



# HOUSING MODELS AND DEVELOPMENT FRAMEWORK

Affordable Rental Housing Development and Design  
Guidelines



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## Executive Summary

Through research and consultation, we have identified the housing development priorities over the next seven years (2018-2025). This document charts our priority areas in housing supply and access by identifying the following:

**Target group:** People who are homeless or at-risk of being homeless

**Projected housing supply** which is essential to meet housing demand over the seven-year period is estimated using three projections:

- **Low estimate (status quo): 1,340 units required**
- **Medium estimate: 1,930 units required**
- **High estimate: 3,860 units required**

**Housing models:** We anticipate the need to be met by increasing the following housing types:

### Transitional housing

- **Low estimate (status quo): 225 transitional units required**
- **Medium estimate: 326 transitional units required**
- **High estimate: 648 transitional units required**

### Rooming houses and single room occupancies

- **Anticipate no new stock. Focus should be on revitalizing existing stock and ensuring appropriate supports are provided to clients and landlords**

### Permanent supportive housing

- **Low estimate (Status quo): 200 units required**
- **Medium estimate: 290 units required**
- **High estimate: 576 units required**

### Social housing

- **Low estimate (status quo): 470 units required**
- **Medium estimate: 681 units required**
- **High estimate: 1353 units required**

### Private rental market housing and secondary suites:

- **Low estimate (status quo): 450 units required**
- **Medium estimate: 652 units required**
- **High estimate: 1296 units required**

The report also describes a framework for developing affordable and social housing, which includes considerations such as density, maximum unit size, maximum rent rate (affordable and social rent rates), visitable design standards and accessible design criteria.

In addition, the report discusses other design considerations, including Indigenous design considerations and Indigenous holistic supports model.

## Introduction

The 10-Year Plan to End Homelessness in Winnipeg emphasizes the need to move from “managing” to “ending” homelessness by using the Housing First Model. The Housing First Model is grounded in the philosophy that housing is a basic human right, and that individuals need permanent housing with supports to be able to address other aspects of their life and become productive members of society.

The Plan identifies four priorities:

- homelessness prevention,
- a person-centered system of care,
- shared measurement and evaluation; and,
- the supply and access of affordable housing.

This document focuses on the need to increase the supply and access of affordable housing specific to the homeless population and those at risk of being homeless. As a first step in accomplishing this goal, we drew from the knowledge and expertise of various stakeholders, Lived Experience Circle, community members, Housing Supply Working Group and Housing Supports Working Group.

The Housing Supply Working Group and Housing Supports Working Group set priority areas and generated strategic recommendations. The Housing Supply Working Group developed the Housing Supply Action Plan in 2016, which outlines priority areas such as:

- mechanisms to facilitate the supply and access of affordable housing,
- housing continuum; and,
- housing types inventory.

The housing continuum priority area in the Action Plan in turn led to the creation of a Housing Models Working Group which worked on creating this Housing Models and Development Framework document.

This document is intended to explore, in detail, the development of priority housing models, and act as a guide to respond to the needs of the community. It calls for partnerships which will create and issue Requests for Expression of Interest (“REOI”) and Requests for Proposals (“RFP”) for development and property management.

Through this approach, End Homelessness Winnipeg will operationalize its plan to increase access and supply of affordable housing and meet the housing needs of the population who are homeless or at-risk of being homeless.

### The Housing Supply Working Group

The Housing Supply Working Group was made up of representatives from the private, public and non-profit sectors, government representatives and community members.

### The Housing Supports Working Group

The Housing Supports Working Group was comprised of representatives from the Housing First Agencies who identified key areas of concentration, such as diversion, fidelity model, Housing First training for staff, and systems mapping.

### The Housing Models Working Group

The Housing Models Working Group was comprised of representatives from Manitoba Housing, City of Winnipeg, Winnipeg Rental Network, as well as End Homelessness Winnipeg.



## Target Group

Individuals who are homeless, includes individuals who are not yet housed but receive services and supports from agencies that use the Housing First model. They may be chronically or episodically homeless, inappropriately or precariously housed, or are at risk of becoming homeless.

Generally, this group is classified as low income or may be receiving Employment and Income Assistance (EIA). They also face multiple barriers to finding and keeping housing, and require some level of support to secure and maintain stable, long-term housing and reintegrate back into the community.

The homeless and at-risk of being homeless population includes women, men, youth, families, seniors and LGBTQ2S\* individuals. Of these, 71.1% identified as being of Indigenous descent<sup>1</sup>.

It should be noted that housing this target group can be complicated by health challenges, social barriers, multiple disabilities, addictions, mental health challenges, racism, discrimination and family violence which require additional supports or accommodation for accessible housing and/or unit adaptations. These individuals may have the functional capacity to live independently with off-site supports, or live in a congregate setting with on-site supports, if required<sup>2</sup>.

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<sup>1</sup> Maes Nino, C., Godoy, M., McCullough, S., Retzlaff, B., Wiebe, A., & Wurcherer, L. (2016). *The Winnipeg Street Census 2015: Final Report*. Winnipeg: Social Planning Council of Winnipeg.

<sup>2</sup> This definition was adapted from Manitoba Housing's definition of Vulnerable Populations

## Housing Projection Methodology

Given that there is only one data point (2015 Winnipeg Street Census), and that homelessness is a complex social issue, there is no standard multiplier for anticipating or projecting future housing need. Multiple factors such as economic downturns increased housing costs; and addictions and mental health challenges, (all extremely difficult to project) could have a significant impact on our projections.

The next point-in-time count (Street Census) will be conducted in the Spring of 2018. Once completed, the information will provide a second data point which will allow us to calculate percentage change values that can be used as the basis for projecting housing needs going forward.

With these acknowledged limitations, this report utilizes the annual percentage change in rental costs over the past decade (2006 – 2016)<sup>3</sup> as a proxy multiplying factor. The average percentage change per year was 2.88%<sup>4</sup>.

The projections presented in this report are based upon the following methodology:

- The status quo (low estimate) is based upon the 2015 Winnipeg Street Census.
- The medium projection is based on half of the proxy measure of 1.44%.
- The high projection is based on the proxy measure of 2.88%<sup>5</sup>.

Using this methodology, the three projections over a seven-year period are presented: 1,340 units, 1,930 units and 3,860 units respectively. These projections are not unrealistic as, over a five-year period (2009 to 2014), the provincial government provided 1,500 social housing units, which is approximately 300 units per year<sup>6</sup>. Other provincial commitments have been as high as 500 units over a three-year period (2014 to 2016)<sup>7</sup>.

### Calculations

The status quo (low estimate) projection is based on the total number of homeless individuals - 1,400 identified in the 2015 Winnipeg Street Census. This number is revised by subtracting the number of individuals who have been housed through the Housing First programs, as well as any possible increase in the number of homeless. The 2015 street census number reflected approximately 0.002% of the overall Winnipeg population. That same percentage was used to estimate how many people in dire core housing need (paying 50% or more of their income on

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<sup>3</sup> Maes Nino, C., Godoy, M., McCullough, S., Retzlaff, B., Wiebe, A., & Wurcherer, L. (2016). *The Winnipeg Street Census 2015: Final Report*. Winnipeg: Social Planning Council of Winnipeg.

<sup>4</sup> IBID

<sup>5</sup> Canada Mortgage and Housing Corporation (CMHC) (2006-2016). *Annual Percentage Change of Private Rental Housing Market calculated by End Homelessness Winnipeg from CMHC data*.

<sup>6</sup> Make Poverty History (no date). *Invest in 300 Units per Year of Social Housing*.

<sup>7</sup> IBID

shelter) might have fallen into homelessness. This leaves an anticipated number of 1,340 housing units required.

