

Housing and Homelessness

The State of Housing in Winnipeg

October 8, 2024



WHY ARE WE HERE TODAY

Applications for federal housing funds from Main Street Project, Siloam Mission to help homeless fall short

By: Kevin Rollason
Posted: 4:16 PM CDT Tuesday, Oct. 1, 2024
Last Modified: 3:59 PM CDT Wednesday, Oct. 2, 2024 | [Updates](#)

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Two prominent Winnipeg social-service agencies that failed to secure grants from a federal housing program will have to put their plans to help the homeless on hold for the time being.

Main Street Project and Siloam Mission were two of 55 grant applicants left on the outside looking in last week when the federal government and City of Winnipeg announced that \$25 million from the Housing Accelerator Fund capital grant program had been awarded to 11 housing projects.

Representatives of the two organizations lauded the approved projects and said they'll be back in line with proposals next year.



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Tenants at the Sherbrook Inn say...

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es all need to be addressed, according

00 AM CDT | Last Updated: September 10



The poll results are in: Winnipeg's losing

By: Editorial
Posted: 2:00 AM CDT Tuesday, Sep. 24, 2024
Last Modified: 2:29 PM CDT Tuesday, Sep. 24, 2024 | [Updates](#)

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OPINION

Winnipeggers are an unhappy lot, at least when it comes to civic issues such as crime, housing affordability, downtown, traffic and road conditions.

According to a *Free Press*-Probe Research poll conducted from Sept. 5 to 17, most Winnipeggers also don't see things improving any time soon.

"The numbers are clear and pretty negative," said Probe partner Curtis Brown. "Winnipeggers don't think the city is in a good spot right now."

RELATED ARTICLES

Majority have little confidence progress can be made on city's major issues



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WHY ARE WE HERE TODAY



- A sector that is strong, innovative, and passionate...but struggling to keep up
- People are rising to meet the challenge. Few resources available to get the job done.
- All levels of government willing to talk to each other about the issue.
- Stories are being heard, myths of those living unsheltered are being challenged.
- The problem: many state the cost of living is simply too high...and the resources available are inaccessible, overprescribed, and complicated

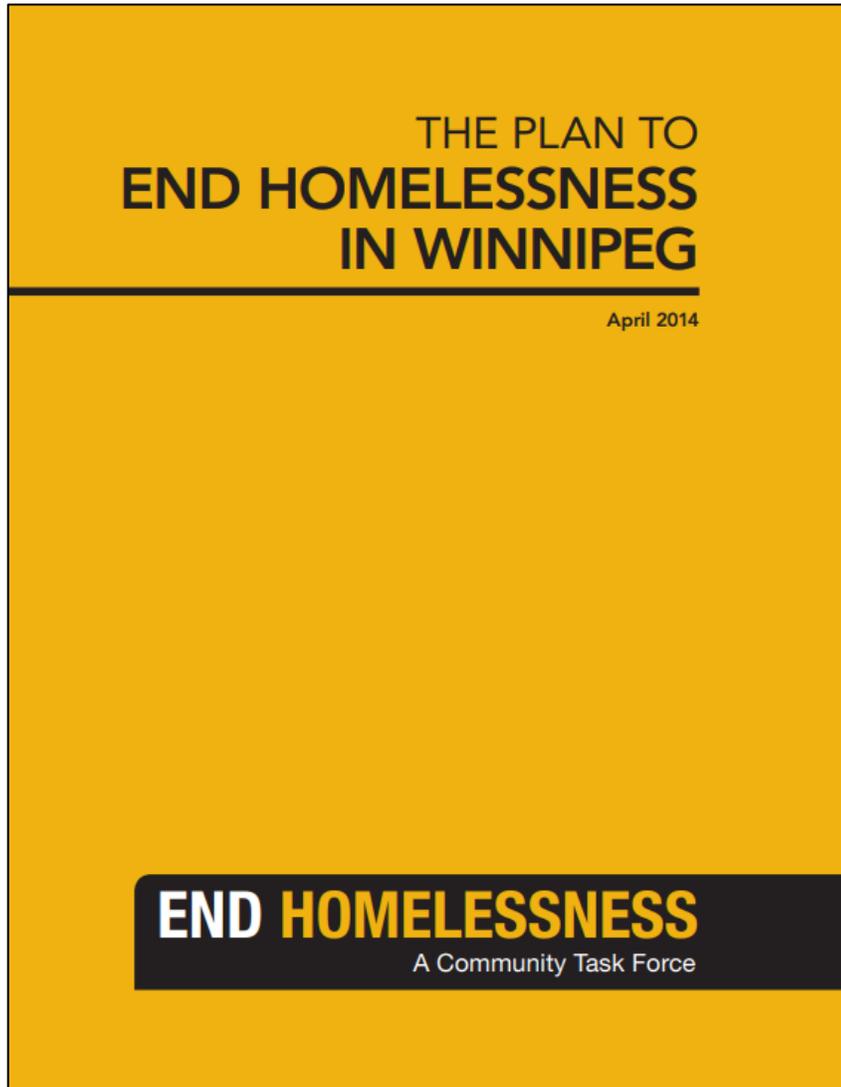
Expo connects homeless Winnipeggers with supports, services

