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# Winnipeg and Manitoba Housing Data

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<b>Core Housing Need</b> .....	<b>2</b>
<b>Renting in Manitoba</b> .....	<b>3</b>
<b>Current Vacancy Rates</b> .....	<b>3</b>
Average Rents and Median Market Rents.....	4
<b>Renters and Owners</b> .....	<b>5</b>
<b>Affordability of Average Rents</b> .....	<b>6</b>
Affordability of Average Rents in Winnipeg CMA .....	6
Affordability of Average Rents in Brandon CA .....	7
Affordability of Average Rents in Thompson CA .....	8
Affordability of Average Rents in Portage la Prairie CA .....	9
Affordability of Average Rents Compared with EIA Rental Allowances.....	10
Hourly Housing Rates, Manitoba .....	10
<b>Winnipeg’s Rental Universe</b> .....	<b>12</b>
<b>Social Housing</b> .....	<b>13</b>
National Social Housing Construction .....	13
<b>Demographics</b> .....	<b>14</b>
Migration.....	14
2010 immigration to centres in Manitoba.....	14
<b>Definitions</b> .....	<b>15</b>



## Core Housing Need

In 2006:<sup>1</sup>

- 11.3 % of all MB households lived in core housing need (46,900 households)
- 24.0 % of MB renter households lived in core housing need (28,800 households)
- 6.2 % of MB owner households lived in core housing need (18,100 households)
- 22.3 % of those who immigrated to Canada between 2001 and 2006 lived in core housing need in Manitoba (1,600 households)

In 2009:<sup>2</sup>

- 9.3 % of households in urban centres in Manitoba were in core housing need
- 9.5 % of households in Winnipeg were in core housing need

In 2006:<sup>3</sup>

- 10.4% of all Winnipeg CMA<sup>4</sup> households lived in core housing need (28,375 households)
- 23.9% of Winnipeg renter households lived in core housing need (20,910 households)
- 4.0 % of Winnipeg owner households lived in core housing need (7,465 households)
  
- 8.4 % of all Brandon CA<sup>5</sup> households lived in core housing need (1,640 households)
- 17.4 % of Brandon CA renter households lived in core housing need (1,220 households)
- 3.3 % of Brandon CA owner households lived in core housing need (420 households)
  
- 9.6 % of all Thompson CA households lived in core housing need (460 households)
- 21.5 % of Thompson CA renter households lived in core housing need (420 households)

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<sup>1</sup> CMHC. 2009. Canadian Housing Observer. Also offers data on types of family, Aboriginal status, and period of immigration.

<sup>2</sup> CMHC 2012. Canadian Housing Observer. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>3</sup> CMHC. 2006. Census-based housing indicators and data. *Housing in Canada Online*. [cmhc.beyond2020.com/HiCOLegal\\_EN.html](http://cmhc.beyond2020.com/HiCOLegal_EN.html)

<sup>4</sup> CMA – Census Metropolitan Area. “The Winnipeg Census Metropolitan Area (CMA) is an economic region defined by Statistics Canada. After each national census, Statistics Canada analyzes socioeconomic information to determine which neighbouring municipalities should be included as part of the CMA. The primary criteria for inclusion in the CMA is having over half of the municipality's labour force working in the core city (Winnipeg). The Winnipeg CMA currently includes the City of Winnipeg and the municipalities of West St. Paul, East St. Paul, Headingley, Richot, Tache, Springfield, Rosser, St. Francois Xavier, St. Clements, and the Brokenhead First Nation.” (City of Winnipeg, 2012. Description of Geographies Used to Produce Census Profiles. [winnipeg.ca/census/includes/Geographies.stm](http://winnipeg.ca/census/includes/Geographies.stm))

<sup>5</sup> CA – Census Agglomeration. Much like a CMA, but at a smaller scale.



- 1.4 % of Thompson CA owner households lived in core housing need (40 households)
- 8.3 % of all Portage la Prairie CA households lived in core housing need (580 households)
- 20.7 % of Portage la Prairie CA renter households lived in core housing need (400 households)
- 4.2 % of Portage la Prairie CA owner households lived in core housing need (175 households)

In 2006:<sup>6</sup>

- 37.3 % of Winnipeg tenant-occupied households spent over 30% of their income on housing.
- 11.6 % of Winnipeg owner-occupied households spend over 30% of their income on housing.