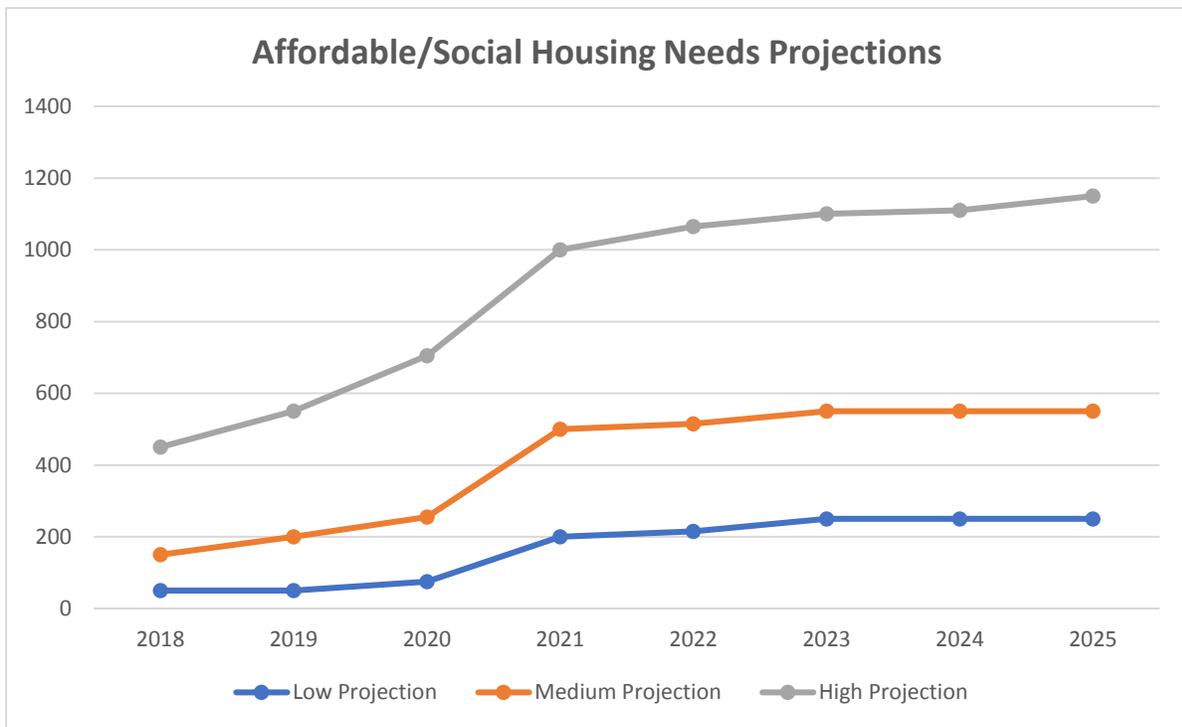
The medium projection is 1,340 multiplied by 1.44 = 1,930 housing units required.

The high projection is 1,340 multiplied by 2.88 = 3,860 units required.

*Please note, numbers will be adjusted, as more data is received, to reflect the change in housing needs for the homeless and those at risk of being homeless.*

### Housing Needs Projections Per Year

The graph below shows the potential distribution of housing procurement over the next seven years according to the three estimates:



# Housing Continuum

One of the core principles of Housing First is **Consumer Choice** and **Self Determination**<sup>8</sup>. When it comes to housing, individuals should be able to have a reasonable choice on what type of housing and location to reside in. However, in Winnipeg, affordability and accessibility have been an issue when trying to access adequate, suitable and affordable housing.

In a Housing First program, scattered sites housing is emphasized. However, it is essential to note that it is not a one-size-fits-all model, and there are certain sub-populations that will require other types of housing to meet their needs. It is vital to provide a diverse range of housing types which will better allow people with various needs and abilities, to access appropriate housing.

## Range of Housing Types

Based on studies and consultation, individuals in Housing First programs have accessed housing types across the continuum. Housing First programs work best when individuals are housed in the most appropriate type of housing for their situation and needs<sup>9</sup>. It is essential to have appropriate housing at different transition points in an individual's life. A period of transition may be required to help some sub-populations, such as youth, and people with chronic mental health challenges, make the adjustment from streets/shelters to permanent housing<sup>10</sup>.

The table below outlines the different housing models that could be accessed for homeless individuals and those at risk of being homeless:

					
<b>Transitional/ Interim Housing</b>	<b>Single Room Occupancy (SRO), Rooming House, Room and Board</b>	<b>Congregate Housing</b>	<b>Permanent Supportive Housing (On-Site Supports)</b>	<b>Social Housing</b>	<b>Private Market Housing, Secondary Suites</b>

<sup>8</sup> Homelessness Hub (2015). *Housing First*.

<sup>9</sup> Gaetz, S., Scott, F., & Gulliver, T. (2013). *Housing First in Canada: Supporting Communities to End Homelessness*. Canadian Homelessness Research Network. The Homeless Hub.

<sup>10</sup> Homelessness Hub (2015). *Housing First*.

## Housing Models

The purpose of this section is to identify, in detail, different housing models that are most appropriate to the homeless population and those at risk of being homeless.

### Transitional/Interim Housing

**Transitional housing** refers to a supportive, yet temporary and intermediate, type of accommodation that is intended to bridge the gap from homelessness to permanent housing<sup>11</sup>. It is more long term than emergency shelters, and is service intensive and private compared to shelters<sup>12</sup>. Transitional housing is intended for people who need structure, supervision, support, life skills, training, and education<sup>13</sup> to help stabilize the lives of the occupants<sup>14</sup>.

Transitional housing, as the name implies, is time-limited, and ranges from three months to three years<sup>15</sup>. Residents are expected to “graduate” as they become stabilized and are assisted in finding affordable permanent housing<sup>16</sup>.

A best practice example of transitional housing is **The Foyer Model** used in the UK, Australia, and Canada (Calgary and Edmonton)<sup>17</sup>. This model includes not only housing and links to employment, but also focuses on training, life skills development, education and on-going case management support to reduce and prevent homelessness<sup>18</sup>.

#### Rationale

Individuals who have never lived alone or do not have independent living skills, need an environment that would foster learning and capacity building. It can also assist with building rental history. Currently, existing transitional housing stock is attached to organizations, our idea for this model would be housing that is a community asset and could also be used for rapid re-housing.

#### Target Group

Individuals level of acuity can range from low to high. Target groups may include:

- Youth<sup>19</sup> (between the ages of 16-29<sup>20</sup>), especially for youth exiting care<sup>21</sup>
- LGBTQ2S\*

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<sup>11</sup> Homelessness Hub (2015b). *Transitional Housing*.

<sup>12</sup> IBID

<sup>13</sup> IBID

<sup>14</sup> Novac, S., Brown, J., and Bourbonnais, C. (2009). Chapter 1.1 *Transitional Models in Canada: Options and Outcomes*.

<sup>15</sup> Homelessness Hub (2015b). *Transitional Housing*.

<sup>16</sup> Novac, S., Brown, J., and Bourbonnais, C. (2009). Chapter 1.1 *Transitional Models in Canada: Options and Outcomes*.

<sup>17</sup> Homelessness Hub (2017). *Foyer Model*. <http://homelesshub.ca/solutions/transitional-housing/foyers>

<sup>18</sup> Homelessness Hub (no date). *What is a Foyer?* <http://homelesshub.ca/sites/default/files/FoyerToolkit1.pdf>

<sup>19</sup> Homelessness Hub (2017). *Foyer Model*. <http://homelesshub.ca/solutions/transitional-housing/foyers>

<sup>20</sup> Here and Now (2016). *The Winnipeg Plan to End Youth Homelessness*. <https://www.hereandnowwinnipeg.ca/>

<sup>21</sup> Email correspondence with Scott, K. from Resource Assistance for Youth (RaY) (March 2017).

