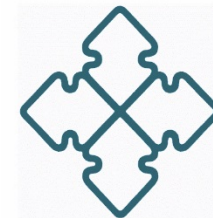
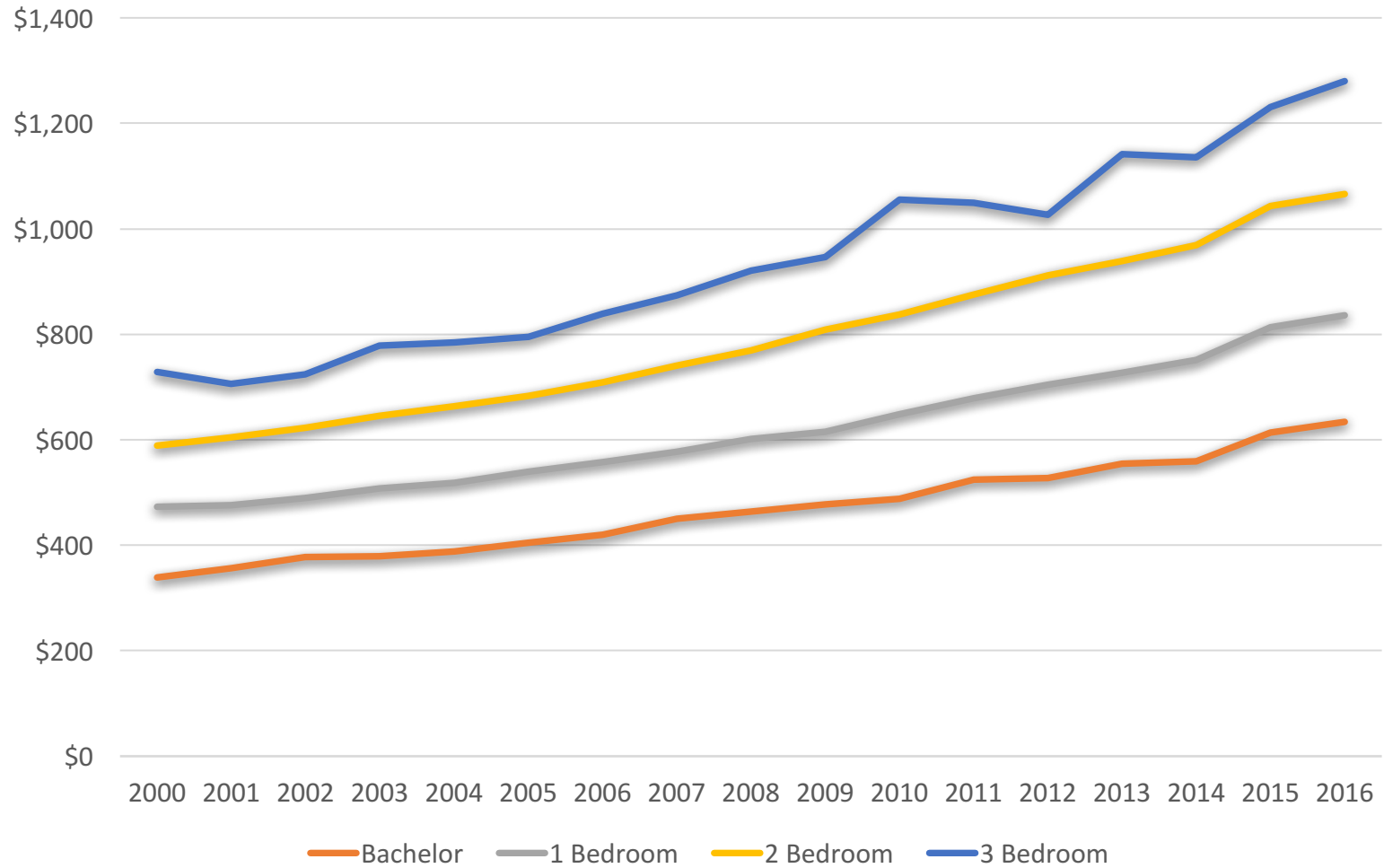


Rent Assist in Manitoba: Income subsidies and affordable housing



Social Planning Council
of Winnipeg

Winnipeg average rents (2000 to 2016)



