November 20, 2025

Re: Support for 2025 Housing Needs Assessment

To Members of the **Standing Policy Committee on Property and Development**,

On behalf of the Manitoba Non-Profit Housing Association (MNPHA), I am pleased to express our support for the City of Winnipeg's 2025 Housing Needs Assessment (HNA). MNPHA is an association of almost 150 non-profit housing providers and organizations/private-sector partners, representing over 25,000 units of affordable and social housing across 25 communities in Manitoba. It supports its members to build a thriving, sustainable non-profit housing sector in Manitoba.

As MNPHA's Executive Director, I participated in the HNA Advisory Committee. Through the Committee and engagement, City staff gathered input and advice from a diversity of experts in the housing industry while developing this report. It is therefore a reflection of the best information available and perspectives from the range of collaborators necessary to address Winnipeg's housing needs into the future.

The Projection of Housing Needs follows a nationally recognized standard that MNPHA has also been using to define housing need by income categories. This standard is also recognized by the Federal Government in its establishment of Build Canada Homes. The data on housing need demonstrates what we know to be true to the on-the-ground realities of renters and non-profit organizations that work in housing: unlike some cities, in Winnipeg the market (with limited government programming or focused support) has been doing a reasonably good job of taking care of the housing need for middle and high income households. But, the need in Winnipeg is desperate for very low-income households, and massive for low-income households, especially single individuals. Government programs, resources, and attention therefore should be dedicated to increasing the supply of housing with rents affordable to these households. Core housing need for these households will increase dramatically in the next 10 years if things remain status quo. It will take considerable collaboration amongst all levels of government, non-profit owners and operators of housing, and private development/building partners. City staff providing policy and program development, establishing and scaling innovative responses and supports, and collaborating across City and government silos and sectors, is having an impact. Post-Housing Accelerator Fund, maintaining the momentum to date will only be possible with continued staffing resources and the political will and courage to try new things.

MNPHA and the non-profit housing sector is committed to continuing work with the City in responding to the urgent housing and homelessness challenges of today and the next ten years.

Thank you for your consideration.

Sincerely,

Christina Maes Nino

Christina Maes Nino
Executive Director
Manitoba Non-Profit Housing Association