- Newcomers
- Women, including those leaving domestic violence
- Those leaving prisons
- People moving from rural areas
- People with mental health challenges
- People with addiction challenges
- Any individual that may require a supportive environment that fosters life skills training

## Building Form

Transitional housing can take the following forms:

### 1. Building-specific<sup>22</sup> (congregate housing)

#### Density

- Low to medium density. Avoid concentrating individuals with high needs in the same dwelling to avoid creating “institutional” settings and to reduce the risk of “Not in My Backyard” (NIMBYism)
- It is recommended that for individuals with higher needs, no more than eight-bedrooms like the Australian Foyer Plus model<sup>23</sup>
- For individuals with lower needs no more than 12 – 14 bedrooms like the Australian Foyer Plus model<sup>24</sup>

#### Setting

- Dormitory style with private rooms
- Converted single family dwellings

#### Communal Areas

- It is important to have communal areas in this type of setting, such as a lounge, dining and common kitchen, training room and computer room for group activities
- Staff office onsite

### 2. Scattered-site apartments<sup>25</sup>

- Preferably low to medium density building
- Self-contained bachelor units, one-bedroom, and two-bedroom apartment units. Two-bedroom units can be used to accommodate families and/or house individuals wanting to live with roommates.

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<sup>22</sup> Novac, S., Brown, J., and Bourbonnais, C. (2009). Chapter 1.1 *Transitional Models in Canada: Options and Outcomes*

<sup>23</sup> Homelessness Hub (no date). *Foyer Case Studies*. Foyer Toolkit #7.

<http://homelesshub.ca/sites/default/files/FoyerToolkit7.pdf>

<sup>24</sup> IBID

<sup>25</sup> IBID

- The number of units in the building that are dedicated to this population should not exceed 10%-25%<sup>26</sup> of the total occupancy in the building. Also, the units should be spread across different floors.
- It is also important to incorporate a communal space to include storage, lounge, dining and common kitchen, training room and computer room for group activities

### Tenure

- The tenure is rental. It may have a lease agreement with the tenant as the lease holder, and the unit governed by a contractual agreement between the landlord and the tenant as defined by the *Residential Tenancies Act*.
- In addition, before entering the program, it is typical to require residents to agree to a service contract to work on goals during their stay<sup>27</sup>. Residents in transitional housing are expected to relocate to other types of housing when they have completed the program. They can also be “dis-enrolled” (moved out to other housing options) at any point if they violate the program’s rules<sup>28</sup>.

### Target Needed

Based on research and consultations with youth agencies, we estimate the need for transitional housing based on the feedback that most youth require this model. However, there are other housing options available to youth, and we recognize that there are other sub-populations that require this type of housing. According to the Winnipeg Street Census (2015)<sup>29</sup>, out of 1,400 homeless individuals, 225 were youth (26.5%) under the age of 30. Therefore, to address the needs of youth and other sub-population groups over the seven-year period, we estimate a need for the following:

- **Low estimate (status quo): 225 transitional units (approximately 32 units per year)**
- **Medium estimate: 326 transitional units (approximately 47 units per year)**
- **High estimate: 648 transitional units (approximately 93 units per year)**

This can incorporate new buildings and/or existing housing stock. At this time, it is not possible to anticipate the distribution of new and existing units required.

### Supports Model

Below is a list of some important characteristics for supports in a transitional setting according to Homelessness Hub<sup>30</sup>:

<sup>26</sup> Denniston, H. (2012). *Integrated Supportive Housing: Creating A Community Housing Network*. [http://www.csh.org/wp-content/uploads/2012/04/Doc\\_ISHCreatingACommunityHousingNetwork\\_403.pdf](http://www.csh.org/wp-content/uploads/2012/04/Doc_ISHCreatingACommunityHousingNetwork_403.pdf)

<sup>27</sup> Novac, S., Brown, J., and Bourbonnais, C. (2009). Chapter 1.1 *Transitional Models in Canada: Options and Outcomes*

<sup>28</sup> Sprague, J. F. (1991). *More than shelter: A manual on transitional housing*. Boston: The Women’s Institute for Housing and Economic Development.

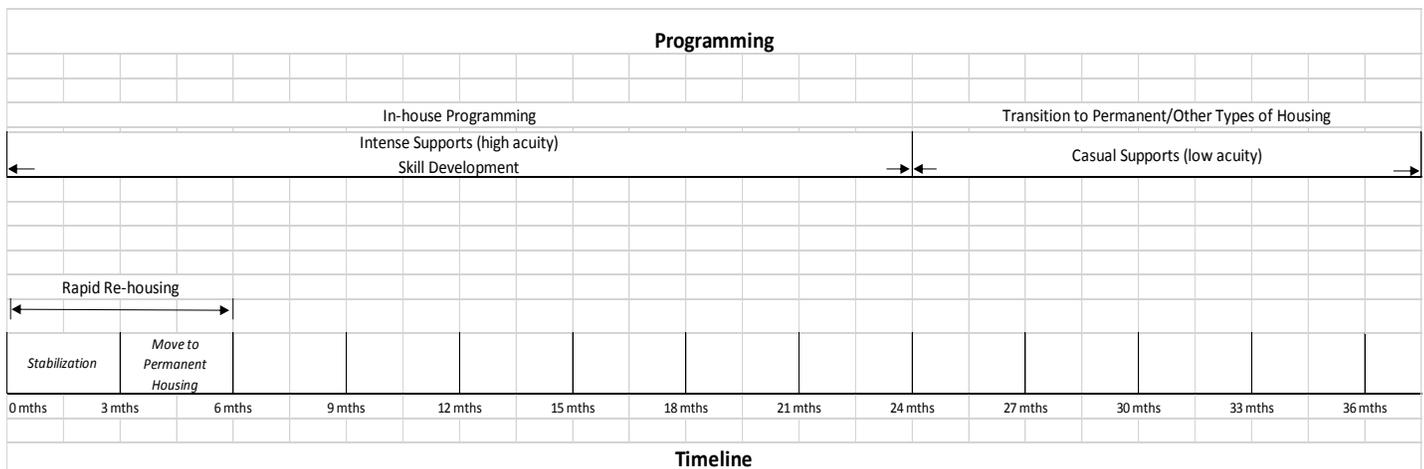
<sup>29</sup> Maes Nino, C., Godoy, M., McCullough, S., Retzlaff, B., Wiebe, A., & Wurcherer, L. (2016). *The Winnipeg Street Census 2015: Final Report*. Winnipeg: Social Planning Council of Winnipeg.

<sup>30</sup> Homelessness Hub (2017). *Foyers*. <http://homelesshub.ca/solutions/transitional-housing/foyers>

- Strongly recommend 24/7 on-site support services
- Adopt a client-centered case-management approach, ensuring that there is access to a range of services
- Clear plans should be developed and implemented that support transitions to independent living
- It is essential that individuals demonstrate a desire for change
- Centered on needs of the individuals. Depending on the needs or acuity of the clients, services can range from casual to intense<sup>31</sup>
- Focus on life skills, enhancing self-esteem and personal development through supportive client/staff relationships
- Facilitate opportunities to engage individuals with their community and with recreational activities
- Training and education opportunities should be a central focus
- Ensure there is financial support such as subsidies to prevent individuals from paying more than 30% of their income on rent
- Follow-up supports (like providing weekly check-ins) should be in place to assist individuals when they leave transitional housing for another type of housing
- Ensure culturally appropriate services are available
- Agreement or MOU outlining roles and responsibilities of client, worker, and other stakeholders involved<sup>32</sup>

### Continuum of Supports

The diagram below shows transitional housing’s timeline and programming expectations:



<sup>31</sup> Email correspondence with Scott K. from Resource Assistance for Youth (RaY) (March 2017).

<sup>32</sup> IBID

## Rooming Houses and Single Room Occupancy

**Rooming house** and **single room occupancy (SRO)** means a building, other than a hotel or hostel, that provides living units with separate sleeping areas and some combination of shared bath or toilet facilities. The building may or may not have separate shared cooking facilities for residents. Single-room occupancy includes uses commonly called ‘rooming houses’, ‘boarding houses’, and ‘apartment hotels’<sup>33</sup>. Most SRO’s in Winnipeg are located in the downtown area. Rooming houses are usually located in West Broadway and Spence neighbourhoods<sup>34</sup> and are typically converted single-family detached dwellings.

