



WINNIPEG RENTAL HOUSING SUPPLY

2022 Update

This Rental Housing Supply Scan uses multiple sources to capture a snapshot of housing units in Winnipeg in 2022. This snapshot can be repeated over time, to illustrate how housing supply is changing. This will help to track progress towards the goal of creating sufficient housing supply needed to help end homelessness in Winnipeg.



Contents

ACRONYMS..... ii

DEFINITIONS..... ii

PROCESS AND ACKNOWLEDGEMENTS..... iii

LIMITATIONS..... iv

 Private Market Rental..... iv

 Rooming Houses..... iv

 Single-Room Occupancy (SRO) Hotels..... iv

 Non-profit and Cooperative Housing..... iv

 Transitional Housing iv

BACKGROUND..... 1

FINDINGS..... 3

 Private Housing..... 4

 Private Market Rental 4

 Rooming Houses 5

 Single-Room Occupancy (SRO) Hotels 6

 Community Housing 7

 Social Housing..... 7

 Non-Profit and Cooperative Housing 8

 Transitional Housing..... 9

 Permanent Supportive Housing..... 9

 Transitional Housing..... 10

 Permanent Supportive Housing..... 10

APPENDIX I: Single Room Occupancy Hotel Phone Survey..... 11

APPENDIX II: Online/Phone Follow-up Survey for Transitional and Permanent Supportive Housing Providers..... 13

ACRONYMS

The following section serves as a guide to the acronyms used in this report.

2SLGBTQ+: Two-Spirited, Lesbian, Gay, Bisexual, Trans, Queer, and Self-Defined Individuals

CMHC: Canadian Mortgage and Housing Corporation

EIA: Employment Income Assistance

GBV: Gender-Based Violence

MHRC: Manitoba Housing and Renewal Corporation (or “Manitoba Housing”)

MMR: Median Market Rent

MNPHA: Manitoba Non-Profit Housing Association

RGI: Rent Geared to Income

SRO: Single-Room Occupancy

PROCESS AND ACKNOWLEDGEMENTS

The Housing Supply Baseline Reports began through the hard work of a Housing Supply Tracking Committee, which included representatives from:

- City of Winnipeg
- Manitoba Housing
- Canada Mortgage and Housing Corporation
- Manitoba Non-Profit Housing Association
- Manitoba Metis Federation
- Mount Carmel Clinic
- Winnipeg Indigenous Friendship Centre, Inc.
- Institute of Urban Studies
- End Homelessness Winnipeg's Manager of Housing Supply, Manager of Housing Supports, Manager of Evaluation and Shared Measurement, and HIFIS Senior Coordinator

End Homelessness Winnipeg also wishes to thank Kahla Pretty for agreeing to administer the community housing survey, which was instrumental in forming the initial Housing Supply Baseline Scan.

The work in past and future scans, as well as the content of this 2022 scan, could not have been accomplished without the work completed by these organizations and the individuals representing them. Thanks to all those who committed their time to this effort.

LIMITATIONS

This section describes the limitations of the methods and/or data used in the 2022 Housing Supply Scan.

Private Market Rental

Data on Winnipeg's private rental market was retrieved from CMHC's *Rental Market Survey*. Consequently, this scan does not count parts of the private market CMHC surveys do not track. CMHC defines rental apartment structures as "any building containing 3 or more rental units, of which at least 1 unit is not ground oriented. Owner-occupied units are not included in the rental building unit count."¹ This means buildings with fewer than 3 units (i.e., duplexes) and smaller "mom and pop" landlords may be missed in CMHC's Survey. This overlooks hidden density rentals such as basement suites, lane houses, and rented rooms.

Rooming Houses

Because data on rooming houses was gathered from the City of Winnipeg's By-Law Enforcement Services, this scan does not count illegal or unlicensed rooming houses, which operate in many neighbourhoods.

