 100 people is still below what it was in 1992.

	Winnipeg CMA Rental Universe	Winnipeg CMA Population	Units per 100 people
1992	58,521	677,000	8.6
2018	61,199	842,900 (estimate)	7.3
Change	4%	20%	-1.3



¹⁷ CMHC, "Winnipeg: Historical Universe by Bedroom Type," *Housing Market Information Portal*, <https://www03.cmhc-schl.gc.ca/hmip-pimh/#Rental>

¹⁸ CMHC, "Winnipeg Historical Universe."

¹⁹ Josh Brandon, *Winnipeg and Manitoba Housing Data*, (CCPA, 2015); City of Winnipeg, *Population of Winnipeg*, (City of Winnipeg, 2018), <https://winnipeg.ca/cao/pdfs/population.pdf>.

Rent Assist and EIA

In 2015, the Province of Manitoba introduced Rent Assist, a subsidy that goes directly to renters, as opposed to the physical housing unit. Rent Assist is provided to Manitobans receiving Employment and Income Assistance (EIA) when they have housing costs, as well as to Manitobans below a certain income level renting in the private market. It helps Manitobans pay an affordable rate for housing (30% of monthly income) up to a maximum – defined at 75% of median market rent. Since Rent Assist was first introduced, the expected individual contribution has risen from 25% of an individual’s income to 30% of income.

Monthly Tax-Free Income: Provincial benefits (EIA + Rent Assist)

The Province of Manitoba outlines how much an individual or family will receive in total Provincial income supports (EIA and Rent Assist combined; does not include potential federal benefits). The range is dependent on the size of the household (number of adults; number and age of children).²⁰

	One adult	Two adults
General, with children (any ages)	\$796	\$1,053
Single parent, with children	\$867-1529	\$1,053-1,955
Disability, no children	\$1,012	\$1,317
Disability, with children	\$1,364-1,790	\$1,584-2,228

Monthly Affordable Housing Rate for EIA Recipients

Assuming this monthly income in provincial benefits, housing in Manitoba remains unaffordable. Below, a rate for housing (calculating 30% of monthly income above), is compared to average rents in Manitoba:

	One adult		Two adults	
General, with children (any ages)	\$239		\$316	
Single parent, with children	\$260-459		\$316-587	
Disability, no children	\$304		\$395	
Disability, with children	\$409-537		\$475-668	
Manitoba Average Rents (2018)	Bachelor \$692	1-bedroom \$904	2-bedroom \$1,134	3+ bedroom \$1,382

²⁰ Province of Manitoba, “Employment and Income Assistance,” (Province of Manitoba, July 1, 2018), https://www.gov.mb.ca/fs/eia/eia_general.html

Percent of Income Paid on Average Rent for EIA Recipients

Alternatively, looking at average Manitoba rents, those receiving EIA+Rent Assist would have pay an inadequate percentage of their income on housing to live in private market housing:

Manitoba Average Rents (2018)	Bachelor \$692	1-bedroom \$904	2-bedroom \$1,134	3+ bedroom \$1,382
General, with children (any ages)	One adult (\$796)		Two adults (\$1,053)	
Percent of income spent on housing	87%	114%	108%	131%
Single parent, with children	One adult (\$867-1,529)		Two adults (\$1,053-1,955)	
Percent of income spent on housing	45-80%	59%-104%	58% - 107%	71% - 131%
Disability, no children	One adult \$1,012		Two adults \$1,317	
Percent of income spent on housing	68%	89%	86%	105%
Disability, with children	One adult (\$1,364-1,790)		Two adults (\$1,584-2,228)	
Percent of income spent on housing	39% - 51%	50% - 66%	51% -72%	62% - 87%

Rent Assist Rates

Clients in private rent are eligible to receive (up to) the following rates (July 2018):

Family Size	Excluding Utilities	Including Utilities
1 person	\$506	\$576
2 persons (couples)	\$583	\$658
2 persons (1 adult, 1 child)	\$688	\$815
3 persons	\$688	\$815
4 persons	\$688	\$815
5 persons	\$806	\$1,026
6 persons	\$806	\$1,026
Each additional persons (add to 6 persons rate)	\$23	\$25

Affordability of Average Rents in Manitoba with Rent Assist

This table below calculates affordability of average rents in Manitoba with a potential Rent Assist Benefit. Calculations are made using the online Rent Assist Estimator, with estimations on household size.²¹ For most families, even with Rent Assist, they fall below being able to afford average rents in the province.