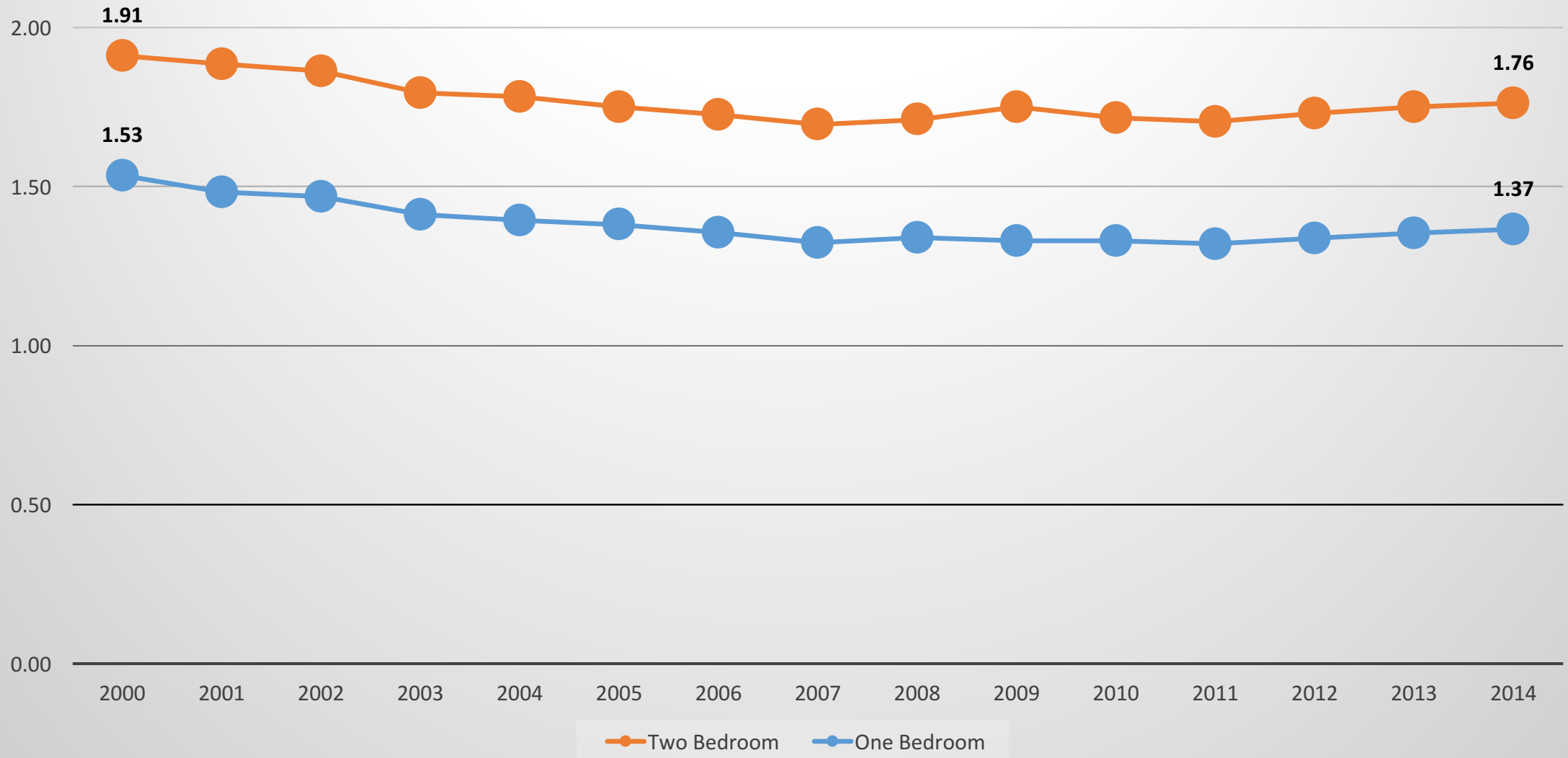
Unacceptable Housing in Manitoba (2011)

Manitoba core housing need indicators	Minor repairs		Major repairs		Totals
	Suitable	Not suitable	Suitable	Not suitable	
(renters only)					
> 30% rent costs	35,675	3,435	4,580	625	44,315
< 30% rent costs	62,250	8,975	8,035	1,550	80,805
All Rentals:					127,220