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The 2024 Gizhe Waa Ti-Sii-Win Service Expo, hosted by End Homelessness Winnipeg on Friday, offers essential services free of charge to people who are homeless, from haircuts to eye exams. It also aims to connect people with the support services they need.



ABOUT END HOMELESSNESS WINNIPEG



About Us...

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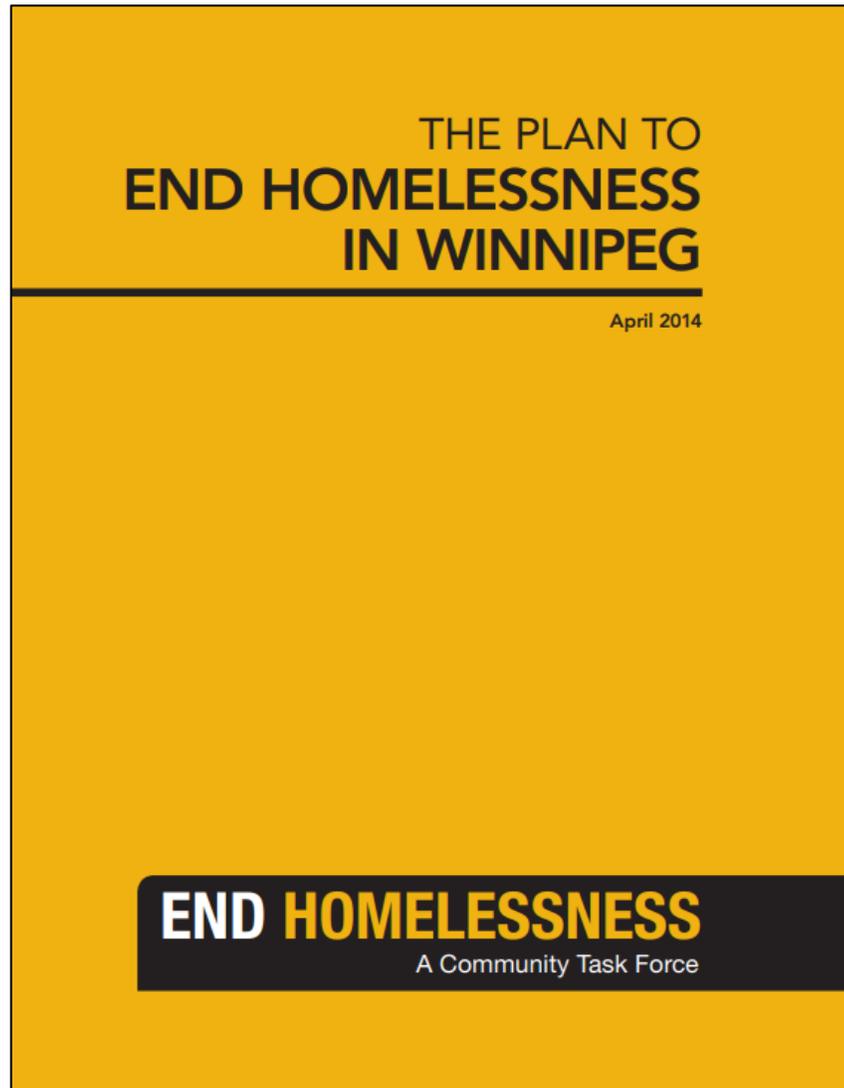
Justin Quigley