## Renting in Manitoba

### Current Vacancy Rates

In October 2012, the vacancy rate was <sup>7</sup>

- 1.8 % in Manitoba
- 1.9 % in Winnipeg CMA
- 1.6 % in Thompson CA
- 1.0 % in Brandon CA
- 3.6 % in Portage la Prairie CA

	Vacancy Rates in Manitoba, October 2012 <sup>8</sup>			
	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +
Brandon CA	0.0%	1.5%	0.8%	1.1
Portage la Prairie CA	3.7%	2.8%	4.5%	0.0%
Steinbach	0.0%	0.7%	1.0%	n/a
Thompson CA	3.1%	1.9%	1.3%	5.3%
Winnipeg	1.7%	1.4%	2.4%	2.5%
Manitoba centres with 10,000+ population	1.6%	1.4%	2.2%	2.4%

<sup>6</sup> City of Winnipeg and Statistics Canada. 2006. 2006 Census Data – City of Winnipeg. [www.winnipeg.ca](http://www.winnipeg.ca)

<sup>7</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>8</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)



Monthly Rent	Vacancy Rates in Winnipeg CMA, October 2012 <sup>9</sup>			
	Bachelor (\$527)	1 Bedroom (\$704)	2 Bedroom (\$911)	3 Bedroom + (\$1027)
Under \$500	1.3%	1.1%	1.3%	Data unavailable
\$500-599	3.5%	1.0%	0.5%	Data unavailable
\$600-699	1.2%	1.0%	1.4%	Data unavailable
\$700-799	4.5%	1.4%	0.9%	0.0
\$800-1094	Data unavailable	2.4%	1.8%	Data unavailable
\$1095+	Data unavailable	3.1%	4.9%	2.3%
Total	1.7%	1.4%	2.0%	1.7%

**Average Rents and Median Market Rents**

In April 2013, the average rent was <sup>10</sup>

	Bachelor		1-Bedroom		2-Bedroom		3+ Bedroom		Total	
	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013
Winnipeg CMA	\$552	\$554	\$697	\$727	\$901	\$939	\$1114	\$1162	\$776	\$812
Brandon CA	\$448	\$468	\$566	\$589	\$734	\$773	\$921	\$992	\$683	\$720
Portage La Prairie CA	\$329	\$368	\$519	\$527	\$659	\$661	\$659	\$654	\$586	\$590
Steinbach	\$478	\$510	\$551	\$590	\$710	\$701	N/A	n/a	\$659	\$654
Thompson CA	\$548	\$630	\$699	\$717	\$771	\$790	\$742	\$763	\$741	\$759
Manitoba	\$548	\$550	\$690	\$718	\$876	\$912	\$1078	\$1131	\$767	\$800

<sup>9</sup> CMHC. 2012, Fall. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>10</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)



## Renters and Owners

In 2006, the percentage of households that owned or rented was:<sup>11</sup>

	Renters	Owners
Manitoba	29 %	71 %
Winnipeg	32 %	68 %
Brandon	36 %	64 %
Portage la Prairie	28 %	72 %
Thompson	41 %	59 %

In 2006, average incomes for renter and owner households were:<sup>12</sup>

	Renters	Owners
Manitoba	\$ 35,578	\$ 74,051
Winnipeg	\$ 35,556	\$ 80,807
Brandon	\$ 36,574	\$ 72,850
Portage la Prairie	\$ 33,276	\$ 64,524
Thompson	\$ 47,689	\$ 100,140

In 2013, the Affordable Rents in Manitoba were:<sup>13</sup>

	1 Bedroom	2 Bedroom	3 Bedroom	4 or more
City of Winnipeg and catchment <sup>14</sup>	\$665	\$856	\$1,039	\$1,250
Urban/rural market areas	\$560	\$705	\$954	\$1065
Non-market areas	\$476	\$594	\$802	\$894

Affordable rents are established by Manitoba Housing.