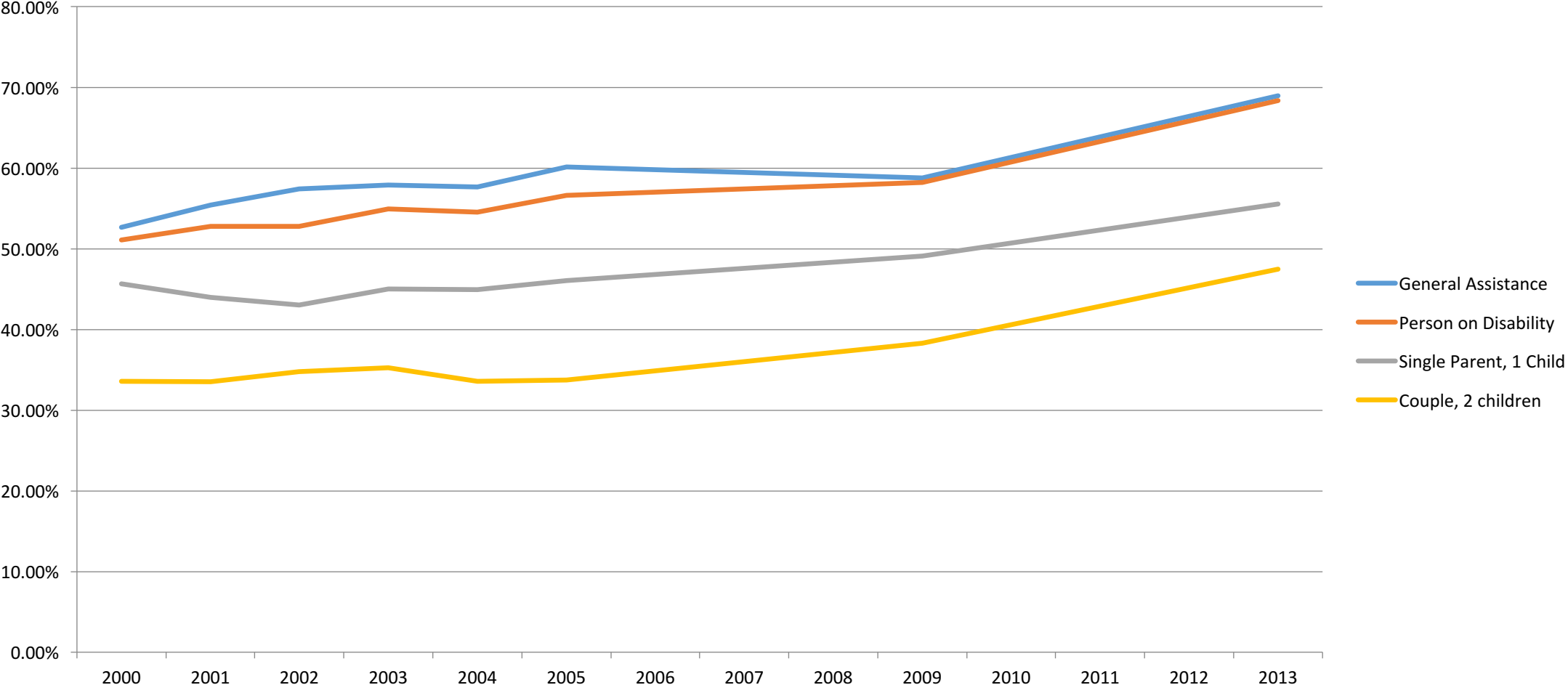
Housing Affordability in Manitoba: 2016

Household Income (\$)	Monthly Affordability Range	Affordability of Median Rents (2016)				Proportion of Winnipeg households	Proportion spending more than 30% on shelter
		Bachelor	1 Bedroom	2 Bedroom	3 + Bedroom	2010	
		\$650	\$838	\$1,017	\$1,200		
Under 10,000	< \$250	Not affordable	Not affordable	Not affordable	Not affordable	5.2%	91.9%
10,000 -19,999	\$250-\$500	Not affordable	Not affordable	Not affordable	Not affordable	7.9%	69.7%
20,000 -29,999	\$500 - \$750	Not affordable < \$26,000	Not affordable	Not affordable	Not affordable	8.9%	49.8%
30,000 -39,999	\$750 - \$1,000	Affordable	Not affordable	Not affordable	Not affordable	9.9%	28.0%
			< \$33,520				
40,000 -59,999	\$1,000 - \$1,250	Affordable	Affordable	Not affordable	Not affordable < \$48,000	18.1%	14.0%
				< \$40,680			
60,000 and up	\$1,250 - \$1,500	Affordable	Affordable	Affordable	Affordable	50.0%	2.3%

Number of minimum wage earners per household to afford average rent (Winnipeg)



Rent as Percentage of Total EIA Income (based on 75% median Winnipeg rent)



Manitoba Raise the Rates Campaign



Walk a mile in someone else's shoes...



Pre-budget Rally
Thursday April 23rd

12 noon
(program starts 12:15)

Outside Manitoba Legislature

We demand steps to end poverty in Manitoba's 2015 Budget:

- ★ Fully implement Rent Assist for people on Employment and Income Assistance
- ★ Increase provincial housing budget by \$30 million

Government response

- RentAid program (2013)
- Introduction of Rent Assist (Phase 1) (2014)
- Full implementation of Rent Assist (2015)

RentAid program - 2013

- Maximum \$230 per month
- Income supports for Seniors, low income families and people with disabilities in rental housing
- Also included EIA stream – up to \$80 for single adults
- Benefit level tied to both actual rent and income
- Transition Benefit for Individuals leaving EIA for employment \$110/month

Table 1: RentAid recipients and benefits²

	Families	Seniors (+55)	Renter with disability	Person on EIA
Maximum eligible income	\$29,839	\$27,126	\$27,126	N/A
Maximum monthly benefit	\$230	\$230	\$230	\$80
Average benefit	\$150	\$102	\$155	\$49
(2011/12)				
Monthly recipients	2043 (including all non-EIA recipients)			13,009
(2011/12)				

Rent Assist (Phase 1) 2014

- Two streams of Rent Assist (EIA and non-EIA)
- Working towards integration – “portable”
- EIA goal: working towards 75% of median market rent
- Non-EIA subsidy to make 75% MMR “affordable”
- Benefits increased to up to \$270/month – (non-EIA stream)
- Eligibility restricted to those paying > 25% of income in actual rent

Rent Assist (Phase 2) 2015

Better integration – “portable” EIA and non-EIA stream

Both tied to 75% MMR

- Benefits increased to up to \$533/month – individual
- \$742 family
- Adjusted for rental inflation
- Change to income subsidy from rental subsidy
- Subsidy not tied to actual rent