Manager, Housing Supply

End Homelessness Winnipeg

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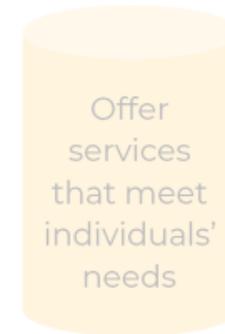
ABOUT END HOMELESSNESS WINNIPEG



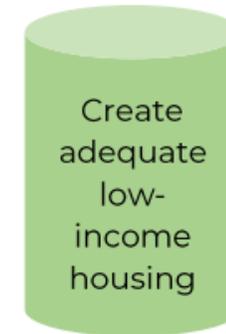
Prevention



Person-centred Supports



Housing Supply

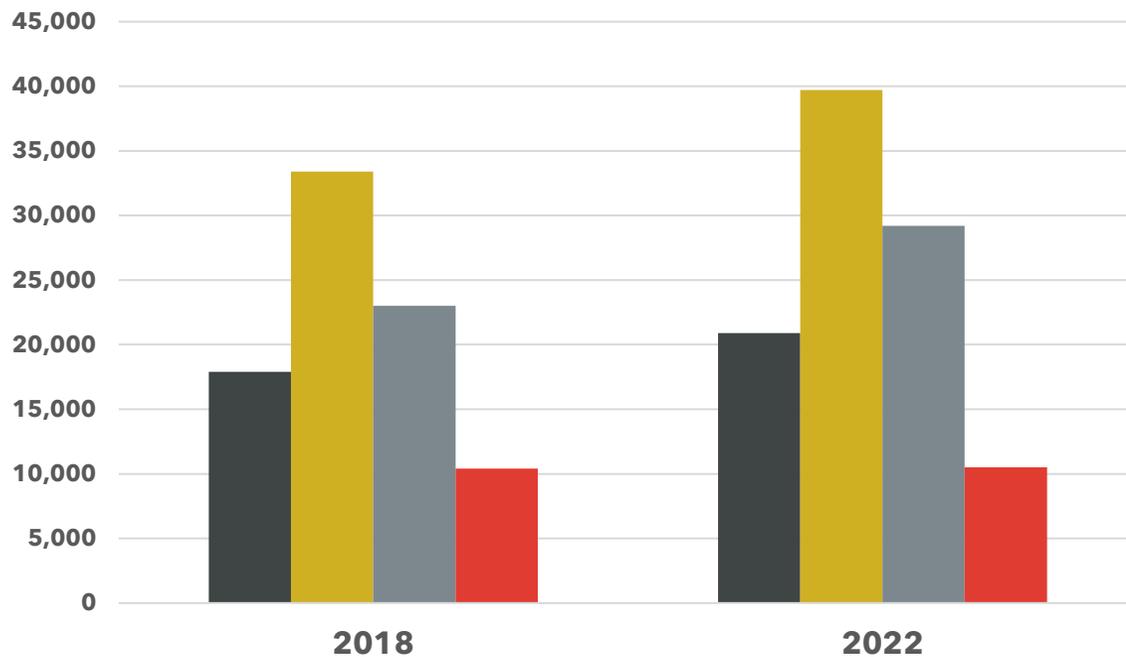


Measurement



THE SCOPE

Households in core housing need by tenure type (Manitoba 2018-2022)



- Owners
- All Renters
- Private Market Renters
- Social and Affordable Housing Renters

169,000 Manitobans were in core housing need as of 2022

Core Housing Need is defined as housing that is...