	Manitoba Average Rent	Bachelor \$692		1bedroom \$904		2bedroom \$1,134		3bedroom+ \$1,382	
	People per household	1 adult		1 adult, 1 child		1 adult, 2 child		2 adult, 3 child	
Annual household income	Affordable Monthly range (\$)	Rent Assist Benefit (\$)	Difference	Rent Assist Benefit (\$)	Difference	Rent Assist Benefit (\$)	Difference	Rent Assist Benefit (\$)	Difference
\$10,000	250	326	-\$116	565	-\$89	565	-\$319	776	-\$356
\$15,000	375	201	-\$116	440	-\$89	440	-\$319	651	-\$356
\$20,000	500	76	-\$116	315	-\$89	315	-\$319	526	-\$356
\$30,000	750	0	\$58	65	-\$89	65	-\$319	276	-\$356
\$40,000	1,000	0	\$308	0	\$96	0	-\$134	26	-\$356

Total Recipients: Rent Assist (not receiving EIA)²²

The Province publishes annual results of the Rent Assist program - for those not receiving EIA.

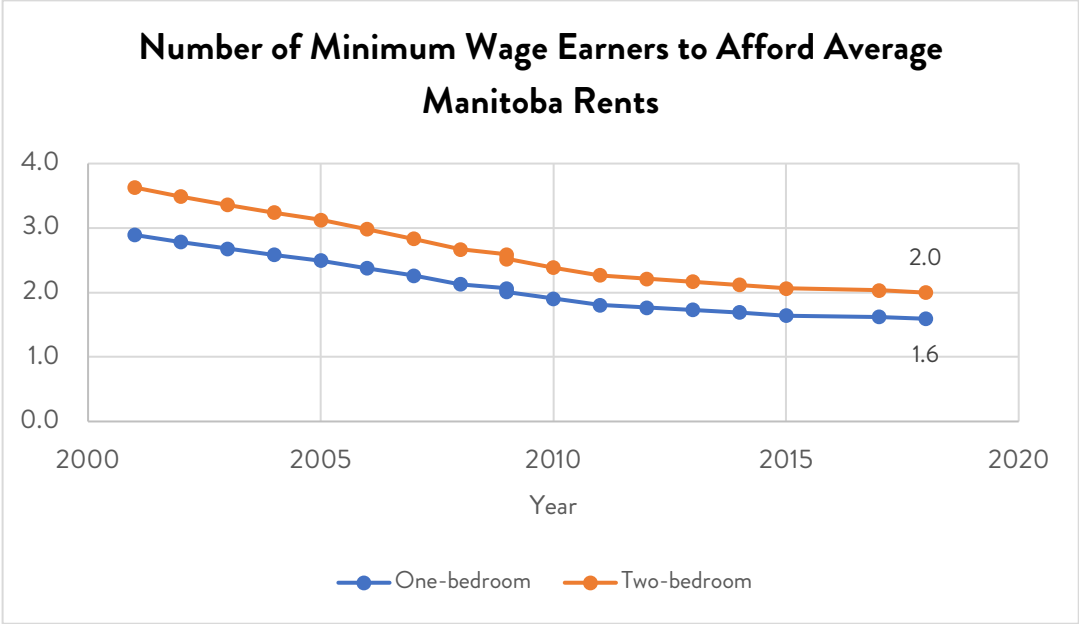
Fiscal Year	Number of Recipients		Average Expenditures			
	Avg. number of recipients per month	Total annual recipients	Average monthly benefit (\$) -Senior	Average monthly benefit (\$) - Family	Average monthly benefit (\$) - Disability	Average monthly benefit (\$) - General
2015/16	3,906	6,276	181	296	243	229
2016/17	5,934	8,712	211	459	300	317
2017/18	7,210	10,344	196	437	288	330

²¹ Province of Manitoba, "Rent Assist Estimator for Manitobans not on Employment and Income Assistance," (Province of Manitoba, 2018), <https://www.gov.mb.ca/fs/eia/estimator.html>

²² Province of Manitoba, Manitoba Families Annual Report 2017-18, (Province of Manitoba, 2018), p. 95-96, https://www.gov.mb.ca/fs/about/pubs/fsar_2017-18.pdf

Hourly Housing Rates, Manitoba

This chart shows the number of full-time minimum wage earners needed to afford an apartment in Manitoba.²³ In 2018, it requires two full-time workers to afford a two-bedroom, and 1.6 workers to afford a one-bedroom. Alternatively, for an individual to afford one-bedroom rent, they would need to work 63.7 hours a week earning minimum wage (or earn \$18.08/hour with a 40-hour work week).