<sup>11</sup> CMHC. 2006. Census-based housing indicators and data. *Housing in Canada Online*.  
[cmhc.beyond2020.com/HiCOLegal\\_EN.html](http://cmhc.beyond2020.com/HiCOLegal_EN.html)

<sup>12</sup> CMHC. 2006. Census-based housing indicators and data. *Housing in Canada Online*.  
[cmhc.beyond2020.com/HiCOLegal\\_EN.html](http://cmhc.beyond2020.com/HiCOLegal_EN.html)

<sup>13</sup>Government of Manitoba, date unknown. Rental Housing Programs.  
[www.gov.mb.ca/housing/hil.html#mmr](http://www.gov.mb.ca/housing/hil.html#mmr)

<sup>14</sup> The City of Winnipeg and catchment includes a number of communities around Winnipeg. The urban/rural market areas include the other major towns in Manitoba and their surrounding areas, and the non-market areas include the rest of the province. For a complete list, please see [www.gov.mb.ca/housing/hil.html](http://www.gov.mb.ca/housing/hil.html)



## Affordability of Average Rents

### Affordability of Average Rents in Winnipeg CMA

This table compares the affordability of current rents with incomes. Economic families may include single people who reduce their housing costs by living with roommates or others; households include all members. The dates for income and rent data are different, but rents have been rising much quicker than incomes.

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents				Proportion of Winnipeg households <sup>15</sup> (2006)	Proportion of Winnipeg economic families* <sup>16</sup> (2010)
		Bachelor (\$554)	1 Bedroom (\$727)	2 Bedroom (\$939)	3 Bedroom + (\$1162)		
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	5.5%	6.1%
10,000-19,999	250-500	Not affordable	Not affordable	Not affordable	Not affordable	10.8%	7.3%
20,000-29,999	500-750	Not affordable under \$22,160	Not affordable under \$29,080	Not affordable	Not affordable	11.3%	9.9%
30,000-39,999	750-1000	Affordable	Affordable	Not affordable under \$37,560	Not affordable	12.1%	11.0%
40,000-49,999	1000-1250	Affordable	Affordable	Affordable	Not affordable under \$46,480	10.5%	10.2%
50,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	49.9%	55.6%

\* Includes economic families (two or more people living in the same dwelling who are related by blood, marriage, common law or adoption) and unattached individuals (people living alone or with others to whom they are not related).

<sup>15</sup> City of Winnipeg and Statistics Canada. 2006. 2006 Census Data – City of Winnipeg. [www.winnipeg.ca](http://www.winnipeg.ca)

<sup>16</sup> Statistics Canada. No date. Table 202-0401: Distribution of total income, by economic family type, 2010 constant dollars (table). CANSIM (database). [www5.statcan.gc.ca/cansim/a26](http://www5.statcan.gc.ca/cansim/a26)

**Affordability of Average Rents in Brandon CA**

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents				Proportion of Brandon Households (2006) <sup>17</sup>
		Bachelor (\$468)	1 Bedroom (\$589)	2 Bedroom (\$773)	3 Bedroom + (\$992) <sup>18</sup>	
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	4.7 %
10,000-19,999	250-500	Not affordable under \$18,720	Not affordable	Not affordable	Not affordable	11.9 %
20,000-29,999	500-750	Affordable	Not affordable under \$23,560	Not affordable	Not affordable	12.8 %
30,000-39,999	750-1000	Affordable	Affordable	Not affordable under \$30,920	Not affordable under \$39,680	10.3 %
40,000-49,999	1000-1250	Affordable	Affordable	Affordable	Affordable	10.6 %
50,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	47.7 %

<sup>17</sup> Statistics Canada. 2006. Profile for Census Metropolitan Areas and Census Agglomerations, 2006 Census: Brandon. [www.statcan.ca](http://www.statcan.ca)

<sup>18</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)



**Affordability of Average Rents in Thompson CA**

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents				Proportion of Thompson Households (2006) <sup>19</sup>
		Bachelor (\$630)	1 Bedroom (\$717)	2 Bedroom (\$790)	3 Bedroom + (\$763) <sup>20</sup>	
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	2.8 %
10,000-19,999	250-500	Not affordable	Not affordable	Not affordable	Not affordable	7.8 %
20,000-29,999	500-750	Not affordable under \$25,200	Not affordable under \$28,680	Not affordable	Not affordable	9.5 %
30,000-39,999	750-1000	Affordable	Affordable	Not affordable under \$31,600	Not affordable under \$30,520	8.7 %
40,000-49,999	1000-1250	Affordable	Affordable	Affordable	Affordable	6.6 %
50,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	64.4 %