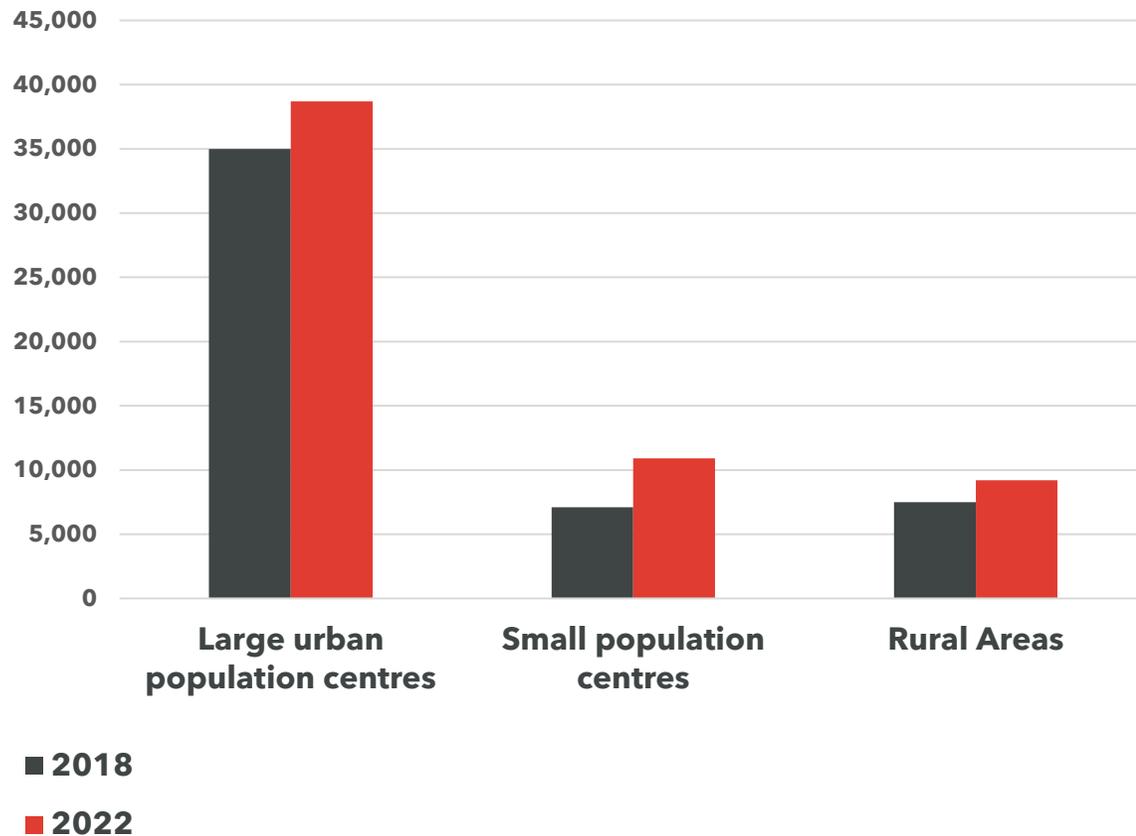
- unaffordable,
- overcrowded; and/or,
- in need of major repairs.

21,000 Manitobans experience **all three challenges**, making these households the most precariously housed and at the highest risk of experiencing homelessness.

