

THIS IS SCHEDULE "B"
(Housing Program Requirements)
TO A SPONSOR MANAGEMENT AGREEMENT
MADE BETWEEN
THE MANITOBA HOUSING AND RENEWAL CORPORATION
AND

EFFECTIVE ON THE _____

Eligibility: To determine eligibility for the Social Housing Rental Program, the applicant(s) must

- Be in core housing need, which means that a Household's current shelter does not meet at least one of Manitoba Housing standards for adequacy, affordability, and suitability. A Household may also be considered to be in core housing need if it meets all three of the above criteria but still must pay more than 30% of Household Income (total income before tax from all sources for all residents living in the Household 18 years of age and over) to pay the average monthly rent in the community in which they reside.
- Be either a Canadian Citizen, a permanent resident of Canada, a refugee claimant or have legal status to live and/or work in Canada;
- Be 18 years of age or older;
- Have total Adjusted Household Income at or below the Social Housing Rental Program Income Limits established by Manitoba Housing; and
- Be able to live independently, with or without supports.

International students and immigrants sponsored under the Family Class are not eligible.

Applicant(s) must provide sufficient information and supporting evidence to confirm they have met all eligibility requirements and confirm the identity of the applicant(s) and other members of the Household.

Exceptions:

Applicants will be considered if they are:

- An immigrant sponsored under the Family Class for whom sponsorship has broken down or ended and EIA support has been granted;
- An individual who is under the age of 18, who has permission from a guardian and a co-signer to sign a Tenancy Agreement on their behalf.

Bedroom Allocation:

A unit will be offered to match the make-up of the Household members. Applicants and tenants must report any Household size changes to the Landlord. Whenever possible, the Landlord will make every effort to transfer the Household to an appropriately sized unit.

Exception:

A unit can be offered if it does not meet the unit size guidelines when there is an excess or shortage of housing supply.

GUIDELINES:

Provision of one bedroom for:

- Each cohabitating adult couple;
- Each unattached Household member 18 years of age or over;
- A same-gender pair of dependents under age 18;
- An opposite-gender pair dependents under 5 years of age; and
- Any other dependents

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EFFECTIVE ON THE 23RD DAY OF SEPTEMBER, 2015**

Employment and Income Assistance (EIA) Rates

HOUSEHOLD SIZE	BASIC RENT (no utilities included)	WATER INCLUDED	ELECTRICITY *INCLUDED	HEAT INCLUDED	WATER & ELECTRICITY *INCLUDED	WATER & HEAT INCLUDED	HEAT & ELECTRICITY *INCLUDED	WATER/HEAT/ELECTRICITY *INCLUDED
1	\$243.00	\$253.00	\$258.00	\$260.00	\$268.00	\$270.00	\$275.00	\$285.00
2	\$285.00	\$303.00	\$325.00	\$329.00	343.00	347.00	\$369.00	\$387.00
3	\$310.00	\$333.00	\$343.00	\$374.00	366.00	395.00	\$407.00	\$430.00
4	\$351.00	\$373.00	\$384.00	\$416.00	406.00	438.00	\$449.00	\$471.00
5	\$371.00	\$393.00	\$404.00	\$433.00	426.00	455.00	\$466.00	\$488.00
6	\$387.00	\$412.00	\$422.00	\$453.00	\$447.00	\$478.00	\$488.00	\$513.00
Each additional person (add to the 6 person rate)	\$16.00	\$19.00	\$18.00	\$20.00	\$21.00	\$23.00	\$22.00	\$25.00

* In this table electricity refers to all household electrical uses other than for heating
Utility Rates

TYPE OF DWELLING	ELECTRIC HEAT (Deduct)								GAS HEAT (Deduct)				ELECTRIC LIGHTS ONLY (Add)			WATER
	Single		Duplex or End Row Unit		Row Centre Unit		Apartment		Single	Duplex or End Row Unit	Row Centre Unit	Apt.	House With Parking Stall	House With Common Parking	Apt.	Winnipeg/Selkirk Sep. Meter Only (Deduct)
Year Built	Before 1984	1984 & after	Before 1984	1984 & after	Before 1984	1984 & after	Before 1984	1984 & after								
Bachelor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.00	20.00
1 Bedroom	N/A	N/A	57.00	57.00	N/A	41.00	21.00	21.00	N/A	N/A	N/A	N/A	N/A	N/A	12.00	20.00
2 Bedroom	82.00	82.00	68.00	62.00	65.00	55.00	31.00	30.00	96.00	73.00	70.00	39.00	31.00	20.00	20.00	20.00
3 Bedroom	119.00	107.00	86.00	86.00	85.00	82.00	41.00	40.00	101.00	82.00	77.00	46.00	34.00	24.00	24.00	20.00
4 Bedroom	131.00	113.00	114.00	77.00	112.00	72.00	N/A	N/A	108.00	105.00	85.00	N/A	36.00	26.00	N/A	N/A
5 Bedroom	188.00	121.00	139.00	79.00	124.00	77.00	N/A	N/A	113.00	124.00	108.00	N/A	39.00	30.00	N/A	N/A