<sup>19</sup> Statistics Canada. 2006. Profile for Census Metropolitan Areas and Census Agglomerations, 2006 Census: Thompson. [www.statcan.ca](http://www.statcan.ca)

<sup>20</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)





**Affordability of Average Rents in Portage la Prairie CA**

Household Income (\$)	Monthly Affordability Range	Affordability of Average Rents				Proportion of Portage la Prairie Households (2006) <sup>21</sup>
		Bachelor (\$368)	1 Bedroom (\$527)	2 Bedroom (\$661)	3 Bedroom + (\$654) <sup>22</sup>	
Under 10,000	250	Not affordable	Not affordable	Not affordable	Not affordable	7.3 %
10,000-19,999	250-500	Not affordable under \$14,720	Not affordable	Not affordable	Not affordable	12.1 %
20,000-29,999	500-750	Affordable	Not affordable under \$21,080	Not affordable under \$26,440	Not affordable under \$26,160	11.1 %
30,000-39,999	750-1000	Affordable	Affordable	Affordable	Affordable	11.5 %
40,000-49,999	1000-1250	Affordable	Affordable	Affordable	Affordable	12.4 %
50,000 and up	1250-1500	Affordable	Affordable	Affordable	Affordable	45.6 %

<sup>21</sup> Statistics Canada. 2006. Profile for Census Metropolitan Areas and Census Agglomerations, 2006 Census: Portage la Prairie. [www.statcan.ca](http://www.statcan.ca)

<sup>22</sup> CMHC. 2013, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc.schl.gc.ca](http://www.cmhc.schl.gc.ca)

**Affordability of Average Rents Compared with EIA Rental Allowances**

EIA rent allowances are based on the size of the household, rather than the size of the rental unit. This table approximates how many people could live in various apartment sizes.

	Average Rents <sup>23</sup>			
	Bachelor (1 person)	1-Bedroom (1-2 people)	2-Bedroom (3-4 people)	3+ Bedroom (4-6 people)
Winnipeg	\$527	\$704	\$911	\$1027
Brandon	\$451	\$570	\$749	\$992
Portage La Prairie	\$344	\$517	\$652	\$656
Steinbach	\$496	\$559	\$708	\$926
Thompson	\$653	\$722	\$796	\$842
EIA Rent Allowance, including heat, lights and water <sup>24</sup>	\$285+50 supplement	\$285-387	\$430-\$471	\$471-\$513

**Hourly Housing Rates, Manitoba<sup>25</sup>**

These charts show how much a household must earn per hour to afford an average rental unit in Manitoba (based on a 40-hour work week, 50 weeks of the year). The blue bars show the hourly minimum wage, EIA and EIA disability benefits (these include RentAid and federal benefits such as the Canada Child Tax Benefit, etc., where applicable. Housing benefits that only some households are eligible for, such as the Portable Shelter Benefit, are not included). The red bars show how much a household must earn per hour for the average rent to be affordable, based on the 30 percent of household income affordability benchmark.

For example, an average 1-bedroom unit in Manitoba costs \$718 per month. For this to be affordable, a household must bring in \$14.36 per hour.

<sup>23</sup> CMHC. 2012, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>24</sup> Employment and Income Assistance Facts. Government of Manitoba.

[www.gov.mb.ca/fs/eiafacts/rental.html](http://www.gov.mb.ca/fs/eiafacts/rental.html)

<sup>25</sup> Based on data from:

Province of Manitoba. 2012. Fact Sheet: What is Minimum Wage?

[www.gov.mb.ca/labour/standards/doc,minimum-wage,factsheet.html](http://www.gov.mb.ca/labour/standards/doc,minimum-wage,factsheet.html)