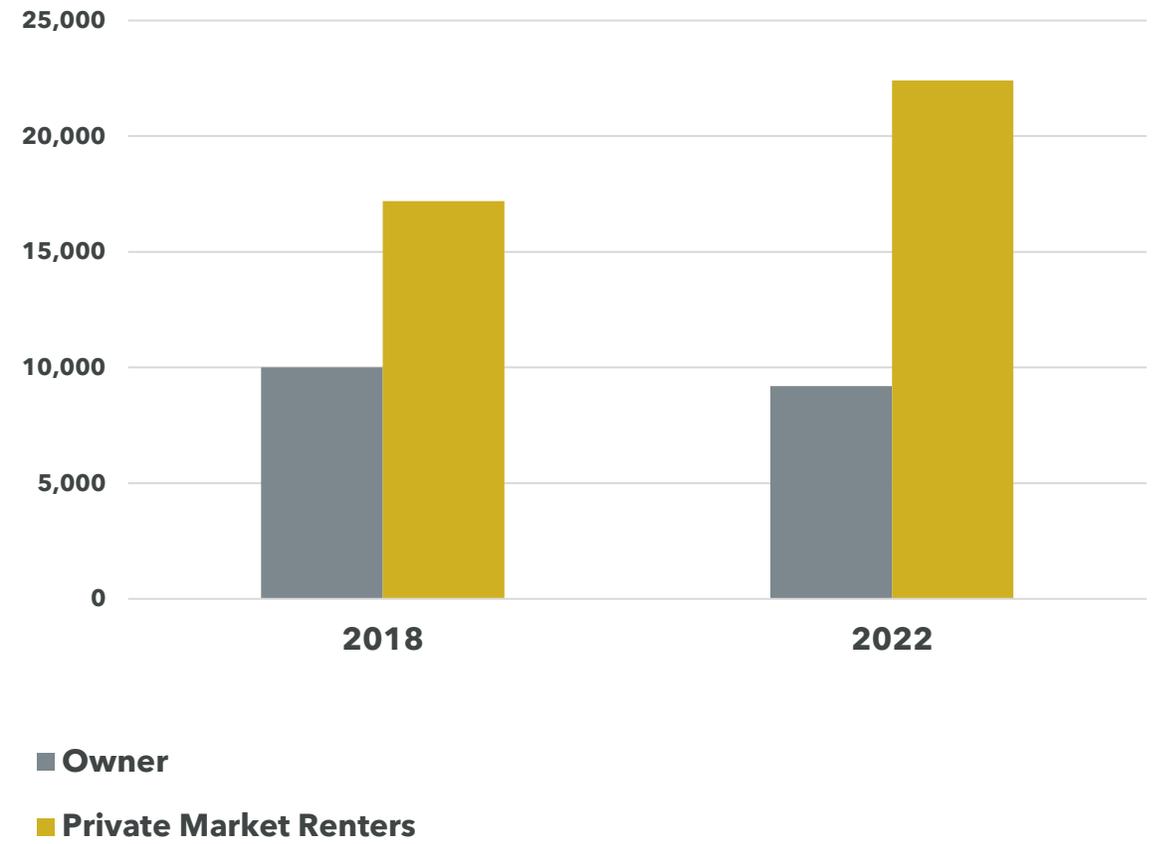


THE SCOPE

Manitoba households in core housing need by population size 2018-2022

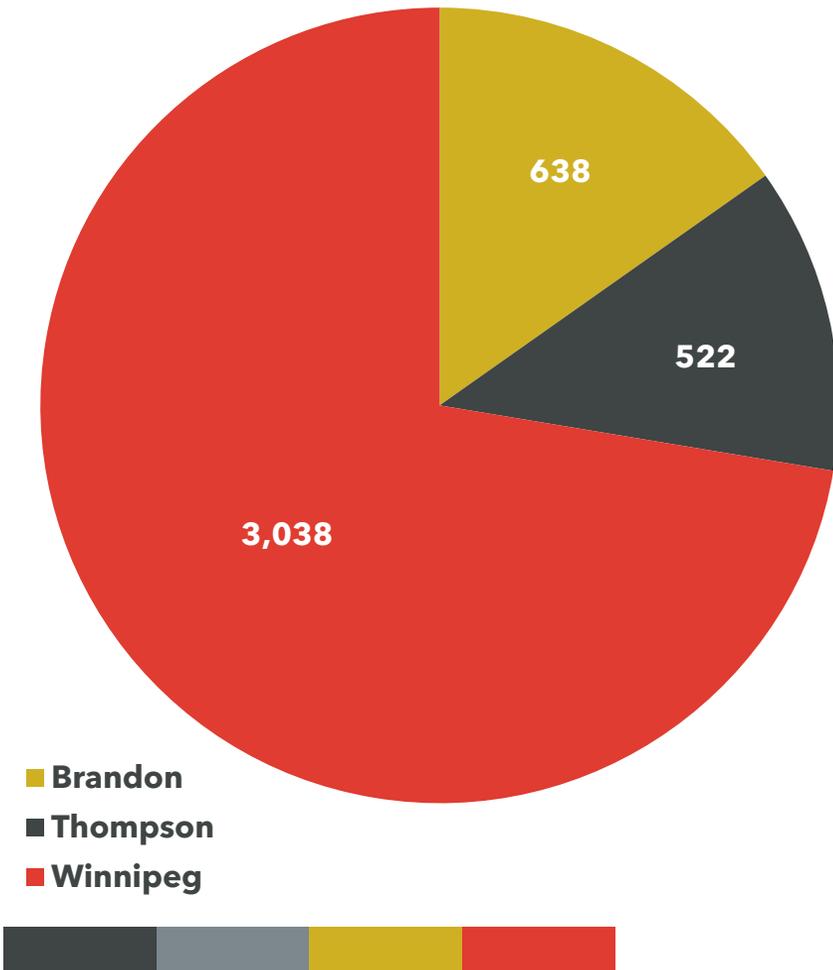


Winnipeg households in core housing need by tenure type 2018-2022



THE SCOPE

Homelessness in Manitoba, June 2024



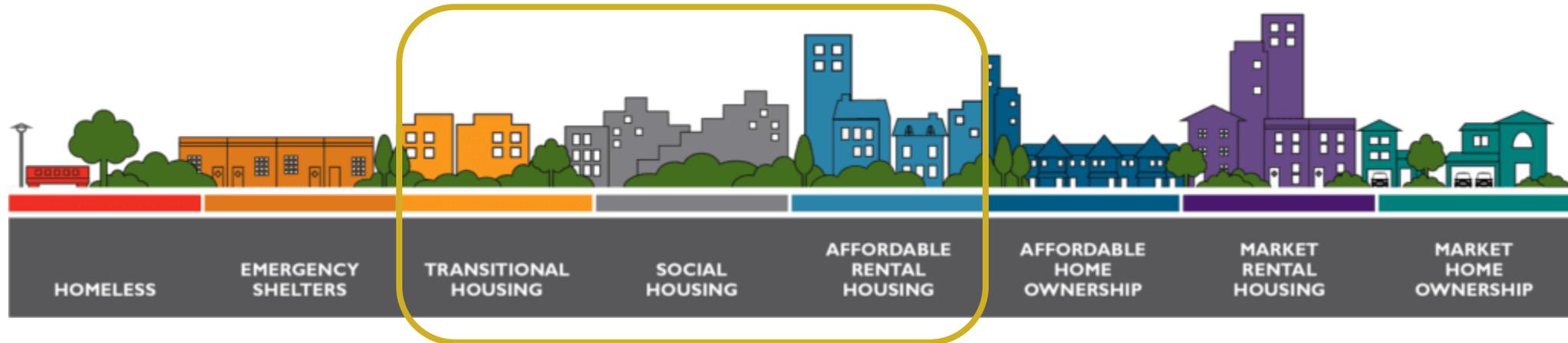
Homelessness in Winnipeg

The 2022 Street Census reached 1,256 individuals who identified as homeless. Of those surveyed...

- 22.1% of individuals experiencing homelessness were youth under the age of 30
- 63% of individuals identified as male. 35% identified as female. 2% identified as non-binary
- 14% of unsheltered youth identified as 2SLGBTQQIA+
- 68% of individuals identified as Indigenous
 - Including hidden homelessness, this number is likely closer to 80%
- When asked what caused them to enter into homelessness, nearly 1 in 3 respondents stated they did not have enough income to maintain their housing

ABOUT HOUSING SUPPLY – KEY CONCEPTS

THE HOUSING CONTINUUM



CMHC, "About Affordable Housing in Canada" (2018)

<https://www.cmhc-schl.gc.ca/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>



ABOUT HOUSING SUPPLY – KEY CONCEPTS

How Do We Define “Affordable” Housing?

Market-based Definitions

Using local market prices to define “affordability” for an area.

Income-based Definitions

Using a household’s income to define “affordability” for the household. (preferred)

What are the Approaches to Housing Individuals?

Housing First

Ensures an individual is first adequately housed while working to provide support.

Important for ensuring an individual can meet the requirements of key government supports.

Rights-Based Approach

Recognizes an individual’s right to dignity and non-discrimination. Challenge to the notion of “home”

Empowers an individual to self-actualize. Strongly tied to Reconciliation



HOW DO WE END HOMELESSNESS?