Although rooming houses are considered a more affordable option to rental in the private market, there are challenges with this type of dwelling disappearing from the housing stock due to market pressures, regulatory framework<sup>35</sup>, and other factors.

### Rationale

Rooming houses and single room occupancies are part of the continuum for housing people. This type of housing is the least expensive private market housing for single adults and are viable when well maintained and connected to supports<sup>36</sup>, such as; mental health and addictions supports, and others as identified.

### Target Groups

Single men and women<sup>37</sup> (18 years and older)

### Building Form

- Rooming House
  - Converted single family detached dwelling
  - Private bedroom with shared washroom and kitchen
  - Some rooms can have kitchenettes (i.e., hot plate, small fridge and microwave)
  - According to the livability bylaw, the minimum area for a rooming house unit is 7.4 meters square (approximately 80 s.f. at minimum) and each unit must have a lock that can be locked from the inside<sup>38</sup>
- Single Room Occupancy
  - Hotel building
  - Private room with a kitchenette and shared bathrooms

### Tenure

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<sup>33</sup> City of Winnipeg (2006). *Zoning By-Law* (pg. 21). [http://www.winnipeg.ca/ppd/pdf\\_files/zoning/Pt2Definitions.pdf](http://www.winnipeg.ca/ppd/pdf_files/zoning/Pt2Definitions.pdf)

<sup>34</sup> McCracken, M. (2014). Canadian Centre for Policy Alternatives. *Fast Facts: Rooming Houses to Rooming Homes*.

<sup>35</sup> IBID

<sup>36</sup> IBID

<sup>37</sup> IBID

<sup>38</sup> IBID

- Rental with lease agreement and tenant as the leaseholder.
- Unit must be governed by a contractual agreement between the landlord and the tenant as defined by the *Residential Tenancies Act*. However, there may be house rules and restrictions due to the need to share space with others.

### Target Needed

- Due to zoning limitations, and requirements that any new rooming houses must meet current code for a multiple-family development (which are particularly stringent), we anticipate **no new rooming houses being added to the current stock**.
- In this respect, target need would be zero. **Focus should be on revitalizing existing stock and ensuring appropriate supports are provided to clients and landlords**<sup>39</sup>.

### Programs Available

The average age of a rooming house in Spence and West Broadway is 110 years old<sup>40</sup>. Given the age of the stock, it is likely that there are many rooming houses that are in dire need of repairs and currently there is only one government program available for rooming houses:

- **Rooming House Assistance Program (RHAP):** This program provides financial assistance to landlords to repair and restore existing rooming houses to a minimum level of health and safety, with a maximum of \$18,000 per bed unit for rooming houses<sup>41</sup>. The repairs must relate to at least one of the following: structural, plumbing, fire safety, electrical and heating<sup>42</sup>.

### Supports Model

Below is a list of some important characteristics for supports in a rooming house and SRO settings according to Homelessness Hub<sup>43</sup>:

- Accessible community-based supports (client-centered supports and services provided off-site)
- Services and supports can include (but are not limited to the below):
  - Crisis intervention and non-judgmental care
  - Life skills training and counseling
  - Community networking and referral system
  - Good nutrition and opportunities for healthy living
  - Educational / re-training opportunities and employment services
  - Support services for mental health, addictions challenges and cognitive impairments

<sup>39</sup> Personal communication with Greg MacPherson, West Broadway Community Organization (May 2017)

<sup>40</sup> Kaufman, A. (2014). *Winnipeg's Vanishing Rooming Houses*. Institute of Urban Studies, University of Winnipeg

<sup>41</sup> Manitoba Housing (no date). *Rental Housing Improvement Program: Helping landlords repair rental properties*.

<sup>42</sup> IBID

<sup>43</sup> Homelessness Hub (2003). *Reducing Homelessness: A Community Plan for Nanaimo, BC*.

<http://homelesshub.ca/sites/default/files/giwgpmmb.pdf>

## Permanent Supportive Housing (On-Site Supports)

**Permanent supportive housing** provides rental housing with individualized, flexible and voluntary support services for people with high needs related to physical or mental health, substance use and/or developmental disabilities<sup>44</sup>. It is an option in housing chronically homeless individuals who have high acuity<sup>45</sup>.

### Rationale

Research suggests that individuals who are chronically homeless with high acuity have been successful in settings that incorporate affordable housing, combined with supportive services, to create the link to stability and an enhanced quality of life<sup>46</sup>.

### Target Groups

- Individuals with chronic and persistent mental health, addictions, or developmental disabilities, who need intensive supports and services.
  - Can be men, women, LGBTQ2S\*, seniors, and/or youth

### Building Form

#### 1. Building-specific<sup>47</sup> (congregate housing)

##### Density

- Low density. Homelike settings to avoid creating “institutional” settings
- It is recommended that, for individuals with higher needs, no more than eight-bedrooms, similar to the Australian Foyer Plus model<sup>48</sup>

##### Setting

- Private rooms with shared washrooms
- Converted single family dwelling

##### Communal areas

- It is important to have communal areas in this type of setting. Communal areas such as; lounge, dining room, kitchen, training room, storage space, and computer room for group activities
- Staff office onsite

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<sup>44</sup> Homeless Hub (2017). *Permanent Supportive/Supported Housing*

<sup>45</sup> IBID

<sup>46</sup> Hannigan, T., & Wagner, S. (2003). *Developing the “Support” in Supportive Housing*. A Guide to Providing Services in Housing. Center for Urban Community Services

<sup>47</sup> Novac, S., Brown, J., and Bourbonnais, C. (2009). Chapter 1.1 *Transitional Models in Canada: Options and Outcomes*

<sup>48</sup> Homelessness Hub (no date). *Foyer Case Studies*. Foyer Toolkit #7.

<http://homelesshub.ca/sites/default/files/FoyerToolkit7.pdf>

## 2. Scattered-site apartments<sup>49</sup>

### Density

- Preferably low to medium density building

### Setting

- Self-contained bachelor or one-bedroom apartment units
- Integrated model: the number of units in the building that are dedicated to this population should not exceed 10%-25%<sup>50</sup> of the total occupancy in the building
- This model is similar to Concordia Village IV<sup>51</sup> in Winnipeg



### Communal areas

- It is important to incorporate a communal space to include; lounge, dining room, kitchen, training room and computer room for group activities
- Staff office onsite

## Tenure

- Rental with lease agreement and tenant as the leaseholder.
- Unit must be governed by a contractual agreement between the landlord and the tenant as defined by the *Residential Tenancies Act*. However, there may be house rules and restrictions due to the need to share space with others.

## Target Needed

We anticipate permanent supportive housing would represent approximately 15% of the anticipated housing need:

- **Low estimate (status quo): approximately 200 units (29 units per year)**
- **Medium estimate: approximately 290 units (41 units per year)**
- **High estimate: approximately 576 units (82 units per year)**

<sup>49</sup> Homelessness Hub (no date). *Foyer Case Studies*. Foyer Toolkit #7.

<http://homelesshub.ca/sites/default/files/FoyerToolkit7.pdf>

<sup>50</sup> Denniston, H. (2012). *Integrated Supportive Housing: Creating A Community Housing Network*. [http://www.csh.org/wp-content/uploads/2012/04/Doc\\_ISHCreatingACommunityHousingNetwork\\_403.pdf](http://www.csh.org/wp-content/uploads/2012/04/Doc_ISHCreatingACommunityHousingNetwork_403.pdf)

<sup>51</sup> Eden Health Care Services (2017). *Housing & Supports: Concordia Village IV*. <http://edenhealthcare.ca/services/housing/>

The status quo estimate is based on findings from the 2015 Winnipeg Street Census which found approximately 15%<sup>52</sup> of the population had addiction challenges, which exceeds the percentage of the population with mental health challenges.

