



# HOUSING MODELS AND DEVELOPMENT FRAMEWORK EXECUTIVE SUMMARY

Affordable Rental Housing Development and Design  
Guidelines



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## Introduction

The Housing Models and Development Framework was developed through research and consultation with various stakeholders. It is intended to both explore, in detail, the development of priority housing models, and act as a guide to respond to the needs of the community. This document also provides a framework that describes design guidelines for new and existing affordable rental housing that would be operationalized through issuing Requests for Expression of Interests (REOI) and Requests for Proposals (RFP) to the development and property management communities.

## Projected Housing Need

Projected housing supply to meet the housing demand **over the seven-year period (2018-2025)** 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

*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.*

## Target Group

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

## Housing Models

Through research and consultation, the following housing models have been identified as suitable housing types for the homeless population and those at risk of homelessness.

- 1. 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. Transitional housing is intended for people who need structure, supervision, support, life skills, training and education to help stabilize their lives. Transitional housing can take the following forms: building specific (congregate housing) or scattered-site apartments and can provide supports on-site and/or off-site. The target groups include: youth, LGBTQ2S\*, newcomers, those leaving prisons, and other subgroups who need a supportive environment to gain skills and build capacity.

### Target Needed:

- Low estimate (status quo): 225 transitional units required (approximately 32 units per year)
  - Medium estimate: 326 transitional units required (approximately 47 units per year)
  - High estimate: 648 transitional units required (approximately 93 units per year)
- 2. Single Room Occupancy and Rooming Houses:** Rooming houses, and single room occupancy dwellings, are dwellings comprised of multiple rooms rented out individually with shared kitchens and bathrooms. Single room occupancies are usually in multiple-tenant buildings or in

hotel settings, and rooming houses are usually converted single family detached dwellings. These types of dwellings are usually occupied by single men and women over 18 years old and supports are provided off-site.

**Target Needed:**

Due to zoning limitations, and stringent requirements that any new rooming houses must meet current code for multiple-family development, we anticipate no new rooming houses being added to the current stock. The estimated forecast is zero and the focus should be on revitalizing existing stock, as well as providing supports and services to tenants and landlords.

- 3. 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. This is an option for housing chronically homeless individuals who have high acuity and need intensive supports and services. The setting can either be congregate or scattered-site apartments with 24 hour on-site supports. However, in scattered-site apartment settings this population should not exceed 10 – 25% of the total occupancy of the building.

**Target Needed:**

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

- 4. 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. 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.

This type of dwelling is usually occupied by women, men, seniors, families and anyone who can live independently with supports provided off-site.

**Target Needed:**

- Low estimate (status quo): 470 units required (approximately 67 units per year)
- Medium estimate: 681 units required (approximately 97 units per year)
- High estimate: 1,353 units required (approximately 193 units per year)

- 5. Private Rental Market Housing (Scattered Sites) and Secondary Suites:** 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.

For this type of housing, we emphasize an integrated model, which means integrating social, affordable and market-rate housing units within a single building. However, the percentage of units with supports within a building should range from 10 to 25%. This type of housing is conducive to a wider population group and requires supports to be accessible and community-based.

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

**Target Needed:**

- Low estimate (status quo): 450 units required (approximately 64 units per year)
- Medium estimate: 652 units required (approximately 93 units per year)
- High estimate: 1,296 units required (approximately 185 units per year)

## Design Considerations

This section provides a framework for landlords and developers that describes design expectations for affordable and social rental housing developments.

The guideline covers the following items:

- Development types, including new construction, existing residential buildings, conversion from non-residential to residential use, and rehabilitation of vacant, derelict residential buildings.
- 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, and a list of ineligible features.
- Indigenous design considerations and Indigenous holistic supports model

## Next Steps

The next step is to establish a Housing Supply Action Committee who will be in-charge of implementing the priorities and issuing requests for expression of interest, which will lead to request for proposals focusing on the following priority areas:

### Priority No. 1

Increase transitional housing for homeless individuals and those at risk of being homeless by year 2025.

### Priority No. 2

Increase private rental market housing (scattered sites) by year 2025, with emphasis on bachelor and one-bedroom units as these bedroom types are declining and are in high demand.

**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.

**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.



Timeline

Housing Models and Development Framework Timeline															
Tasks	Approximate Duration	Calendar (Month and Year)													
		Aug. 15 - June	May 16 - Jun 16	Jun. 16 - Dec.	Jan. 17 - Mar. 17	Apr. 17 - Nov. 17	Dec. 17 - Jan. 18	Feb. 18 - Mar. 18	Apr. 18 - May	Jun. 18 - Aug.	Sept. 18 - Dec. 18	Jan. 19 - Feb. 19			
Housing Supply Working Group: Housing Types and Funding Working Groups	On-going														
Developed Housing Supply Action Plan (HSAP)	1 month		*												
Implementation of Housing Supply Action Plan	On-going														
Established Housing Models Working Group (HMWG) to Implement HSAP: Housing Models & Development Framework (HMDF)	1 month		*												
HMWG to consult with stakeholders and partners to develop HMDF	12 months						*								
Finalize draft Housing Models and Development Framework	12 months			*			*								
Present HMDF to EHW Board of Directors for feedback and support	2 months							*							
Identify members, develop Action Committee and determine EHW role	2 months							*							
Action Committee to form key partnerships to identify demonstration project(s) and develop financial strategy based on demonstration project(s)	3 months								*						
Action Committee to consult with stakeholders and develop draft Request for Expression of Interest (REOI)	2 months														
Finalize and issue REOI	2 months								*						
Action Committee to review, select and respond to REOI submissions (Allow 3 months for response from proponents)	2 months									*					
Action Committee to consult with stakeholders & develop draft Request for Proposal (RFP)	2 months														
Finalize RFP and issue RFP (Allow 3 months for response from proponents)	1 month										*				
Action Committee to review, select and respond to RFP Submissions	1 month											*			
Present result of RFP process to community and stakeholders	1 month												*		
Contract with proponent	On-going													*	
Housing procurement phase (can be new build and/or existing, if existing, timeline may be shorter)	On-going														*
Clients identified through Housing First agencies and clients get housed (staggered lease preferred)	On-going														*
Evaluation and maintenance	On-going														*

Note: \* = Key milestone

The tasks around REOI and RFP are repetitive and continuous until housing needs are met



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