

An Examination of Rental and Social Housing in Winnipeg, Manitoba January 2008

HIGHLIGHTS

The vacancy rate for apartments in Winnipeg has dropped dramatically from 6.5% in 1991 to 1.5% as of October, 2007.

There are 52,430 private rental housing units in Winnipeg with only 70 bachelor units currently available for rent.

Manitoba Housing, which manages an additional 13,000 units had a waiting list of 3,037 households (2003 - Campaign 2000).

The Manitoba Urban Native Housing Association reports 2,300 people on its' housing waiting list in 2007.

Rent for a bachelor apartment in Winnipeg has jumped more than 10% in two years from an average of \$405 in 2005 to \$451 in 2007. The social assistance rate allowed for rent for a single person, including heat, water and lights, is just \$271 monthly.

The Institute of Urban Studies report (2006) on aboriginal homelessness estimates as many as 10,000 people in Winnipeg are part of the "hidden homeless" community - that is, couch surfing and staying temporarily with friends or family.

An estimated 3,500 new immigrants are expected to arrive in Winnipeg in 2008, putting further pressure on the tight rental market.

"Supportive housing" options in Winnipeg, which provide safe, affordable and structured environments specifically for those who are living with mental illness and substance issues are next to non-existent.