### Supports Model

Below is a list of some important characteristics for supports in a permanent supportive housing setting according to Homelessness Hub<sup>53</sup>:

- High acuity: on-site staff, 24/7 supports
- Client centered care and individualized support
- Staff trained in mental health, addictions and crisis intervention
- Recovery-oriented services such as supportive counseling
- Life skills and social skills training
- Medication management
- Security presence if necessary
- Other services and supports as identified

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<sup>52</sup> Maes Nino, C., Godoy, M., McCullough, S., Retzlaff, B., Wiebe, A., & Wurcherer, L. (2016). *The Winnipeg Street Census 2015: Final Report*. Winnipeg: Social Planning Council of Winnipeg.

<sup>53</sup> Homelessness Hub (2012). *Road to Recovery: Client Experiences in Supportive Housing*.

[http://homelesshub.ca/sites/default/files/Road\\_to\\_Recovery-Client\\_Experiences\\_in\\_Supportive\\_Housing.pdf](http://homelesshub.ca/sites/default/files/Road_to_Recovery-Client_Experiences_in_Supportive_Housing.pdf)

## Social Housing

Manitoba Housing and Renewal Corporation (MHRC) and non-profit organizations primarily operate social housing in our Province. In Winnipeg, Manitoba Housing (MH) is the largest social housing provider. Social housing provides independent self-contained units for low-income Manitobans whose total household income does not exceed the posted Social Housing Program Income Limit, (as seen in appendix one). Some Manitoba Housing buildings have services onsite, such as congregate meal programs, family resource centres and common areas that can be used for tenant-related activities.

Social housing is rent geared-to-income (RGI) housing where a subsidy is provided to tenants that covers the difference between their RGI rent and the market rent charged by the landlord. Social housing options exist in MH, non-profits and the private market (these are typically called rent supplement subsidies). The subsidy can be provided to the tenant indirectly (by paying the landlord) or directly to the tenant (as in a portable benefit). Manitoba Housing units are purpose built housing used to deliver social housing programs. While there is limited supply, there is more than one way to deliver social housing.

### Rationale

Social housing provides the most affordable housing option for individuals who have no income and are on Employment and Income Assistance (EIA) or are low-to-moderate income households. It also provides self-contained units that are scattered across the city.

### Target Groups

- Women
- Men
- Seniors
- Families
- Anyone who can live independently

### Building Form

- Town houses
  - For families
  - Self-contained units
- Apartment blocks
  - Can be low, medium or high density
  - Self-contained units
- Single-family dwellings
  - Self-contained dwellings to accommodate families

## Tenure

- Rental with lease agreement and tenant as the leaseholder.
- Unit must be governed by a contractual agreement between the landlord and the tenant as defined by the *Residential Tenancies Act*.

## Target Needed

- We anticipate 35% of the homeless population, and those at-risk of homelessness, would be housed in social housing, which would be approximately:
  - **Low estimate (status quo): 470 units (67 units per year)**
  - **Medium estimate: 681 units (97 units per year)**
  - **High estimate: 1,353 units (193 units per year)**
- The estimate is based on findings from the 2015 Winnipeg Street Census, which found approximately 35% of the population's income source was Employment and Income Assistance (EIA)<sup>54</sup>.
- At this time, it is not possible to anticipate whether these new units would reflect new builds or conversions.

## Supports Model

Below is a list of some important characteristics for supports in a social housing setting according to research<sup>55</sup> and consultation:

- Accessible community-based supports (client-centered supports and services provided off-site)
- Services and supports can include (but are not limited to the below):
  - Focus on tenancy stabilization (such as pre-tenancy, move in support and housing stabilization, tenant service liaison, eviction prevention assistance and budgeting)
  - Employment support (such as job placement, vocational skills, jobs readiness and training)
  - Access to healthcare and education, addiction support, counseling and/or crisis services
  - Assistance with reintegration into community and connection to family & friends
  - Safety planning for those who may be at risk of violence
  - Access to social, cultural and sport events

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<sup>54</sup> Maes Nino, C., Godoy, M., McCullough, S., Retzlaff, B., Wiebe, A., & Wurcherer, L. (2016). *The Winnipeg Street Census 2015: Final Report*. Winnipeg: Social Planning Council of Winnipeg.

<sup>55</sup> Australian Institute of Health and Welfare (2010). *A Profile of Social Housing in Australia*  
[http://www.iut.nu/Facts%20and%20figures/Australia/AustralianSocialHousing\\_2010.pdf](http://www.iut.nu/Facts%20and%20figures/Australia/AustralianSocialHousing_2010.pdf)

## Private Rental Market Housing and Secondary Suites (Scattered Sites)

**Private rental market housing** refers to rental housing that is owned by the private sector and rented at market rate.

**Secondary Suites** are small, self-contained dwellings that can be attached to a single-family home or a stand-alone building on a lot that has a single-family home<sup>56</sup>. Secondary suites are another form of housing that can be used to increase the supply of affordable housing.

To make units affordable, Rent Assist is a shelter benefit for low-income Manitobans to afford private rental market accommodations/secondary suites<sup>57</sup>. Even though this has been beneficial, in some cases, rent subsidies are still required for our population to maximize access to private rental market.

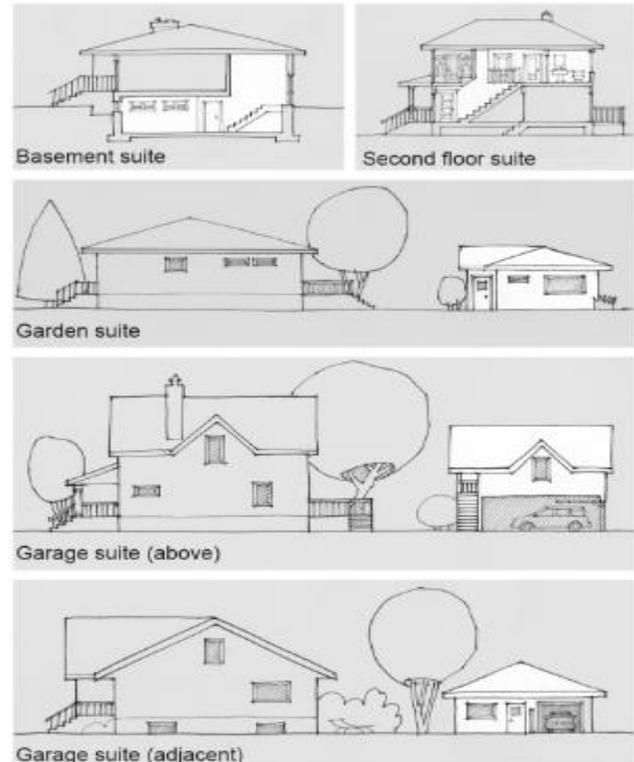


Image source: City of Winnipeg (2017). *Secondary Suites*. Planning, Property and Development

### Rationale

Housing First model emphasizes private rental market housing and secondary suites, as they create choice, are scattered throughout the city and provide private independent living settings for individuals and families.

### Private Rental Housing: Integrated Model

To avoid the overconcentration of specific groups or subpopulations in a building, we emphasise an integrated model. This refers to the strategy of blending or integrating units with supports within developments that also provide affordable (for households with low to moderate income levels, but who may not have special needs) and/or market-rate housing units<sup>58</sup>.

Ideally, in a building, the percentage of units with supports would range from 10% to 25%<sup>59</sup>. This breakdown could vary based on tenant mix and needs. For instance, it is advisable to mix

<sup>56</sup> City of Winnipeg (2017). *Secondary Suites: An Introduction*. Planning Ed. Getting to Know Planning and our Community

<sup>57</sup> Government of Manitoba (no date). *Rent Assist*. [https://www.gov.mb.ca/fs/eia/non\\_rentassist\\_facts.html](https://www.gov.mb.ca/fs/eia/non_rentassist_facts.html)

<sup>58</sup> Denniston, H. (2012). *Integrated Supportive Housing: Creating A Community Housing Network*. [http://www.csh.org/wp-content/uploads/2012/04/Doc\\_ISHCreatingACommunityHousingNetwork\\_403.pdf](http://www.csh.org/wp-content/uploads/2012/04/Doc_ISHCreatingACommunityHousingNetwork_403.pdf)

<sup>59</sup> IBID

tenants with low to moderate needs, with tenants with high needs in one development to avoid a concentration of tenants with high needs in a single development.