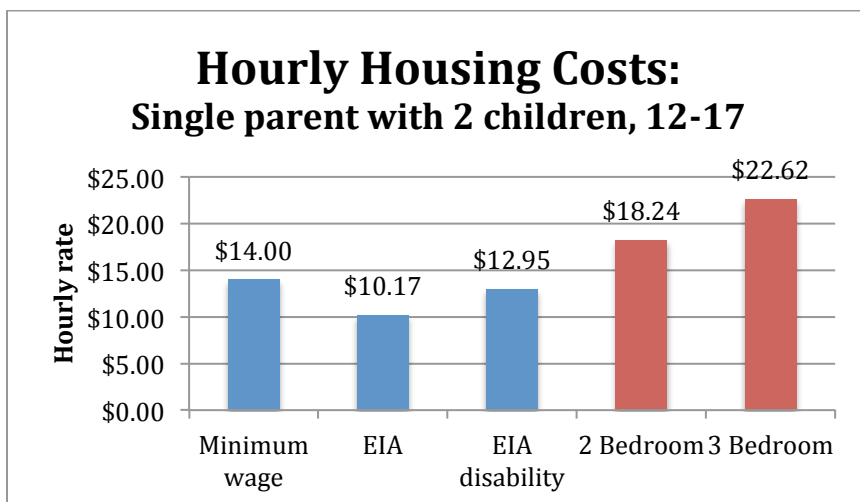
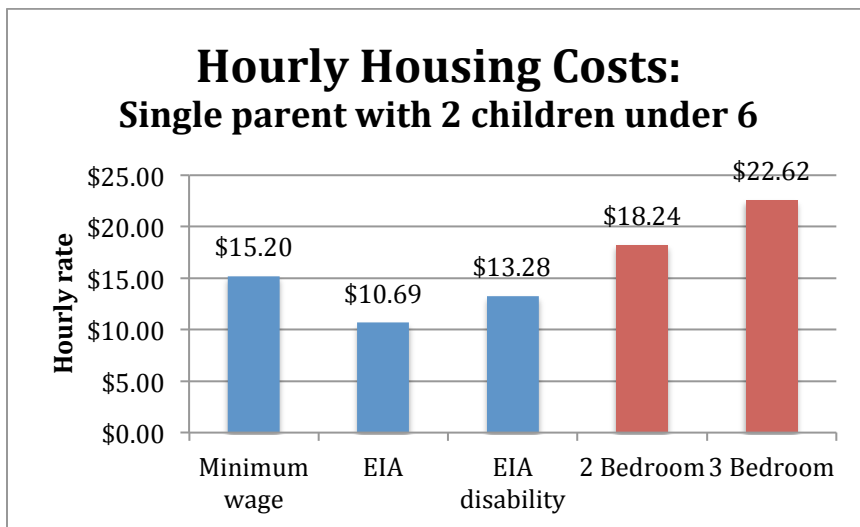
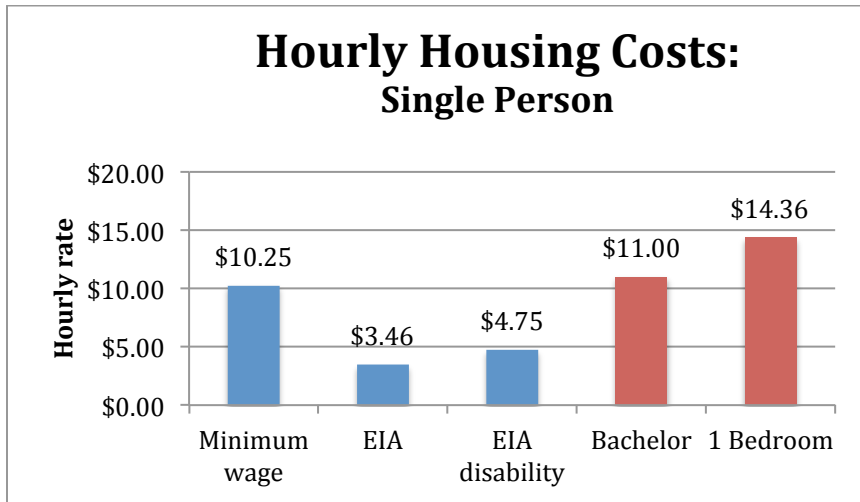
Province of Manitoba. 2011. Employment and Income Assistance for Single Parents.

[www.gov.mb.ca/fs/assistance/eia.html](http://www.gov.mb.ca/fs/assistance/eia.html)

Province of Manitoba. 2011. Employment and Income Assistance for the General Assistance Category.