Single-Room Occupancy (SRO) Hotels

SRO Hotels are not tracked by the city or the province, nor are they accounted for in the CMHC's rental market survey. As such, we relied on primary data collection to observe unit counts for SROs in the city. However, the unit count reported is an approximation, as some hotels could not be reached or did not participate in the survey.

Non-profit and Cooperative Housing

There may be housing providers who have units in their portfolio that are not subsidized (and therefore not reflected in 'Social Housing') that End Homelessness Winnipeg is unaware of and therefore not included.

Transitional Housing

Because some organizations could not be reached or did not participate in the survey, numbers presented in this report may be lower than actual. Data is self-reported and, in a few instances, the only person available to complete the survey was not able to answer all survey questions in detail and so instead provided a general overview of their organization's housing stock.

¹ CMHC, 'Methodology for Rental Market Survey,' <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/RmsMethodology>; CMHC, 'Methodology for Secondary Rental Market Survey,' <https://www03.cmhc-schl.gc.ca/hmip-pimh/en/TableMapChart/SrmsMethodology>.

BACKGROUND

Increasing Housing Supply is a key pillar of *Winnipeg's Plan to End Homelessness*, launched in 2014. In October 2019, End Homelessness Winnipeg released the *5-Year Plan, 2020-2025*, which furthered the supply pillar's targets with measurable goals to chart progress on ending homelessness and advance the housing supply pillar through measurable action. More directly, the *5-Year Plan* outlined key actions under the housing supply pillar, which included collaborating with homeless-serving sectors and all levels of government to advance the creation of 1,345 new units of housing. As part of this goal, a core function of the housing supply pillar is to annually track the status of existing and newly created housing stock.

This target of 1,345 new units was derived from the 2018 *Housing Models & Development Framework*. The *Framework* identified housing priorities over seven years, which set the target to see a net gain of 1,345 new housing units, further categorized by various housing types along the rental spectrum of the housing continuum, by 2025. Given the limited data at the time of developing the Framework and the complexity of homelessness as a social issue, there was no standard measure for projecting housing need. Acknowledging these limitations, the *Framework* utilized the annual percentage change in rental costs over the past decade (2006 – 2016) as a proxy multiplying factor. The average percentage change per year was 2.88%.

Drawing on data from the [2015 Winnipeg Street Census](#), in which 1,400 individuals were counted, and 65 individuals were identified as currently occupying a hotel/motel, the *Framework* outlined three projections for needed housing:

Low estimate: 1,345 units required (This number is based upon the 2015 *Winnipeg Street Census* and assumes that the number of people experiencing homelessness (1,345 people as of 2015) remains relatively constant from 2018 to 2025.)

Medium estimate: 1,930 units required (assumes a 1.44% increase in rental costs. This projection is calculated by multiplying 1,345 by 1.44.)

High estimate: 3,860 units required (assumes a 2.88% increase in rental costs.)²

The 2018 *Housing Models and Development Framework* also identified an anticipated need across the rental spectrum of the housing continuum:

- **Low-end private rental market housing and secondary suites:** 450 (low estimate) - 1,296 (high estimate) new units required,
- **Rooming houses and Single Room Occupancy (SRO) hotels:** Anticipate no new stock,
- **Social housing:** 470 – 1,353 new units required,

² The Housing Models & Development Framework document outlines the full methodology and how proxy measures were derived: <https://endhomelessnesswinnipeg.ca/wp-content/uploads/2018/04/Housing-Models-and-Development-Framework-Edition-2.pdf>

- **Transitional housing:** 225 – 648 new units required,
- **Permanent supportive housing:** 200 - 576 new units required.

This Scan uses multiple data sources and methodologies to capture a snapshot of rental housing units in Winnipeg in 2022 in order to understand Winnipeg’s progress towards the target of 1,345 units since 2018. This project builds on scans that were completed for 2019 and 2021. The preliminary scan attempted in 2019 is limited due to its completion during the COVID-19 pandemic. As such, many of the sources in that scan were unreliable and therefore could not be compared against. Completing a scan for 2020 was deemed too difficult due to pandemic restrictions, which accounts for the gap in the data between 2019 and 2021. With the completion of the 2022 scan and the forthcoming 2023 scan, we will be better able to understand the trends of housing development over time in Winnipeg.