It is also important to spread the units with supports across different floors, and not concentrated on a single floor.

### Bedroom Size Breakdown by Demand

According to Winnipeg Rental Network (2017)<sup>60</sup>, the individuals who have been housed accessed the following bedroom sizes:

- Bachelor units: 21.1%<sup>61</sup> of Housing First individuals preferred bachelor units
- One-bedroom units: 61.3%<sup>62</sup> of Housing First individuals preferred one-bedroom units
- Two-bedroom units: 14.4%<sup>63</sup> of Housing First individuals preferred two-bedroom units
- Three or more-bedroom units: 3.2%<sup>64</sup> of Housing First individuals and families preferred three or more-bedroom units

From the data above, bachelor and one-bedroom units are in higher demand, hence emphasis is on increasing supply of these unit sizes. However, it is important to note that there is also need for other unit sizes as seen above.

*\*Please note that the Winnipeg Rental Network data should be treated with caution, as they are estimates.*

For specification on bedroom size, please refer to the Design Consideration section below.

### Target Groups

- Women, men, LGBTQ2S\*, seniors, families, or anyone that can live independently with off-site community based supports

### Building Form

- Private market rental housing
  - Ideally low-to-medium density apartment building
  - Self-contained units: private bedroom, washroom, kitchen and living area
- Secondary suites
  - Low-density in existing neighbourhoods
  - Self-contained unit: private bedroom, washroom, kitchen and living area

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<sup>60</sup> Winnipeg Rental Network (2017). *Housing Profile Report*

<sup>61</sup> Winnipeg Rental Network (2017). *Housing Profile Report*

<sup>62</sup> IBID

<sup>63</sup> IBID

<sup>64</sup> IBID

Emphasis should be on building more bachelor and one-bedroom units, as these bedroom sizes have a higher demand from this population. Also, the number of bachelor and one-bedroom private rental stock fell by 9.6% and 1.1% respectively, compared to other bedroom types that experienced significant increases from October 2006 to October 2016<sup>65</sup>

### Tenure

- Rental with lease agreement and tenant as the leaseholder.
- Unit must be governed by a contractual agreement between the landlord and the tenant as defined by the *Residential Tenancies Act*.

### Target Needed

- We anticipate approximately 35% of housing need from the homeless population, and those at risk of homelessness, will be accommodated by the private rental market. This reflects approximately:
  - **Low estimate (status quo): 450 units (64 units per year)**
  - **Medium estimate: 652 units (93 units per year)**
  - **High estimate: 1,296 units (185 units per year)**
- This is based on the expectation that the private rental market will be able to accommodate approximately 35% of housing need for our target population. However, this may only be achievable if rent subsidies are provided to make units affordable.
- Due to the cost of new construction, we anticipate the bulk of bachelor and one-bedroom units would occur as a result of conversion rather than new build.
- Appendix One, Table 2, indicates the maximum affordable rent in the private market. Appendix One also indicates the maximum rent EIA would pay.

### Supports Model

Below is a list of some important characteristics for supports in private rental market and secondary suite settings based on consultation with the Housing Supports Working Group:

- Accessible community-based supports (client-centered supports and services provided off-site)
- Services and supports can include (but are not limited to the below):
  - Intensive supports initially to sustain tenancy and rebuild 'regular' life skills
  - Access to counselling for trauma, addictions, mental health challenges, and crisis intervention
  - Supports to assist in strengthening community relationships, decrease isolation and increase sense of belonging
  - Access to life skills training and employment workshops/programs

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<sup>65</sup> CMHC Rental Market Report, various years (2006 – 2016).

- Rent supplements to ensure rent is affordable
- Landlord/tenant relations support

## Location

From consultation with clients and Housing First agencies, the areas below are considerations for location of housing:

- Assiniboine South
- Downtown
- Inkster
- Point Douglas
- River Heights
- St. Boniface
- St. James-Assiniboia
- St. Vital
- Seven Oaks

In general, scattered housing options are ideal if there is access to:

- Public transit, especially around rapid transit corridors
- Amenities, such as affordable grocery store, pharmacy, bank, etc.
- Services and supports that they need and are familiar with

It also depends on other factors such as:

- Option to live far from negativity and gang activities<sup>66</sup>
- If they are fleeing domestic violence
- Proximity to family and friends to prevent isolation, depression and other detrimental effects of being removed from familiar surroundings
- A sense of community, inclusion and belonging
- An area that is affordable and accepting of social differences

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<sup>66</sup> Email correspondence with Scott, K. from Resource Assistance for Youth (RaY) (March 2017)

# Stakeholder Expectations

## Ownership

The developer is expected to retain ownership of the building/property as End Homelessness Winnipeg will not purchase or own properties, or assume property management of any building.

## Property Management

It is the responsibility of the developer/owner/property manager to make sure that the rental unit is in good state of repair and meets health, building, maintenance and occupancy standards according to the Residential Tenancies Act.

There might also be a possibility of contracting the property management of the building to a non-profit property management organization.

Also, property management will have to be well aligned with client service management.

## Roles and Responsibilities

The developer/property manager and tenant are expected to abide by the rules and regulations of the Residential Tenancies Act. However, in some settings, there might be house rules in addition to Residential Tenancies Branch regulations.

## Agreement Terms

Typically, five-year agreements with option to renew; however, there is an option for 10-year agreements. Please note that Housing First agencies and End Homelessness Winnipeg bear no responsibility towards covering rental vacancy loss.

## Housing Plus

Housing Plus Program is run out of the Winnipeg Rental Network with an aim at assisting Housing First individuals in acquiring housing that best fits their needs. The program also provides supports to landlords in areas such as educational and training opportunities, repairs to damages, bedbug prevention strategies, and assists landlords in collaboration with the tenant and service team to resolve challenges that may occur.

## Housing First Supports and Services

Housing First Agencies provide client-centered supports and services to clients which may include:

- **Housing with supports:** helping clients find housing, move in and maintain housing
- **Clinical supports:** facilitating access to social and health care services and supports to clients to assist them in achieving housing stability and encourage well-being
- **Complementary supports:** assistance with finding employment, volunteer work and access to training opportunities, to help clients improve their quality of life, facilitate community integration and achieve self-sufficiency

## Design Requirements

These design requirements were adapted from Manitoba Housing's standards, City of Winnipeg and Toronto's guide to affordable housing design. The purpose of this section is to provide a framework for landlords and developers that describes design expectations for affordable and social rental housing developments.

The guidelines will cover the following areas:

- Development types
- General design requirements, which includes: circulation and service rooms, amenity and programming/administration space, unit sizes, durability, exterior and landscaping, accessibility provisions, green building and energy efficiency, as well as a list of ineligible features
- Indigenous design considerations and Indigenous holistic supports model

### Development Types

Development types include **rental housing** developed under any of, or combination of, the following methods:

- New construction;
- Existing residential buildings;
- Conversion from non-residential to residential use; and
- Rehabilitation of vacant, derelict residential buildings

### General Design Requirements

Housing developments may comprise of a range of unit sizes including: bachelor, one, two, and three-bedroom units. Although there is a need for two and three-bedroom types to foster family reunification, and accommodate larger families and roommate situations, the majority of the demand will be for bachelor at 21% of all units<sup>67</sup> and one-bedroom units at 61% of all units<sup>68</sup>.

Unit types must be appropriate for the intended target population and be occupied in accordance with the National Occupancy Standards.

The occupant(s) of the unit should be able to voluntarily enter, occupy and exit premises when desired.

We strongly encourage developers and landlords to abide by a modest and efficient design in accordance with the following:

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<sup>67</sup> Winnipeg Rental Network (2017). *Housing Profile Report*

<sup>68</sup> IBID

### a) Circulation and Service Rooms

Circulation space includes areas such as lobbies, corridors, interior stairs, and elevators. Service rooms include areas such as electrical/mechanical rooms, garbage/recycling rooms and maintenance rooms.