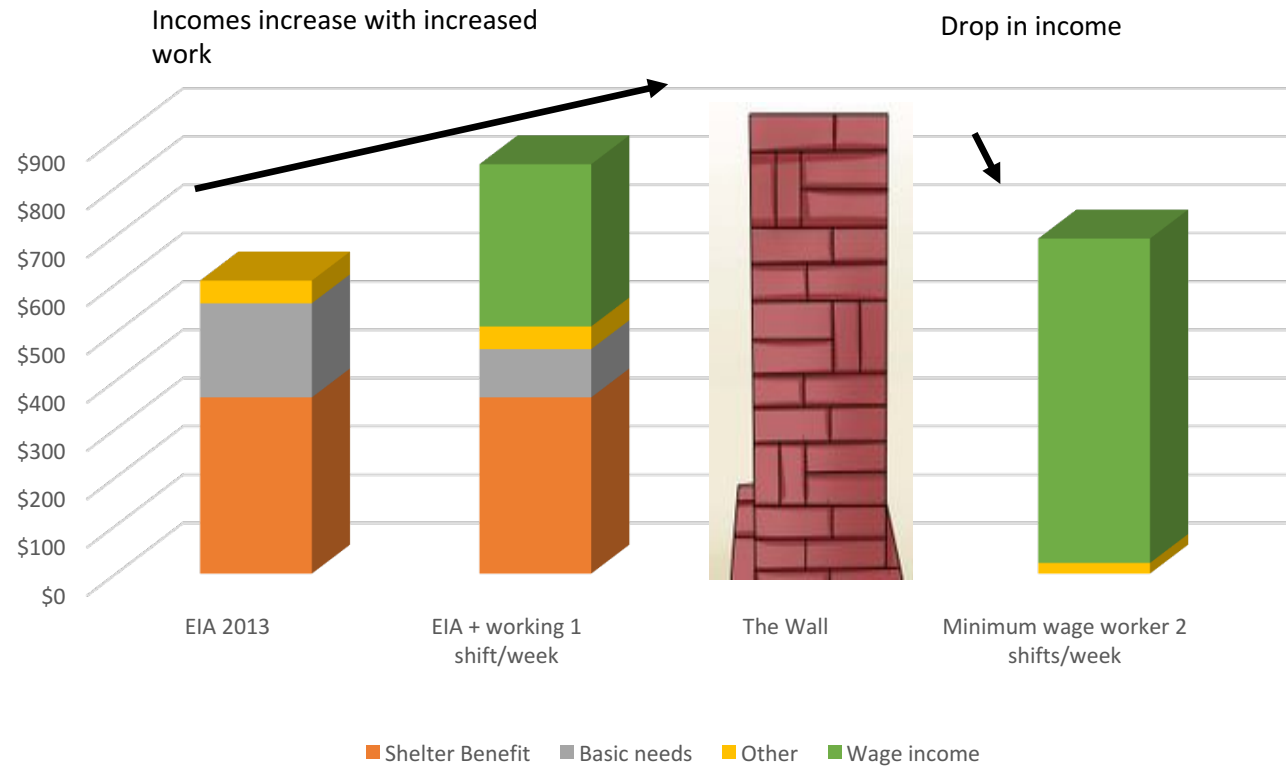
Changes in shelter benefits 2013-2015

Sample Household types	Shelter Benefits			Increase	
	2013	2014	2015	Amount	Percentage
Single Adult (General Assistance)	\$365	\$435	\$513	\$148	40.5%
Single Adult (Disability)	\$365	\$435	\$513	\$148	40.5%
Single Parent (Two Children)	\$430	\$480	\$742	\$312	72.6%
Two Parents (Two Children)	\$471	\$521	\$742	\$271	57.5%

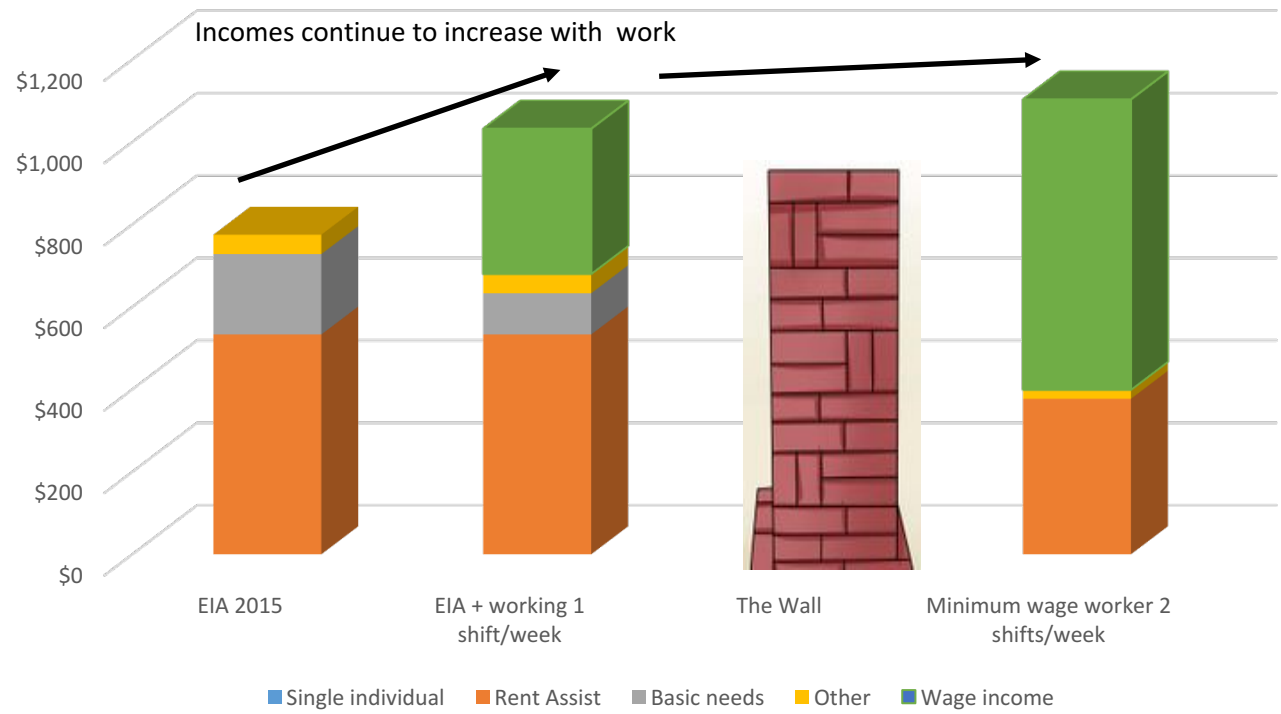
Rent Assist and equity

- Overcoming the “welfare wall”
- More equitable for very low income workers
- Better equity for residents in private housing