The 2022 scan is based on data drawn from the Canadian Mortgage and Housing Corporation (CMHC), the Province of Manitoba, the City of Winnipeg, Manitoba Non-Profit Housing Association (MNPHA), HelpSeeker (an online directory listing housing and other service providers), and primary research.

FINDINGS

Summary: Total Rental Housing Units in Winnipeg

Private Housing	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
Private Market Rental	65,366	69,296	74,971	5,675	8.2%
<i>Primary Market Rental</i>	61,553	64,747	70,369	5,622	8.6%
<i>Secondary Market (rented condos)</i>	3,813	4,549	4,602	53	1.2%
Rooming Houses	1424	1370	1,363	-7	-1%
SRO Hotels	Unreliable baseline	678	763**	85**	13%
TOTAL	67,438	71,344	77,097	5,753	8.1%

Community Housing	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
Social Housing	13,808	12,927	14,562	1,635	12.6%
<i>MHRC Direct Managed</i>	7,098	6,308	6,296	-12	-0.2%
<i>Winnipeg Urban Native Housing</i>	799	807	807	0	0%
<i>Winnipeg Sponsor Managed</i>	3,129	3,162	3,230	68	2.6%
<i>Winnipeg Private Non-Profit</i>	1,266	1,254	2,054	800	63.8%
<i>Winnipeg Rent Supplements</i>	1,516	1,396	2,175	779	55.8%
Non-Profit/Cooperative Housing (without subsidy)	No data gathered	1,384	1,384	0	0
Transitional Housing	Unreliable baseline	1,307	1,351	44	3%
Permanent Supportive Housing	Unreliable baseline	237	297	60	25.3%
TOTAL	Unreliable baseline	15,855	17,594	1,739	11%

TOTAL – Private & Community Housing	Unreliable baseline	87,199	94,691	7,492	8.6%
--	----------------------------	---------------	---------------	--------------	-------------

***Note: Although these numbers appear as an increase in SRO units, this increase can be attributed to the greater response rate from SRO owners in 2022 compared to 2021*

Private Housing

Private Market Rental

Definition: Rental housing that is owned by the private sector and rented at market rate.

Private Housing	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
TOTAL	65,366	69,296	74,971	5,675	8.2%
<i>Primary Market Rental</i>	61,553	64,747	70,369	5,622	8.6%
<i>Secondary Market (rented condos)</i>	3,813	4,549	4,602	53	1.2%

Private Market Rental data was pulled and summarized from CMHC’s *2022 Rental Market Survey* and the *2022 Secondary Market Survey*.³

- There is a total of **74,971** units of private market rentals.
- Between 2021 and 2022, there was a net increase of 5,675 units (8.6%). The Primary Market Rental unit breakdown is as follows:
 - Bachelor: 4,174 (119 new units)
 - 1 Bedroom: 31,765 (1,816 new units)
 - 2 Bedroom: 30,543 (2,904 new units)
 - 3+ Bedroom: 3,887 (783 new units)
- As of October 2022, the average rent in the private market was \$1,205/month.
 - The average rent for new units added since 2018 was \$1,576/month. This amount would only be affordable⁴ to individuals with a before-tax income of \$63,000 (which only represents roughly 28% of renter households in Winnipeg).⁵
- Median Market Rent (MMR) was \$1,152/month.
 - Single people without children receiving EIA (Basic Needs + Rent Assist) receive a maximum of \$861/month. This would mean that these individuals would

³ Canada Mortgage and Housing Corporation, “Primary Rental Market: Average Rent,” Housing Market Information Portal (Location: Winnipeg in “Full View”), (CMHC, 2022), <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/2680/3/Winnipeg> ; Canada Mortgage and Housing Corporation, “Secondary Rental Market: Average Rent,” Housing Market Information Portal (Location: Winnipeg in “Full View”), (CMHC, 2022), <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/2680/3/Winnipeg>