Social Housing

Manitoba Housing provides housing assistance to approximately 35,000 households as of 2017/18.

- Manitoba Housing and Renewal Corporation (MHRC) owns 17,900 housing units (and 10 emergency shelters for victims of family violence). Of these units, 13,700 are managed by MHRC, and 4,200 are owned by MHRC, but managed by non-profit or cooperative groups.
- Manitoba Housing provides subsidies and supports to 17,100 households operated by cooperatives, private, or non-profit housing operators (including 4,200 personal care homes or specialized program beds).²⁴

²³ Calculations are based on minimum wage and a 40-hour work week for 50 weeks/year. Rents are using average Manitoba rents for 1-bedroom and 2-bedroom.

²⁴ Manitoba Families, *Annual Report 2017-18*, (Government of Manitoba, 2018), https://www.gov.mb.ca/fs/about/pubs/fsar_2017-18.pdf

Manitoba Housing: Total Support

	2018 ²⁵	2016 ²⁶	2014 ²⁷
Total households receiving housing assistance	35,000	35,100	35,555
MHRC owned	17,900	18,200	17,874
MHRC owned managed	13,700	14,200	14,254
MHRC owned, non-profit/coop managed	4,200	4,000	3,620
Additional households receiving subsidies	17,100	16,900	17,700

Demographics

Population & Migration

In 2017, the Province of Manitoba was home to 1,338,100 people. This was an 11% increase between 2007 and 2017.²⁸

The Winnipeg CMA population was 825,700 people in 2017, a 13% increase since 2007.

In 2016, 16,821 permanent residents chose Manitoba as home (5.7% of total immigration to Canada).²⁹

Manitoba Permanent Residents by Intended Destinations – Top 8 (2016)³⁰

	Total permanent residents	% of Total
Winnipeg	14,014	83%
Brandon	635	3.8%
Morden	300	1.8%
Winkler	255	1.5%
Neepawa	253	1.5%
Steinbach	215	1.3%
Thompson	149	0.9%
Portage La Prairie	103	0.6%

²⁵ Ibid.

²⁶ Manitoba Housing and Community Development, *Annual Report 2015-16*, (Government of Manitoba, 2016), <https://www.gov.mb.ca/housing/pubs/hcd-annual-report-2015-16.pdf>

²⁷ Ibid.

²⁸ City of Winnipeg, *Population of Winnipeg* (City of Winnipeg, 2018), <https://winnipeg.ca/cao/pdfs/population.pdf>.

²⁹ Province of Manitoba, "Manitoba Immigration Facts Report 2016," <https://www.immigratemanitoba.com/facts-report-2016/>.

³⁰ Ibid.

DEFINITIONS

Affordable housing: Housing that costs 30 % or less of household income. Usually refers to housing below median rent/price. Often restricted to middle- or moderate-income households (in 2019 in Manitoba, this included individuals making less than \$56,694 or households with children making less than \$75,592).³¹ In Winnipeg, housing is defined as affordable for ownership when a household can pay 30% or less of the or less than the top of the second quintile household income bracket, and for rental is median market rent.³²

Census Metropolitan Areas (CMA) and Census Agglomerations (CA) - CMA and CA include boundaries outside a defined city (core), including data from adjacent municipalities that commute into the defined city. A CMA must have a total population of at least 100,000 – of which at least 50,000 live in the core city. A CA must have a core population of at least 10,000.³³

Core housing need: Identified when a household is living in a dwelling considered **unsuitable** (not enough bedrooms according household size and composition), **inadequate** (in need of major repairs), and **unaffordable** (paying 30% or more of income on shelter). This data also takes into considerations if the household could expect to have affordable access to suitable and adequate alternative housing by comparing total income to local housing costs. Only those who could not afford alternative housing are considered in core housing need.³⁴

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

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

³¹ Manitoba Housing, "Affordable Rental Housing Program."

³² City of Winnipeg, Housing Policy, (City of Winnipeg: 2013), https://www.winnipeg.ca/ppd/pdf_files/housing_policy.pdf.

³³ Statistics Canada, "Census Metropolitan Areas (CMA) and Census Agglomerations (CA)" Census Dictionary (Statistics Canada, 2015), <https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/geo009-eng.cfm>.

³⁴ CMHC, Housing in Canada Online (HICO): 2016 Core Tables.