The combined circulation and service room areas should not exceed 25% of the combined housing unit areas.

### b) Amenity and Programming/Administration Space

Amenity space includes common rooms such as a multi-purpose room, kitchen, public washroom, shared laundry room, and resident storage space.

Administration space includes office space and space for the delivery of on-site programming to support building residents.

Buildings that incorporate Indigenous elements should include the following: an indoor round room to conduct cultural practices, which require that there be proper ventilation for smudging purposes. It is also beneficial to incorporate an outdoor area that can be used for sweat lodge purposes to promote balanced holistic healing.

For rental buildings that do not offer on-site programming to residents, the maximum allowance for combined amenity and administration space is 1.86 m<sup>2</sup> for every social/affordable residential unit (approximately 20 s.f. per unit).

For rental buildings that offer on-site programming to residents, the maximum allowance for combined amenity and administration space is 4.65 m<sup>2</sup> for every social/affordable housing unit (approximately 50 s.f. per unit).

### c) Unit Sizes

We emphasize the integrated housing model which incorporates a specified percentage of social housing, affordable housing and private market housing. The ideal percentage of units with supports (social housing) should range from 10 to 25%<sup>69</sup> and spread across different floors.

Based on Manitoba Housing standards, the following unit sizes shall **not be exceeded** for affordable and social housing units:

Unit Type	Size (m <sup>2</sup> )	Size (s.f.)
Bachelor	32.5	350
1-bedroom	55.5	594
2-bedroom	72.4	779
3-bedroom	89.2	960

<sup>69</sup> Denniston, H. (2012). *Integrated Supportive Housing: Creating A Community Housing Network*. [http://www.csh.org/wp-content/uploads/2012/04/Doc\\_ISHCreatingACommunityHousingNetwork\\_403.pdf](http://www.csh.org/wp-content/uploads/2012/04/Doc_ISHCreatingACommunityHousingNetwork_403.pdf)

Floor areas for units designed for an individual living with a disability may exceed unit sizes consistent with Affordable Rents for that geographic area, to accommodate mobility requirements. As a guideline, accessible units should be no greater than 12% above the unit sizes identified in the above table.

Where a design incorporates stacked townhouses with grade access, the minimum gross floor area may be increased by the space required for additional stairway.

**d) Secondary Suite Size (According to City of Winnipeg)**

Secondary suites are meant to be small accessory dwelling units and not meant to be a two-family dwelling.

Size of the suites should not exceed the following City of Winnipeg standards<sup>70</sup>:

Suite Type	Size (s.f.)
Detached	600
Attached	800 s.f. or 1/3 the size of the building, whatever is less

Any proposed exceptions to the maximum size will require a variance application<sup>71</sup>

**e) Durability<sup>72</sup>**

Durable materials are preferred as they reduce the long-term maintenance cost to the landlord. The following fixtures, finishes, materials and hardware should be durable:

- Cabinetry and door hardware, closets, kitchen counters, windows and doors
- Interior finishes in communal areas and high traffic areas within the units

Flooring:

- No carpeting or vinyl flooring
- It is recommended that flooring in amenity spaces, corridors, washrooms and kitchens be linoleum resilient flooring with integral resilient base and laid with an acoustic subfloor to minimize sound transmission especially from impact between suites.
- Flooring within suites, except washrooms and kitchens, should be laminate with an acoustic subfloor to minimize sound transmission between suites.

Communal Areas:

- Common area walls should be painted with a high-performance, abuse resistant coating.

<sup>70</sup> City of Winnipeg (2017). *Secondary Suites: An Introduction*. Planning Ed. Getting to Know Planning and our Community

<sup>71</sup> IBID

<sup>72</sup> City of Toronto (2014). *Affordable Rental Housing Design Guidelines*

#### **f) Exterior and Landscaping**

It is recommended that design of buildings and landscaping be indistinguishable in terms of quality, character and expression, from surrounding market buildings and landscaping.

The design, configuration and detailing of exterior open spaces should be adequately lit and carefully consider use and tenant population. It should also encourage opportunities for passive and active activities for all age groups where appropriate and be visible from adjacent spaces.

#### **g) Accessibility Provisions**

The use of universal design and enhanced accessibility features is highly encouraged using Manitoba Housing standards.

Attached is Manitoba Housing's Visitable Design Standards outlined in Appendix Two.

At minimum 15 per cent of all units must meet Manitoba Housing's Accessible Design Criteria as set out in Appendix Three.

#### **h) Green Building and Energy Efficiency**

The design and construction of projects must comply, at minimum, with Manitoba Hydro's Power Smart New Buildings Program 2.0 – Performance Path.

#### **i) Ineligible Features**

The following features are ineligible

- In-suite laundry (with the exception of secondary suites)
- In-suite dishwasher
- Central vacuum systems
- In-sink disposal units
- Motion activated sink faucets (with the exception of accessible units)
- Jetted bathtubs
- Fireplaces (in units and communal areas)
- Additional baths or half baths for three-bedroom units; larger units may be allowed an additional half bath if it is not on the same floor level as the main bath
- Non-standard wall, ceiling and floor finishes
- Communal areas finished with costly detailing

## Indigenous Considerations

### Indigenous Design Considerations

As 71% of those experiencing homelessness identified as Indigenous<sup>73</sup>, there is a focus on Indigenous housing and incorporating Indigenous components to the design of housing.

Building designs specific for Indigenous people will ideally incorporate the following design principles:

- Indigenous values and beliefs should be considered during design. This could include use of medicine wheel, tipi teachings and Indigenous methodology that pertains to the diverse types of Indigenous backgrounds
- Design should reflect Indigenous holistic practices and spirituality, such as an indoor round room to conduct cultural practices, which requires that there be proper ventilation system for smudging purposes
- Designs that reflect the four colors (red, white, yellow and black) and incorporates the four directions (north, east, south and west)
- Representations of the Indigenous clan system and spiritual totems can be incorporated into the structure and design elements, for example wolf, eagle, bear, turtle, bison, and others as identified
- Design elements that can feature belief symbolism, such as dream catchers or syllabics and petroglyphs
- Access to a sweat lodge located on the outdoor premises, to promote balanced holistic healing
- Garden spaces for medicinal plants and rock gardens to bring the natural elements into the living quarters
- Incorporate larger unit sizes, for instance, two to three bedrooms to accommodate extended families, and options for intergenerational housing. As well as, an option to have visitors' unit to accommodate family members visiting from remote communities
- Incorporate communal areas, such as kitchens and recreational rooms, to create opportunities for gathering and social interactions
- In general, Indigenous methodology could be consulted for research purposes
- Building should be secure and if necessary, equipped with cameras
- Accessibility is a priority

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<sup>73</sup> Maes Nino, C., Godoy, M., McCullough, S., Retzlaff, B., Wiebe, A., & Wurcherer, L. (2016). *The Winnipeg Street Census 2015: Final Report*. Winnipeg: Social Planning Council of Winnipeg.

## Indigenous Holistic Supports Model

Housing supports for Indigenous people need to be tailored to meet the unique needs and challenges. Below is a list of some characteristics of Indigenous holistic supports:

- Cultural practice such as smudging, sweats, feasts, ceremonies, and others as identified
- Elder support to provide guidance to clients and to host cultural practices
- Counsellor and elder trained in traditional counselling and knowledgeable about addressing the effects of intergenerational trauma, typologies of indigenous homelessness, and colonization
- Land based teachings to reconnect clients back to the land and ancestors
- Routine field trips for medicine picking
- Music therapy incorporated into programming as a healing component

## Next Steps

The next step is to establish a Housing Supply Action Committee (HSAC) who will be in-charge of implementing the priorities outlined in the Priority Areas section. Some of the roles of the Housing Supply Action Committee will include:

1. **Roles and Responsibilities:** Clarify roles and responsibilities of End Homelessness Winnipeg (EHW) with regards to housing supply.
2. **Implementation:** With support from EHW and the Housing Supply Working Group, the Housing Supply Action Committee will oversee identifying pilot(s) and assisting with the process of implementation.
3. **Build knowledge and partnerships:** The Housing Supply Action Committee will identify and form key partnerships with stakeholders who can help further our plan to increase supply of affordable and social housing. Some of these stakeholders include: federal government, provincial government, municipal government, funders, financial institutions, private sector, community, Indigenous sector, and others as identified.
4. **Synergy and alignment:** The Housing Supply Action Committee will identify and gain an understanding of government and other initiatives in line with EHW's objectives to seize opportunities to capitalize on and form partnerships.
5. **Leadership:** The Housing Supply Action Committee members will act as champions and leaders. They will champion efforts broadly in the community and approach meetings with a spirit of collaboration and seek opportunities to align actions of their agencies to the goals and objectives of EHW.