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Program Income Limits (PILs) and Rental Rates 2017

Income limits based on total annual household income (before taxes)

As of January 1, 2017 the following PILs and Rental Rates will apply to housing projects that are owned by Manitoba Housing and managed by third party agreements.

<http://www.gov.mb.ca/housing/progs/pil.html>

Rental increases must be applied at time of the annual rent review process. Tenants must receive three months notice.

Social Housing Rental Program Income Limits:

Applicants to the Social Housing Rental Program must have incomes below the posted income limits.

The Program Income Limits are established annually by Manitoba Housing and are effective January 1 of each year.

2017 Social Housing Rental Program Income Limits

Community						
		Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Winnipeg		\$24,500	\$35,000	\$43,500	\$47,500	\$57,000
Southern Other Urban/ Rural	Brandon	\$20,500	\$29,000	\$36,000	\$44,000	\$51,500
	Dauphin	\$19,000	\$25,500	\$29,500	\$44,000	\$49,500

	Portage La Prairie	\$18,500	\$26,000	\$32,500	\$44,000	\$49,500
	Selkirk	\$20,000	\$27,500	\$33,000	\$46,000	\$49,500
	Steinbach	\$22,000	\$29,500	\$33,500	\$44,000	\$49,500
	Winkler	\$19,000	\$27,000	\$31,500	\$44,000	\$49,500
Northern Other Urban/Rural	Thompson	\$22,000	\$30,500	\$37,500	\$44,000	\$49,500
	The Pas/Flin Flon	\$18,500	\$26,000	\$33,500	\$44,000	\$49,500
	Churchill	\$21,000	\$25,000	\$34,500	\$38,000	\$43,000
Southern Non-Market		\$17,500	\$24,500	\$29,500	\$39,500	\$44,500
Northern Non-Market		\$16,500	\$24,500	\$28,500	\$39,000	\$44,500

Affordable Rental Housing Program:

This program is for lower-moderate income households whose total household income is below the posted Program Income Limit. The household will pay an affordable rent based on median rents in the private market. Affordable Rents are established annually by Manitoba Housing and are effective January 1 of each year.

2017 Affordable Housing Rental Program Income Limits

Household without children	\$53,441
Family Household (families with children or dependants)	\$71,255

2017 Affordable Housing Rental Program Rents - Includes Essential Utilities (heat, water and sewer)

Community		Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Winnipeg and Catchment		\$607	\$880	\$1,092	\$1,182	\$1,425
Southern Other Urban/ Rural	Brandon	\$513	\$723	\$896	\$1,097	\$1,293
	Dauphin	\$480	\$638	\$743	\$1,097	\$1,240
	Portage la Prairie	\$458	\$645	\$811	\$1,097	\$1,240
	Selkirk	\$503	\$688	\$823	\$1,145	\$1,240
	Steinbach	\$552	\$731	\$834	\$1,097	\$1,240
	Winkler	\$480	\$668	\$788	\$1,097	\$1,240
Northern Other Urban/Rural	Thompson	\$ 552	\$763	\$939	\$1,097	\$1,240
	The Pas/Flin Flon	\$458	\$643	\$833	\$1,097	\$1,240
	Churchill	\$520	\$620	\$860	\$956	\$1,071
Southern Non-Market		\$431	\$608	\$738	\$985	\$1,114
Northern Non-Market		\$412	\$608	\$707	\$978	\$1,114

AMENITIES	FEE Properties Owned by Manitoba Housing
Parking (<i>per stall</i>)	\$24.00
Air Conditioning	\$10.00
Balcony/Yard/Patio	<i>No Fee</i>
Cable or Satellite T.V.	Proportionate share
Carpet (<i>all</i>)	<i>No Fee</i>
Carpet (<i>some</i>)	<i>No Fee</i>
Drapes	<i>No Fee</i>
HCC emergency service	<i>No Fee</i>
Sauna/ Whirlpool/ Pool	<i>No Fee</i>
Washer/Dryer (<i>in suite</i>)	<i>No Fee</i>
Washer/Dryer (<i>in building, free</i>)	<i>No Fee</i>