⁴ Affordable under the CMHC definition meaning individuals pay less than 30% of their income for housing: <https://www.cmhc-schl.gc.ca/en/professionals/industry-innovation-and-leadership/industry-expertise/affordable-housing/about-affordable-housing/affordable-housing-in-canada>

⁵ Canada Mortgage and Housing Corporation, “Rental Market Report: Canada and Selected Markets,” (CMHC, January 2021), <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/market-reports/rental-market-reports-major-centres>

require an additional \$291 every month in assistance or other financial support to afford median market rent. Consequently, 100% of their income would be going towards housing, rather than the 30% that is considered affordable. After rent, these individuals would have no income left for necessities, such as food, clothing, and transportation.

- Rent Assist is currently indexed at a maximum of 80% of MMR.
- Units that would be affordable to the lowest income quintile in Winnipeg (those earning less than \$27,000 annually) represent 4% of total stock. Those units within this also experience the lowest vacancy rates amongst all rental units in Winnipeg. This suggests that there is a significant demand for more affordable units that cater specifically to this demographic, as well as those that are experiencing homelessness and therefore not counted as a household in the Census.
 - Affordable units within this 4% of total rental stock are primarily bachelor and 1-bedroom units, which indicates overcrowding is a challenge faced by larger households in this quintile.⁶

Rooming Houses

Definition: A residential building, other than an apartment, hotel, or hostel, containing 3 or more suites that have exclusive rights granted to the occupants through separate tenancy agreements; and in which shared sanitary facilities or kitchen facilities are provided for use by the tenants of these suites.

Rooming Houses	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
TOTAL	1,424	1,370	1,363	-7	< -1%

Rooming House data was derived through a request to the City of Winnipeg’s By-Law Enforcement Services for total licensed rooming houses. The request was filled in May 2022.

- There are **1,363** rooming house units across 186 properties in Winnipeg.
- This reflects a decrease of less than 1% in rooming house units in Winnipeg compared to 2021 (a loss of 7 units).
- The highest concentrations of rooming houses are in the Spence (44 properties), West Broadway (41 properties), and West Alexander (19 properties) neighbourhoods. Between 2021 and 2022, units were lost in St. Boniface (6), Glenwood (1), Spence (6), West Broadway (21), William Whyte (3), and Wolseley (7).
- Zoning and other regulations make it difficult to establish new rooming houses, which means new rooming houses are difficult to create, making a loss of existing units difficult to supplement. It is estimated this loss may be a result of a variety of reasons such as:

⁶ Ibid.

- Rooming house properties transitioning to single-family homes (or duplexes/triplexes) by owner or through sales.
- Some rooming houses were granted temporary zoning rights which have expired, leaving owners unable to renew rooming house licenses until current zoning and code requirements are addressed. Properties may also have been damaged, burned, or sat vacant long enough to lose their status as lawfully non-conforming*.

This scan does not include unlicensed rooming houses (see *Limitations* Section) and are not included nor considered in this scan.

Single-Room Occupancy (SRO) Hotels

Definition: A building that provides living units with separate sleeping areas and some combination of shared bath or toilet facilities; single-room occupancy hotels may also be called “rooming houses,” “boarding houses,” or “apartment hotels.”

SRO Hotels	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
TOTAL	Unreliable baseline	678	763	85	12.5%

Data on SRO Hotels was derived by compiling community-managed lists of currently active SRO Hotels. All SRO Hotels on this collated list were then contacted by phone in June 2022 and interviewed (see Appendix 1 for survey details). 28 of the 35 SRO Hotels that were engaged responded. The survey response rate from SRO providers was 80% which is an improvement from the 54% response rate achieved in 2021. As such, though it does appear that there was an increase in SRO units from 2021 to 2022, the 2022 results are simply a more accurate reflection of the number of SRO units in Winnipeg.