## Priority Areas

### Multi-Year Action Plan: Year 2018 - 2025

This document complements the Housing Supply Action Plan. It acts as a guide for the development and procurement of affordable housing and identifies priorities over the next seven (7) years as we work towards addressing the housing needs of the homeless population and those at risk of homelessness.

There have been several consultations with various stakeholders that have helped set the direction for housing. The priorities are as follows:

#### Priority No. 1

Increase transitional housing for homeless individuals and those at risk of homelessness by year 2025 by:

- Low estimate (status quo): 225 transitional units required
- Medium estimate: 326 transitional units required
- High estimate: 648 transitional units required

#### Priority No. 2

Increase affordable private rental market housing and secondary suites (scattered sites) by year 2025 by:

- Low estimate (Status quo): 450 units required
- Medium estimate: 652 units required
- High estimate: 1,296 units required

Emphasis on bachelor and one-bedroom units as these bedroom types are declining and are in high demand. Emphasis should also be on ensuring rent subsidies are available to make units more affordable.

#### Priority No. 3

Work with stakeholders, as necessary, to support and implement the five-year strategy for rooming houses.

#### Priority No. 4

Increase permanent supportive housing for homeless individuals and those at risk of being homeless by year 2025 by:

- Low estimate (Status quo): 200 units required
- Medium estimate: 290 units required
- High estimate: 576 units required

## Priority No. 5

Work with Manitoba Housing, non-profit organizations, private landlords and other stakeholders as identified to increase social housing for homeless individuals and those at risk of being homeless by year 2025 by:

- Low estimate (Status quo): 470 units required
- Medium estimate: 681 units required
- High estimate: 1,353 units required



## Appendix One

### Social (RGI) Rental Program Income Limits as Per Manitoba Housing Guidelines

2018 Social Housing Rental Program Income Limits <sup>74</sup>				
Catchment Area	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
Winnipeg	\$25,500	\$37,00	\$46,000	\$48,500

### Employment and Income Assistance Rates: July 2017 Rent Assist Rates for Clients in Private Rental Market

Family Size	Excluding Utilities	Including Utilities
1 person	\$495	\$563
2 persons (couples)	\$566	\$639
2 persons (single adult, one child)	\$664	\$787
3 persons	\$664	\$787
4 persons	\$664	\$787
5 persons	\$770	\$980
6 persons	\$770	\$980
Each additional persons (add to 6 person rate)	\$23	\$25

\*No change for 2 persons (single adult, one child), and 3 and 4 persons.

### Affordable Housing Rental Program as Per Manitoba Housing Guidelines

The **Affordable Housing Rental Program** is for lower-moderate income households whose total household income is above the social Rent Geared to Income (RGI) Program Income Limits as indicated in the table above but whose total household income is at or below the Affordable Housing Rental Program Income Limit indicated in Table 1 below. Affordable Rents are updated annually by Manitoba Housing and are effective January 1<sup>st</sup> of each year<sup>75</sup>.

**Table 1: 2018 Affordable Housing Rental Program Income Levels<sup>76</sup>**

Household without children	\$56,694
Family Household (families with children or dependents)	\$75,592

Affordable Rents refer to the maximum monthly rent, inclusive of essential utilities (heat, gas, and water), for a designated market area and unit type.

<sup>74</sup> Manitoba Housing (2018). *Rental Housing Program Eligibility: Social Housing Rental Program*.

<http://www.gov.mb.ca/housing/progs/pil.html>

<sup>75</sup> Manitoba Housing (2018). *Rental Housing Program Eligibility: Affordable Housing Rental Program*.

<http://www.gov.mb.ca/housing/progs/pil.html>

<sup>76</sup> IBID

**Table 2: 2018 Affordable Housing Rental Program Rents – Includes Essential Utilities (heat, sewer and water)<sup>77</sup>**

<b>Community</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>
Winnipeg and Catchment	\$637	\$924	\$1,147	\$1,213

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<sup>77</sup> Manitoba Housing (2018). *Rental Housing Program Eligibility: Affordable Housing Rental Program*. <http://www.gov.mb.ca/housing/progs/pil.html>



## Appendix Two

### Visitable Design Standards as Per Manitoba Housing Standards

Visitable housing is the concept of designing and building homes with basic accessibility.

Visitable homes provide independent access for everyone, including people with limited mobility for those with disabilities.

Visitable housing offers a convenient home for residents and creates a welcoming environment and space that is inclusive of visitors of all ages and mobility.

#### Visitable Design Features<sup>78</sup>

- One level, no-step entrance – minimum 36 inches (91.4 centimetres) wide – on an accessible route;
- Wider doorways – minimum of 32 inches (81.3 centimetres) clear passage throughout; and,
- A wheelchair-accessible bathroom on the main floor

#### Other Visitable Design Features that can be included to improve a home<sup>79</sup>

- Reinforced bathroom walls (for the installation of grab bars, if desired);
- Levered door handles and single-lever kitchen and bathroom faucets;
- Raised electrical outlets – 18 inches (45.7 centimetres) from the floor;
- Lowered climate controls; and,
- Lowered light switches – 48 inches (121.9 centimetres) from the floor

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<sup>78</sup> Manitoba Housing (2015). *Request for Expressions of Interest for the Development of Housing for Vulnerable Populations*

<sup>79</sup> IBID

## Appendix Three

### Accessible Design Criteria as Per Manitoba Housing Standards

The table below lists the minimum mandatory standards for accessible design features, however, developers/landlords are encouraged to incorporate design initiatives that exceed these standards.

It is important to note that, the Manitoba Building Code, the National Building Code, the Fire Safety Code and municipal code/requirements take precedence over these requirements. Where there is a difference in requirements, the most stringent will apply.

Required Features within Accessible Units (excludes common areas) <sup>80</sup>		Minimum (mm)	Maximum (mm)	Preferred (mm)
Doorways	Clear Width	850	950	915
Door hardware	Height from floor	915	1220	
Lever handles on interior doors and unit entrance door				
Easily opened doors				
Second peep hole	Height from floor	1,100	1,100	
Hallways with the unit	Width	915		1,220
Turning radii (all rooms)		1,500	1,750	
Window sills	Height from floor		800	
Outlets (telephone, cable, etc.)	Height from floor	450		
Light switches and intercom	Height from floor		1,220	
Thermostat controls	Height from floor	450	1,220	
Rods in clothes closets/shelves	Height from floor	900	1,220	
Lateral transfer area – by toilet		900		
Bathroom sink	Height from floor	800	860	
Mirror	Height from floor		1,000 or tilted	
Medicine cabinet	Height from floor		1,220	
Pull-up space under bathroom sink				
Offset pipes and drains under sinks				
Grab bars in bathroom (with reinforced bathroom walls) – design all towel bars as grab bars.		2		
Hand-held shower on an adjustable rod				
Pull-down seat in shower				

<sup>80</sup> Manitoba Housing (2015). *Request for Expressions of Interest for the Development of Housing for Vulnerable Populations*

Single lever pressure balanced faucets				
Knock-out cupboards below kitchen sink				
A refrigerator with a bottom mounted freezer				
Kitchen Counter	Height from floor	810	850	
Rocker-style or large knob light switches				

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