[www.gov.mb.ca/fs/assistance/eia.html](http://www.gov.mb.ca/fs/assistance/eia.html)

CMHC. 2012, Spring. Rental Market Report: Manitoba Highlights. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)





### Winnipeg’s Rental Universe

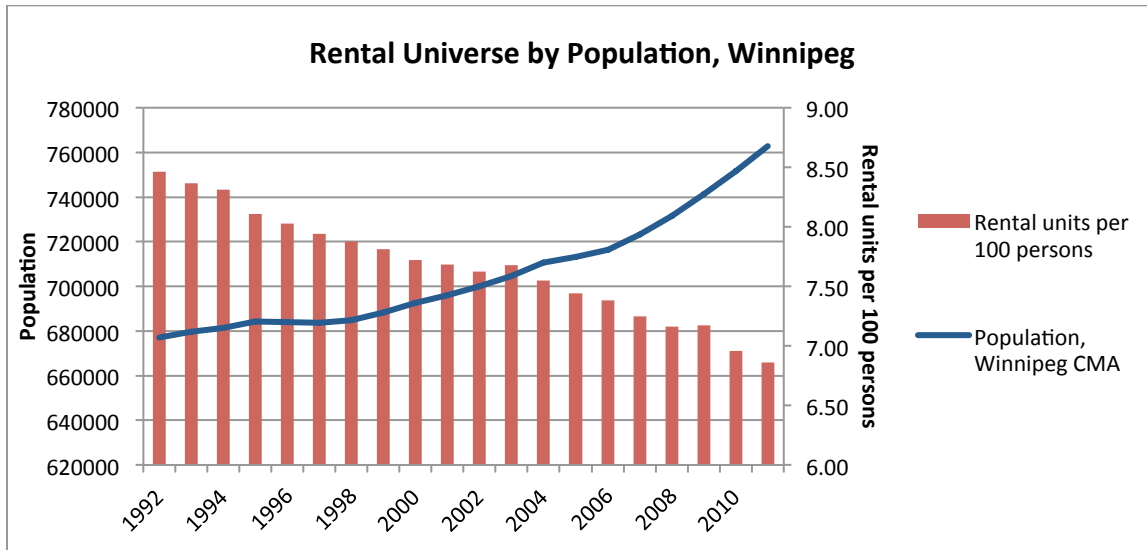
(This data only applies to apartment buildings with three or more units)

The rental universe in Winnipeg CMA

- declined in 15 of the 18 years prior to 2010<sup>26</sup> and increased by 250 units in 2012.<sup>27</sup>
- Had 52,569 units in 2012.<sup>28</sup>

Since 1992, Winnipeg’s rental universe has declined from 57,279 units to 52,569 in 2012,<sup>29</sup> a decline of about 8 percent. At the same time, the population of Winnipeg has increased from 677,000 to 762,800,<sup>30</sup> an increase of about 13 percent.

- The result is a drop in the number of rental units from 8.5 units to 6.9 units per 100 people.



<sup>26</sup> CMHC 2010. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

CMHC 2011. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>27</sup> CMHC 2012. Rental Market Report: Winnipeg CMA. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>28</sup> CMHC 2012. Rental Market Report: Winnipeg. [www.cmhc-schl.gc.ca](http://www.cmhc-schl.gc.ca)

<sup>29</sup> CMHC. 2011. Personal communication from Dianne Himbeault; CMHC 2012. Rental Market Report: Winnipeg CMA.

<sup>30</sup> City of Winnipeg. 2012, March 16. Population of Winnipeg. [www.winnipeg.ca/cao/pdfs/population.pdf](http://www.winnipeg.ca/cao/pdfs/population.pdf)