An environmental scan of SROs in Winnipeg leads us to believe that there are approximately the same number of rooms/hotels as 2021 with the exception of the Pembina Hotel closure (26 rooms). SRO Hotels that did not participate either could not be reached by telephone or refused participation. It is estimated that there are **763** SRO units that exist across 28 SRO Hotels. Average rent for an SRO Hotel room is approximately \$631/month. EIA (Basic Needs + Rent Assist) rates for a single person (General) in Manitoba is \$861/month.

- Most SRO Hotel providers noted that tenants stay for over a year, with some owners stating that some individuals stay 5-15 years. This lends further confidence that the high demand for affordable stock for low-income and no income earners is significantly lower than demand, which forces individuals to find accommodations where available.

**Note: Lawfully Non-Conforming: A property that has elements or uses that do not comply with current Zoning By-laws. If a landowner applies for and receives a Certificate of Non-Conformity, they are able to retain status as lawfully non-conforming for a certain period of time. Properties that are deemed lawfully non-conforming are*

typically those in which the non-conforming element was built prior to a change to the Zoning By-law that renders the element no longer legal.

- All SRO Hotels stated that vacancies are not typical due to tenants’ extended stays.
- Some SRO Hotels stated that they experience an overrepresentation of senior tenants.
- Criteria and restrictions for maintaining an individual’s stay followed similar rules were similar across most SRO Hotel operators:
 - No drinking
 - No drugs
 - No smoking
 - No guests past a certain hour and no overnight guests.

Community Housing

Social Housing

Definition: Social housing provides units for low-income residents whose total household income does not exceed the posted Social Housing Program Income Limit (e.g., Manitoba Housing program). Social housing is often rent geared-to-income (RGI) housing, where a subsidy is provided to cover the difference between a tenant’s RGI rent and the unit’s market rent. All Manitoba Housing Renewal Corporation (MHRC) units are considered social housing. Social housing can also include buildings owned and operated by a non-profit organization and units owned and operated by private landlords subsidized through public funding.

Social Housing	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
TOTAL	13,808	12,927	14,562	1,635	12.6%
<i>MHRC Direct Managed</i>	7,098	6,308	6,296	-12	-0.2%
<i>Winnipeg Urban Native Housing*</i>	799	807	807	0	0%
<i>Winnipeg Sponsor Managed**</i>	3,129	3,162	3,230	68	2.6%
<i>Winnipeg Private Non-Profit</i>	1,266	1,254	2,054	800	63.8%
<i>Winnipeg Rent Supplements</i>	1,516	1,396	2,175	779	55.8%

A data request for social housing data was submitted in March 2021 to Manitoba Housing requesting unit counts for the housing programs identified above.

In the 2021 Housing Supply Scan, End Homelessness Winnipeg reported a loss of 881 units of social housing. Through the results of the 2021 request, it was learned that these units were

reported as such due to a clerical error by MHRC. From 2019-2020, units were undergoing a transfer from MHRC direct managed to Winnipeg private non-profits. As such, these units were being transferred from one program within Manitoba Housing to another, which MHRC misidentified as “lost”. This error has been rectified and the numbers in this report more accurately reflect social housing in Winnipeg.

- Social housing units have increased since 2019, with a net gain of 754 units (5.5%).
- The most significant change is in Winnipeg Private Non-Profits and Winnipeg Rent Supplements, with an increase since 2019 of 788 (63.8%) and 659 (55.8%) respectively.
- Between 2021 and 2023, the waitlist for social housing in Manitoba rose from 4,600 households to just under 6,000.⁷ This is likely due to the continued increase in cost for housing and living expenses, which many individuals experiencing homelessness has expressed as the primary reason for entering into⁸ homelessness.

