



Manitoba Non-Profit Housing Association
PO Box 70003 RPO Kenaston
Winnipeg, Manitoba R3P 0X6
204-797-6746
execdir@MNPHA.com
www.MNPHA.com

May 14, 2020

Honourable Brian Pallister
Premier of Manitoba
Room 204 Legislative Building
450 Broadway
Winnipeg MB R3C 0V8

Dear Premier Pallister;

On behalf of the Manitoba Non-Profit Housing Association (MNPHA), I would like to thank you and your government for your measures to date to respond to the COVID-19 pandemic. Within the measures that are being planned, we believe there is an opportunity to support the non-profit housing sector.

1. MNPHA is pleased to hear the Manitoba and Canada will be cooperating on a wage top-up for essential workers who earn below \$2500/month. Based on a compensation study we conducted, we believe that a number of employees at non-profit housing organizations, in particular maintenance workers, cleaning staff, tenant support workers, and office administrators across Manitoba earn less than \$2500/month.

The majority of non-profit housing is dedicated to low-income seniors, in addition to homes for people with disabilities and families. It is therefore critical **that employees of non-profit housing organizations be included in the province's group of eligible workers to potentially qualify for the wage subsidy**, as keeping buildings clean, safe, and providing support for tenants to access resources are essential when all Manitobans are advised to stay home to stay safe.

2. We would also like to encourage you **to include affordable housing in the list of potential infrastructure projects that provide a high return on investment, eligible for the economic stimulus funding**. According to a study by the BC Government (2016), for every dollar invested in affordable housing, two to three dollars in social and economic value is created for governments, individuals, and communities. The study found that, beyond the economic stimulation that housing construction generates, there is approximately 20-30% 'value added' when this construction results in affordable housing, and 92% 'value added' when that affordable housing is targeted to, and includes supports for, marginalized populations.

Despite the measures that have been taken, a majority of non-profit housing providers are still concerned about the financial circumstances of their organizations and tenants in the months ahead. The previous recommendations to support the non-profit housing sector, sent to you on April 20, are still relevant:

1. **Establish a provincial Rent Bank.**



P.O. Box 70003 RPO Kenaston, Winnipeg MB | (204)797-6746 | www.mnpha.com

2. **Directly support renters, through an expanded and adjusted Rent Assist program, for those who will not be able to repay rental arrears.**
3. **Directly support non-profit housing providers with their increased costs not covered by federal programs, on a case-by-case basis**
4. **Develop and resource a response plan for the Residential Tenancies Branch once eviction hearings can be convened.**

We would be pleased to discuss any of these recommendations or concerns with you by phone or e-mail.

Sincerely,



Christina Maes Nino
Executive Director

C.C. Minister Heather Stefanson
Minister Scott Fielding