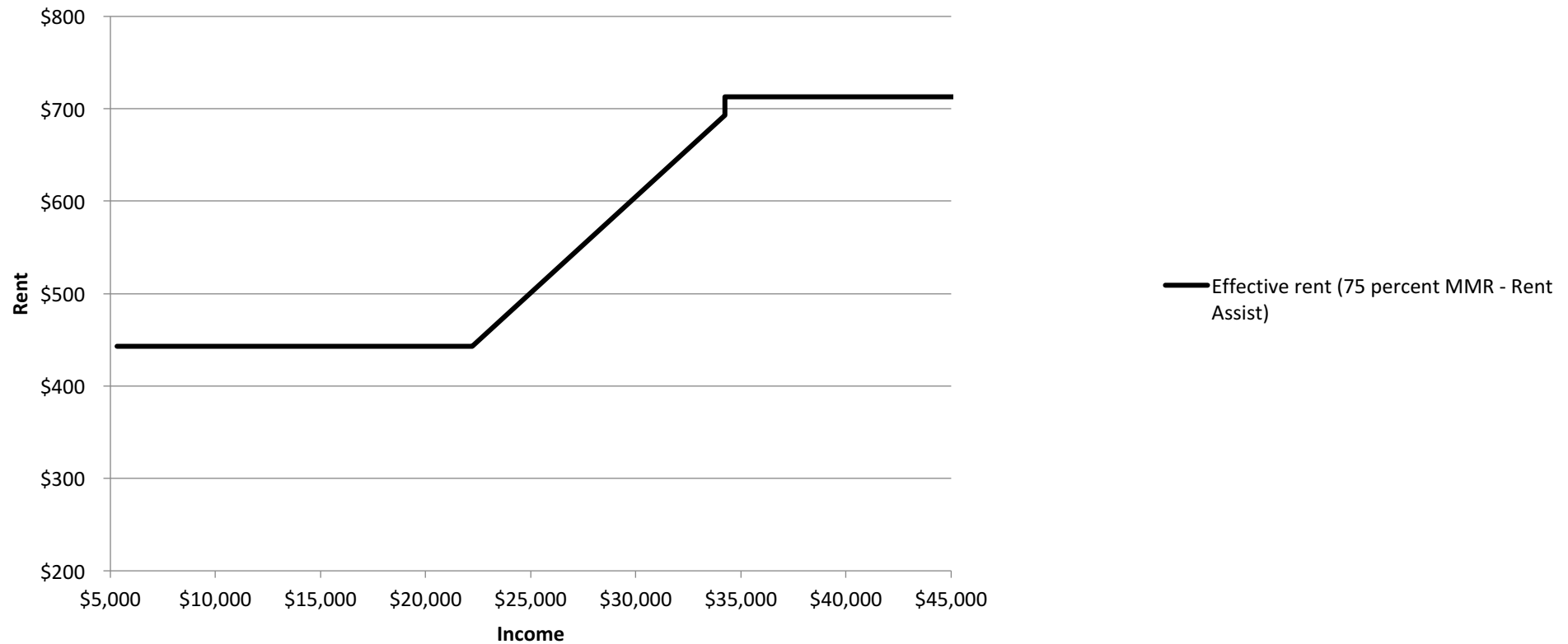
Welfare Wall for EIA



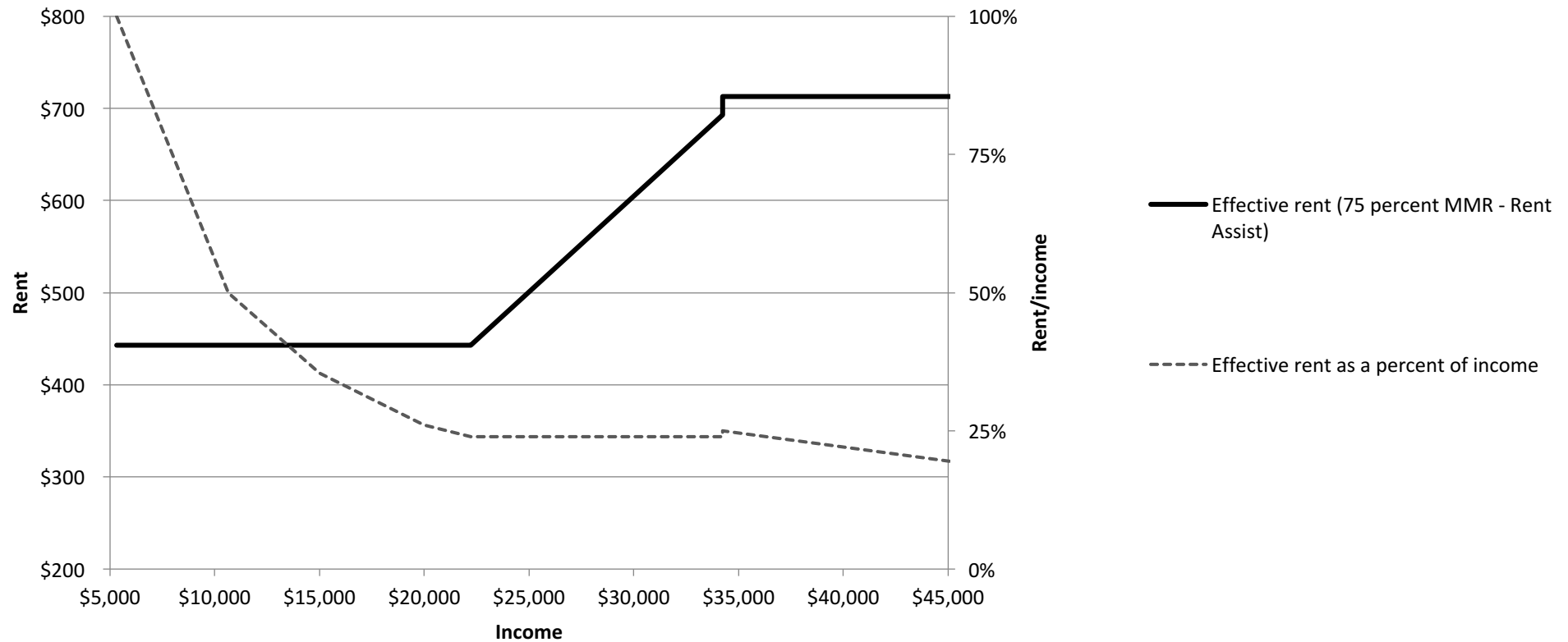
Overcoming Welfare Wall with Rent Assist