**Note: While Urban Native Housing appears to have increased by 8 units since 2019, this is due to a data error, as one building was not counted in 2019.*

***Note: Sponsor-Managed: Housing that is owned by Manitoba Housing Renewal Corporation but “sponsor-managed” by a non-profit. Agreements are made between Manitoba Housing and the non-profit to provide rent-geared-to-income housing for individuals and families of low income.*

Non-Profit and Cooperative Housing

Definition: Rental and cooperative housing that is owned by the community sector and rented at market and/or below-market rates. This may include affordable housing provided due to a previous agreement with government; or low-income housing (affordable, below market, rent-geared-to-income) provided without a subsidy from a government body*.

Non-Profit/Cooperative Housing	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
TOTAL (without subsidy)	No data gathered	1,384	1,384	0	0

To maintain ongoing operation sustainability at reduced rental rates, End Homelessness Winnipeg assumed that most units in the Non-Profit and Cooperative Housing category exist due to a previous funding agreement with government. Therefore, data was requested from the Province of Manitoba summarizing all social housing units in Winnipeg with expired agreements. The request was filled in April 2021 and the results scanned to confirm whether the buildings/units were still operating or had closed.

⁷Bernas et al. (2023). A Social Housing Action Plan for Manitoba. *Canadian Centre for Policy Alternatives*. Received from <https://policyalternatives.ca/publications/reports/social-housing-action-plan-manitoba>

⁸ Brandon, J. (2022). The Winnipeg Street Census 2022: Final Report. Winnipeg: End Homelessness Winnipeg and Social Planning Council of Winnipeg.

A list of providers who may have new units in their portfolio that are not subsidized (and therefore not reflected in the 'Social Housing' category) were also added. These providers were contacted to confirm the number of units in their portfolio that are not subsidized and renting at below-market or market rates.

**Note: Non-Profit and Cooperative Housing does technically include social housing units owned by community housing providers and subsidized by government, but these units have been removed from this data set to prevent duplicate data.*

Transitional Housing

Definition: A supportive and temporary or intermediate type of accommodation that is intended to bridge a gap to permanent or independent housing by offering structure, supervision, support, life skills, education, etc., in a setting that is more long term, service intensive and private than Emergency Shelters. Often, stays are 3 months to 3 years in length.

Transitional Housing	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
TOTAL providers	Unreliable baseline	42	46	-	-
TOTAL units	Unreliable baseline	1,307	1,351	44	3%

Permanent Supportive Housing

Definition: Rental housing with individualized services for people who have high needs related to physical or mental health, substance use or recovery, and/or developmental disabilities; one option for housing chronically homeless individuals with higher needs*.

Permanent Supportive Housing	2019	2021	2022	Change in # of units (2021-22)	% Change (2021-22)
TOTAL providers	Unreliable baseline	6	8	-	-
TOTAL units	Unreliable baseline	237	297	60	25.3%

Data on transitional housing and permanent supportive housing was compiled through a community survey that took place in June 2022, by phone and online. A list of potential housing providers was compiled through community partners as well as a list of housing options available as marketed by [HelpSeeker](#) (an online directory listing housing and other service providers), and a general web search, resulting in 59 organizations identified.

An online survey link was sent by email to the identified organizations as well as a follow-up phone survey with organizations that did not complete the survey online or required further clarity to any information provided through the survey. Out of these 59 organizations, 54

completed the survey (and some answered for multiple housing projects in both the transitional and permanent supportive categories), resulting in a response rate of 92%.

The survey (**Appendix II**) included 17-questions and asked how many organizations provide transitional or permanent supportive housing, how many units each organization provides, what types of supports and services they offer, the populations they serve, and details on their waitlist(s) and vacancy rates.