Five Key Targets to Improve Housing Supply:

1. Accessible and Improved Financial Support.

The sector needs easier access to capital and operating dollars to ensure more units can be built that are person-centred, are sustainably operated, and span across the housing continuum.

2. Reduce Development Bureaucracy.

All levels of government must continue to critically review the development process to ensure housing projects can move quickly and that decisions are made consistently.

3. Improve Development Readiness in Homeless-serving Sector

The whole of community needs to ensure that when capital and operating dollars are made available, the sector can react efficiently, effectively, and with well-rounded expertise.

4. Improve Availability of Shovel-Ready Land. Improve Ability to Acquire Existing Land Opportunities.

More land must be made available and made appealing for deeply affordable housing projects. The homeless-serving sector must have the capacity to quickly access land opportunities when owners are looking to sell.

5. Prevent Loss of Existing Housing Units.

Financing and capacity must be available for the homeless-serving sector to ensure existing units are maintained.



HOW DO WE END HOMELESSNESS?

Five Key Targets to Improve Housing Supply:

1. Accessible and Improved Financial Support.

- Increased capital support
- Flexible, ongoing operational support
- A “pipeline of projects”
- Partnerships where appropriate and all actors playing the role they are best at

2. Reduce Development Bureaucracy.

3. Improve Development Readiness in Homeless-serving Sector

4. Improve Availability of Shovel-Ready Land. Improve Ability to Acquire Existing Land Opportunities.

5. Prevent Loss of Existing Housing Units.

Any funding opportunities MUST be flexible and easy to access. Most projects that have happened in recent years have been led by the CEO of the organization!



HOW DO WE END HOMELESSNESS?

Five Key Targets to Improve Housing Supply:

1. Accessible and Improved Financial Support.
 - Improved knowledge-exchange to navigate the system of development approvals
 - Connecting organizations to the right people
 - Assist in lobbying for improved development atmosphere for affordable housing at ALL levels of government
2. Reduce Development Bureaucracy.
3. Improve Development Readiness in Homeless-serving Sector
4. Improve Availability of Shovel-Ready Land.
Improve Ability to Acquire Existing Land Opportunities.
5. Prevent Loss of Existing Housing Units.

Developing affordable housing is a challenge. Projects have razor-thin margins of error and tight deadlines. The development approval process MUST align with the nuances of the affordable housing development process.



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Improve Ability to Acquire Existing Land Opportunities.
5. Prevent Loss of Existing Housing Units.

- Partner to assist with project assessment... but be creative!
- Partner to assist in pre-project and project development
- Understand your role in community – how can you assist? What practices should you avoid?

Development is a team effort, bringing in many players to get the job done. Trust is KEY in these projects, especially when projects require tight timelines and tight budgets.



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4. Improve Availability of Shovel-Ready Land.
Improve Ability to Acquire Existing Land Opportunities.

5. Prevent Loss of Existing Housing Units.

- Partner with organizations to pursue ideal land opportunities
- Assist with costs to make land shovel-ready
- Strategize plan for capturing under-utilized land opportunities that are suitable for affordable housing

The sector must have better opportunities to pursue land in a traditional way. Alternatively, we must build a more robust method for offering non-traditional land opportunities to the sector



HOW DO WE END HOMELESSNESS?

Five Key Targets to Improve Housing Supply:

1. Accessible and Improved Financial Support.
 - Offer ready and ongoing support by way of a repair fund
 - A plan to keep material costs down
 - Quantify the state of existing housing stock and develop a strategy for priority repairs
2. Reduce Development Bureaucracy.
3. Improve Development Readiness in Homeless-serving Sector
4. Improve Availability of Shovel-Ready Land.
Improve Ability to Acquire Existing Land Opportunities.
5. Prevent Loss of Existing Housing Units.

The sector needs ongoing support to ensure units are maintained and suitable. Will you invest in an affordable housing project? What is it going to look like tomorrow? In ten years?



WHY DO THIS?

Improve Quality of Life for all of Winnipeg

Improve Safety for those most at risk of violence

Reduce the public cost associated with reacting to unaffordable cost of living, homelessness

An act of reconciliation

The development of a Winnipeg-wide community of compassion



WHY DO THIS?

Together We Can End Homelessness in Winnipeg