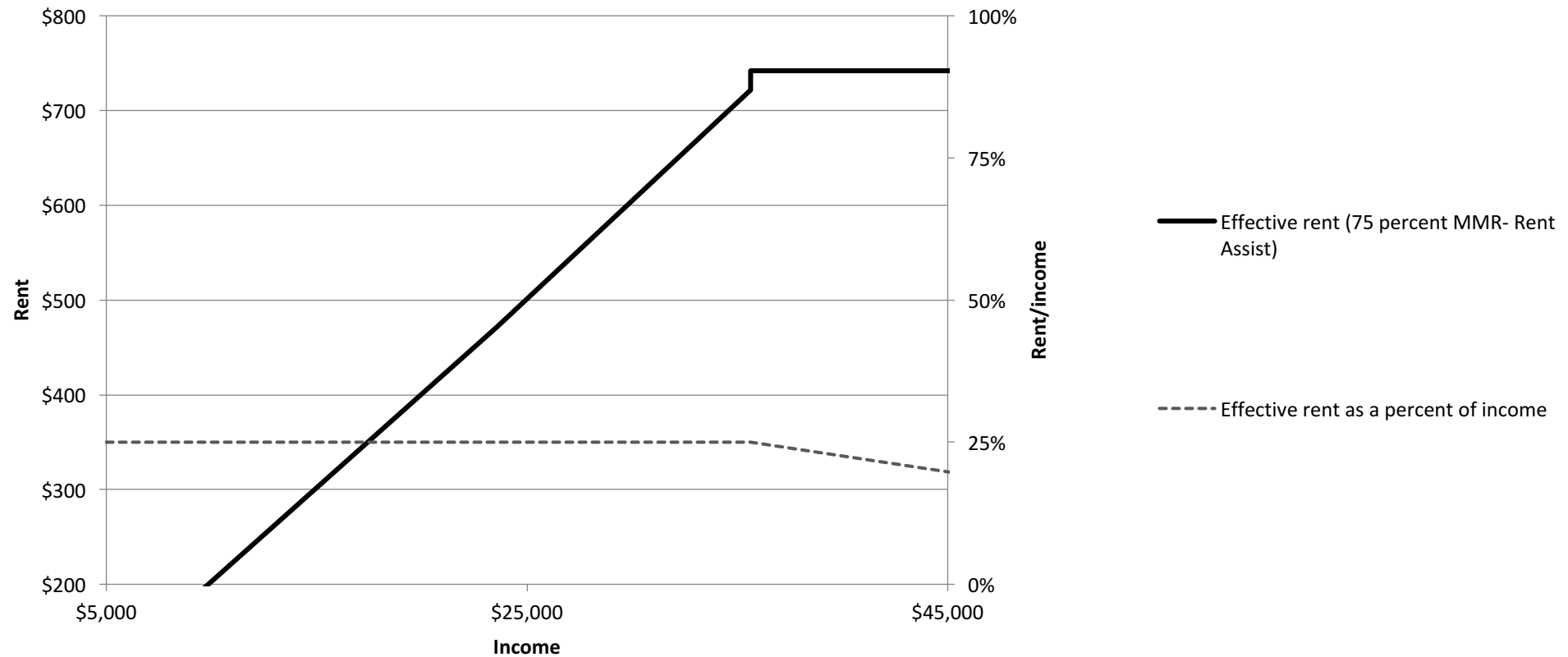
Effective rent with Rent Assist and rent as a percentage of income (2014)