**Note: Permanent Supportive Housing differs from Long-Term Care (LTC) Homes — also called nursing homes, continuing care facilities and residential care homes — which provide a wide range of health and personal care services for individuals with medical or physical needs who require access to 24-hour nursing care, personal care, and other therapeutic and support services.*

Transitional Housing

- This scan identified **1,351** units of transitional housing in Winnipeg run by 46 unique providers.
- The top three populations served by transitional housing are Indigenous Peoples (18 organizations reported they only house Indigenous participants), youth (10 organizations exclusively house youth), and women (10 organizations only serve women-identified participants).
 - This generally reflects the needs of the unsheltered population in Winnipeg, as according to the 2022 *Winnipeg Street Census*, Indigenous people make up approximately 75% of those experiencing homelessness.
 - Almost a quarter of the houseless population were unaccompanied youth.
 - Over a quarter of houseless individuals are female. Women are often more vulnerable to gender-based violence (GBV) and so are more likely to choose precarious living conditions that are categorized as “hidden homelessness” in order to avoid living situations that have a high risk of GBV. Women are therefore not well represented in Winnipeg’s homelessness data.
- Other transitional housing providers reported serving those exiting Corrections, people recovering from substance abuse, folks living with physical or mental health challenges, 2SLGBTQ+ people, children under 18 years of age, newcomers, and students.

Permanent Supportive Housing

- This scan identified approximately **297** units of permanent supportive housing across 8 providers.
- All 8 organizations indicated they have little to no vacancies.
- While many indicated they keep a waitlist, many spoke to this being ‘more informal.’ The 2 respondents that keep numbers on a list identified having between 20-60 individuals on each list.

APPENDIX I: Single Room Occupancy Hotel Phone Survey

Preamble

Hi, I am calling from End Homelessness Winnipeg. We are doing a quick survey to help us understand the number of rooms in hotels with long-term rentals. Is there a manager, or someone available who can answer a couple questions? It should only take about 5 minutes.

When the manager comes on:

Hi, I am calling from End Homelessness Winnipeg. We are doing a quick survey to help us understand the number of rooms in hotels with long-term rentals.

The information collected will be compiled to show the total number of units across the city, but the name of your specific hotel and how many rooms you have, will not be identified. The survey will help us understand available housing, and demand, across Winnipeg to inform what additional housing is needed.

Do you have time to answer a couple questions? It should only take about 5 minutes.

- *If no, is there a better time to call back or can I contact the owner/manager some other way?*
- *If yes, proceed to questions.*

Questions

1. Can you confirm that your hotel is rented out for longer-term rentals?

If they need clarification on what this means: guests stay longer than just a few nights for travel and are often more long-term renters.

Yes

- *If yes, move ahead to #2*

No

- *If no, ask for clarity. If in their answer, they can clarify they meet our definition, move on to #2. If they still don't meet our definition, say thank you for your time.*

2. How many rooms do you have? _____

3. How many rooms are used for long-term rental? _____

How many are single rooms? _____

How many are double rooms – 2 people per room? _____

How many are larger? _____ (*indicate how large*)

4. What is the average monthly rent per room? _____

5. Do you often have vacant rooms available as part of your long-term rentals?

- Yes
- No
- Unsure/Hard to say

If unsure, can you expand, or say why its hard to say:

If yes:

Approximately how many rooms are vacant right now? _____

• Is this typical to have this number of vacant rooms?

- Yes
- No

• *If no, Prompt, how come its not typical? Does it change often, seasonally, COVID, etc.*

• *What's the more typical number of vacant rooms you have over the year?*

6. How long would you say the *average* tenant typically stays?

- A few weeks or less
- A few months or up to 1 year
- 1 year or longer
- Unsure/everyone stays a different amount of time

7. Are there any requirements or restrictions on who can stay there?

Ask open ended and if they don't know or say no, ask the below as probing questions.

- Do people have to be a certain age (ie. over 18)?
- Is it sober living, no drugs or alcohol allowed?
- Do renters need to be receiving a certain income (ie. EIA, working)
- Do you have a no guests policy?
- Are there any house rules? (eg. evicted for disturbance)
- Are there any other restrictions?

8. Is there anything else you'd like to add?

Thank you so much for your time, we appreciate it!

APPENDIX II: Online/Phone Follow-up Survey for Transitional and Permanent Supportive Housing Providers

Thank you for taking part in this housing survey!

End Homelessness Winnipeg is summarizing the total number, and types, of housing units that exist across our city. We are engaging with housing providers like yourself to understand the current housing stock.

The information you provide will help the Winnipeg community understand housing need & demand and allow us to measure change across the housing over time.

The information collected in this survey will be released publicly as a whole. No specific information about individual housing providers will be released.

To encourage participation, and respect your busy schedules, we are offering all survey respondents entry into a contest to win a \$50 gift card. We may also reach out to you after completing the survey to clarify any of your responses.

1. Name of organization: _____
2. Name & contact information of person completing the survey (this will not be public, but allow us to reach out to clarify any of your responses, as well as enter your name into the gift card draw): _____
3. Does your organization operate housing buildings?
 - Yes
 - No

If no, end survey. If yes, move ahead.
4. How many units of housing do you operate (across all your buildings if you operate multiple buildings)? _____
 - a. Can you please break down your total number of units by size?
 - i. Bachelor/studio: _____
 - ii. 1-bedroom: _____
 - iii. 2-bedroom: _____
 - iv. 3-bedroom: _____
 - v. 4-bedroom: _____
 - vi. Other (please describe): _____
5. Would you describe your housing as serving a specific population?
 - Yes
 - No

If yes:

- a. Which *specific* population is your housing geared towards? Click ***only*** those most relevant. If you operate multiple buildings that serve *different* populations, please explain in the comments box.

- Women-identified only
- Men-identified only
- 2SLGBTQ+
- Children (under 18)
- Youth (18-29)
- Seniors (ie. over 65)
- People recovering from addictions
- People living with physical or mental health challenges
- People exiting corrections/Justice
- People exiting homelessness
- Newcomers to Canada
- Other/Comments: _____

6. Which of the following criteria are required to live in your housing? Please check all that apply and please briefly describe each of the required criteria.

- Age _____ (*i.e., between 18 and 29*)
- Rules around drugs/alcohol or sober living _____ (*i.e., no drugs or alcohol allowed on site*)
- Must be enrolled in a program _____ (*i.e., must participate in counselling*)
- Other: _____
- Not applicable – there is no criteria to live in our housing units.

7. Is your housing intended to be **transitional** (i.e., a supportive, yet temporary / intermediate type of accommodation that is intended to bridge a gap to permanent or independent housing)?

- Yes
- No

If yes:

- a. *Approximately* how long do tenants typically stay:

- A few months or up to 1 year
- 1-3 years
- Other: _____

8. Does your housing include on-site services or supports to the tenants?

- Yes
- No
- a. *If yes*, please describe the types of supports/services offered:

9. What is your average monthly vacancy rate? ____ %
- a. Would you like to add any comments regarding your vacancies?

10. Do you keep a waitlist for your housing?
- Yes
 - No
 - a. If yes, approximately how many people are currently on your wait list?

End Homelessness Winnipeg is in the process of supporting the development of [Coordinated Access](#) in Winnipeg. This is a system-based approach that streamlines the process for people experiencing homelessness to access the housing and support services needed to permanently end their homelessness. Coordinated Access supports service integration, ensuring that service providers are working together to reach shared, community led outcomes using a person-centred approach.

Part of Coordinated Access requires partnerships with housing providers. Would you be interested in us reaching out to you to share more about what this will look like in Winnipeg and what your role as a housing provider could be?

- Sure!
- No thanks.
- I'm not sure right now.

11. Is there anything you would like us to know about your housing or housing needs, generally, in Winnipeg?

Thank you for taking the time to complete this survey!

Going forward, to help us continue to track housing in Winnipeg, we are hoping that some of the information being asked in this survey could be regularly updated by your organization by adding or claiming your agency listing on [HelpSeeker](#).

By being on [HelpSeeker](#), you can contribute to the bigger picture: getting help to those in need.