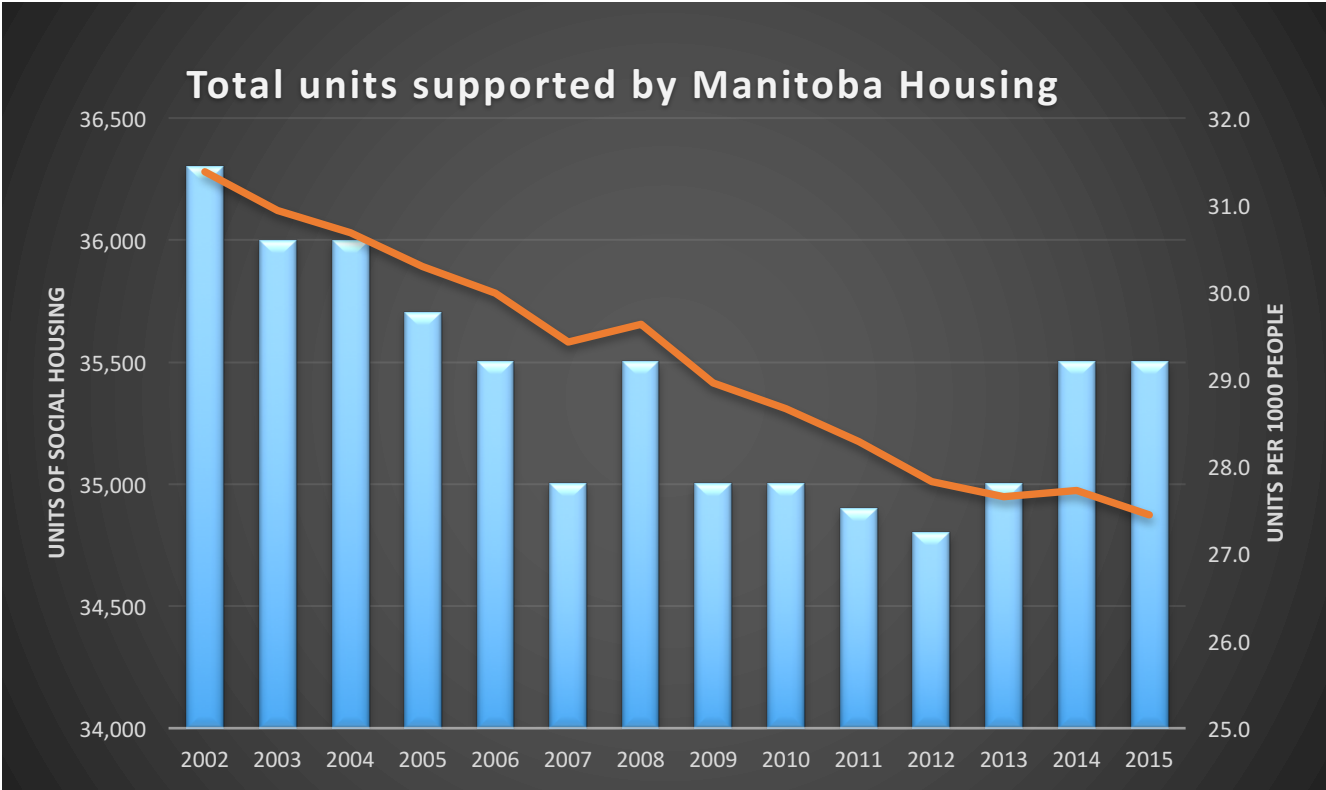
Effective rent with Rent Assist and rent as a percentage of income (2014)



Effective rent with Rent Assist and rent as a percentage of income (2014)



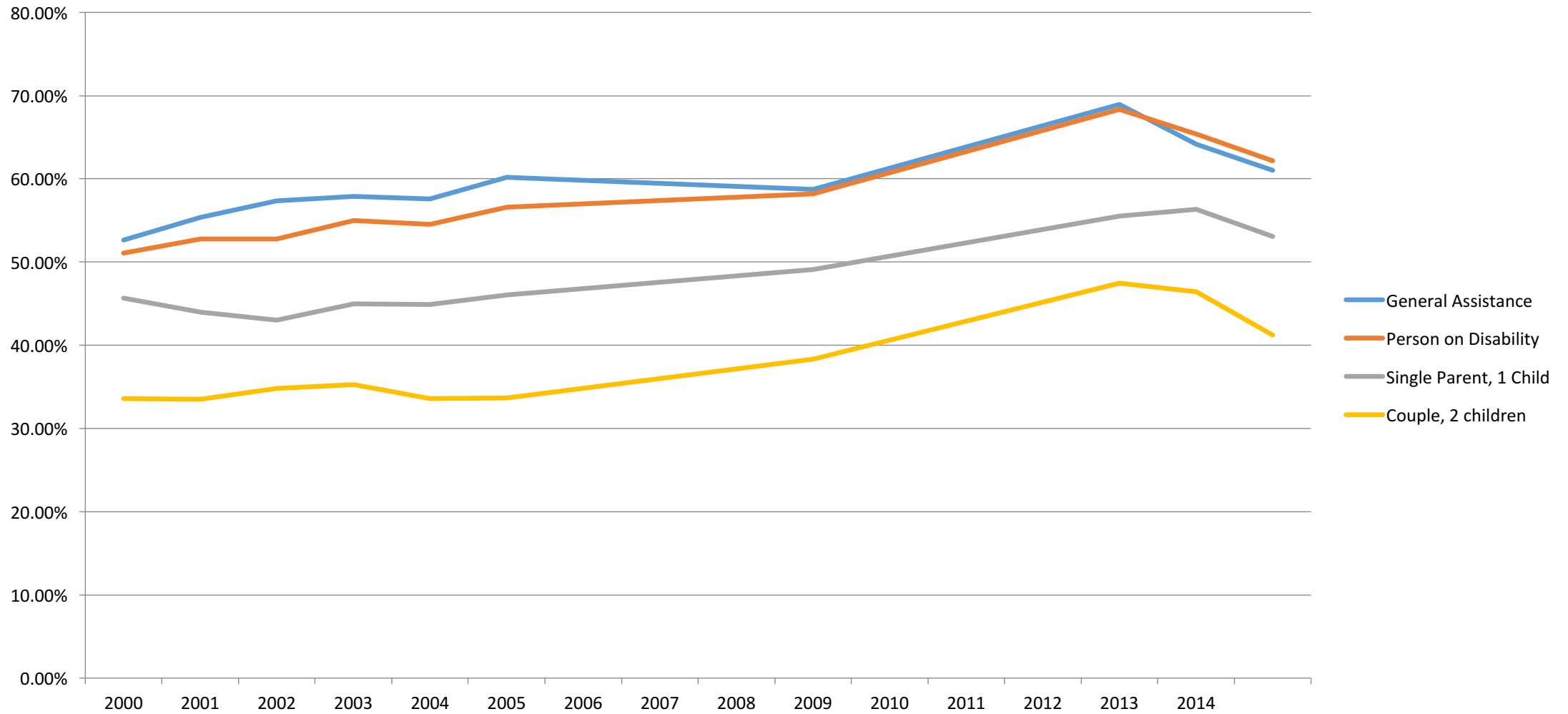
Reduced availability of public housing in Manitoba



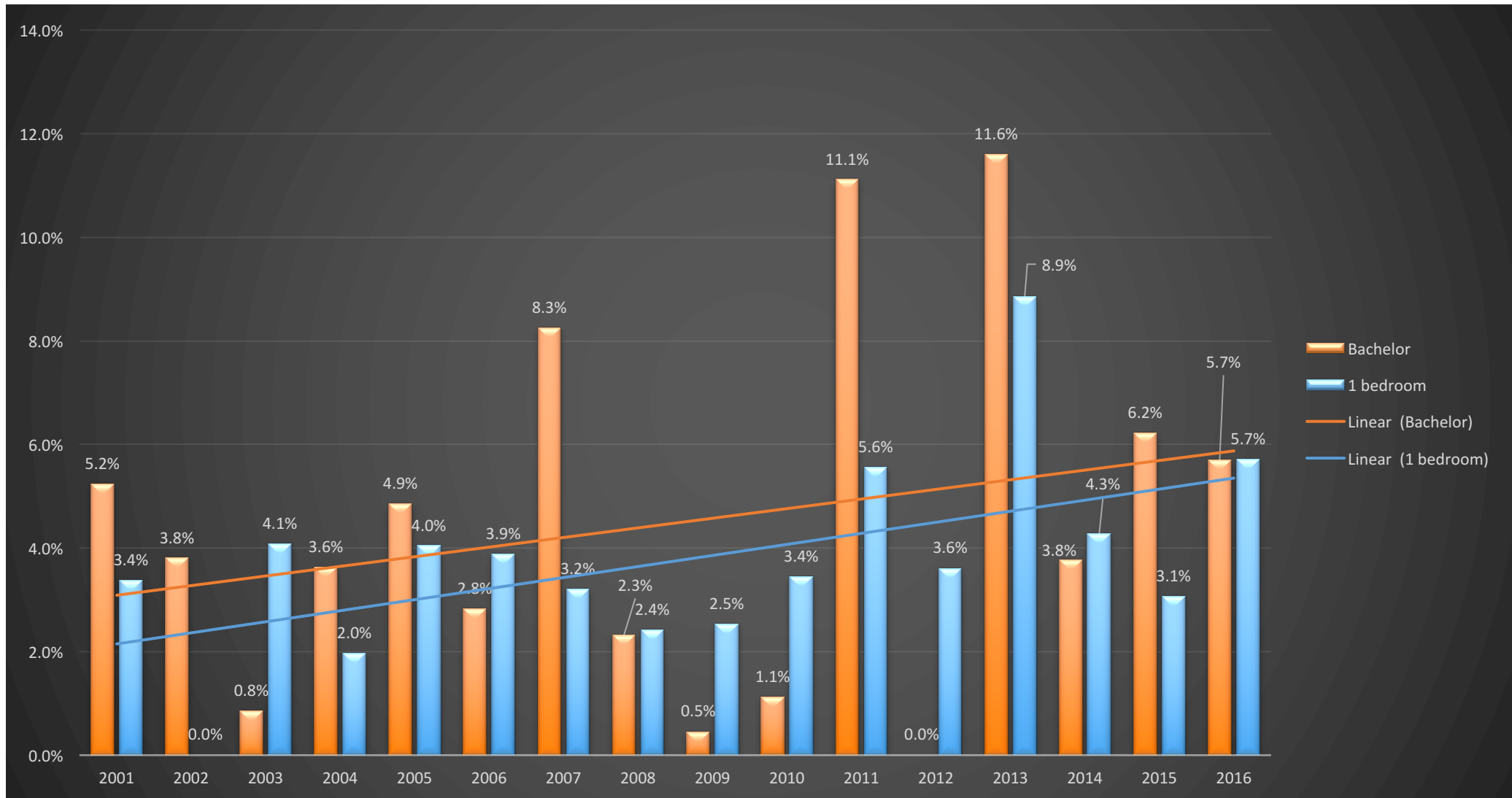
Impacts of Rent Assist

- Impacts on lives
- Better incomes
- Take up of program
- Rent assist and housing inflation

Rent as Percentage of Total EIA Income (based on 75% median Winnipeg rent)



Annual rent increase: bachelor and one bedroom



Limits of rent assist

- Lack of housing available
- Not available to affordable housing
- Roommates and household income
- Rent assist and rent increases
 - Income support not rent supplement

Affordable rents on Rent Assist (by quartile)

	Winnipeg rents by quartile, October 2016				Maximum shelter benefit (Rent Assist, July 2016)	
	1st quartile	2nd quartile	3rd quartile	4th quartile		
Bachelor	< \$529	\$530 to \$650	\$651 to \$740	> \$741	One person	\$533
1 Bedroom	< \$725	\$726 to \$852	\$853 to \$945	> \$946	Two adults	\$605
2 Bedroom	< \$922	\$923 to \$1046	\$1047 to \$1206	> \$1207	Family (two to four people)	\$758
3 Bedroom +	< \$1100	\$1101 to \$1275	\$1276 to \$1431	> \$1432	Family (five or more)	\$850
					Unaffordable	

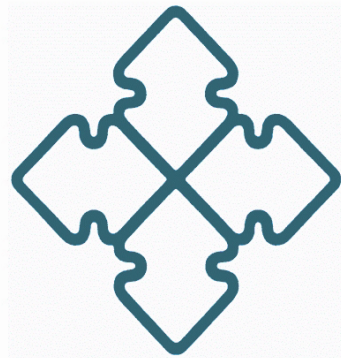
Questions?

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Social Planning Council
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