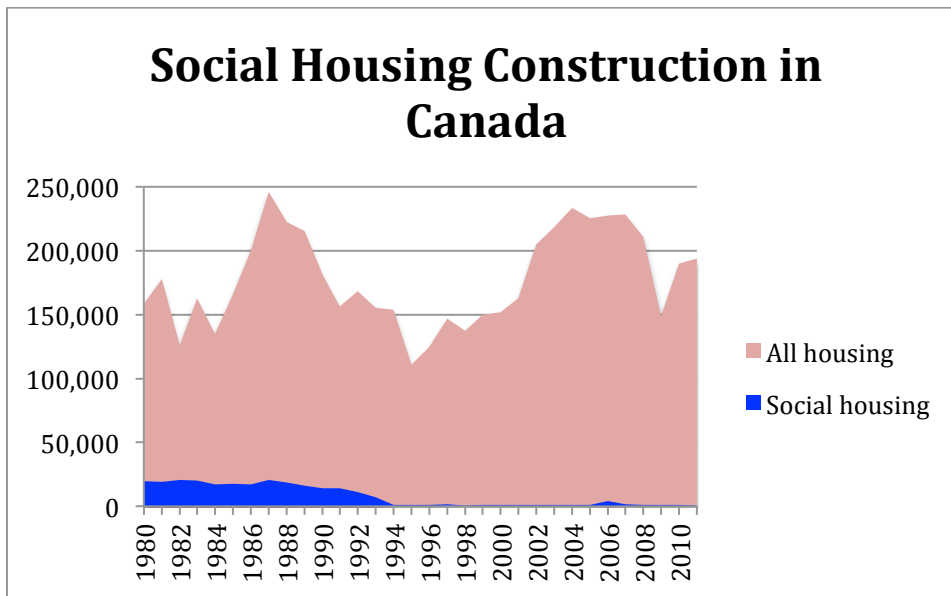


### Social Housing

Manitoba Housing “owns the Province’s housing portfolio and provides subsidies to approximately 34,900 households under various housing programs. Within the portfolio, Manitoba Housing owns 17,600 units of which 13,100 units are directly managed by Manitoba Housing and another 4,500 units are operated by non- profit/cooperative sponsor groups or property management agencies. Manitoba Housing also provides subsidy and support to approximately 17,300 households (including 4,700 personal care home beds) operated by cooperatives, Urban Native and private non-profit groups.”<sup>31</sup>

### National Social Housing Construction

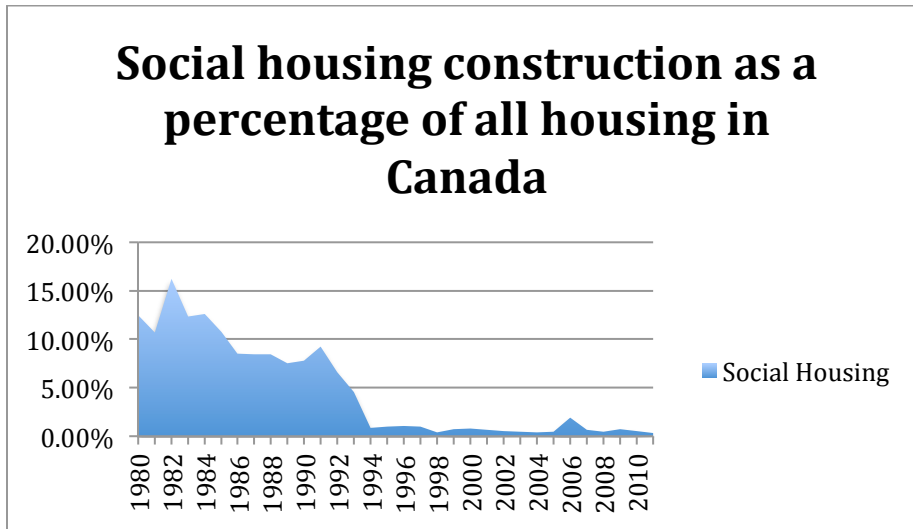
In 1993, the federal government withdrew from housing. Until then, about 10 percent of the housing built each year in Canada was affordable to lower income households; since then it has been less than one percent.<sup>32</sup>



<sup>31</sup> Manitoba Housing and Community Development. 2010. Annual Report 2009-2010. [www.gov.mb.ca/finance/pdf/annualrep/2009\\_10/housing.pdf](http://www.gov.mb.ca/finance/pdf/annualrep/2009_10/housing.pdf)

<sup>32</sup> Based on Michael Shapcott (Wellesley Institute)’s work, and data from: CMHC. 2011. CHS – Public Funds and National Housing Act (Social Housing). [cmhc.ca/en/hoficlincl/homain/stda](http://cmhc.ca/en/hoficlincl/homain/stda)

CMHC. 2011. CHS – Residential Building Activity. [cmhc.ca/en/hoficlincl/homain/stda](http://cmhc.ca/en/hoficlincl/homain/stda)



## Demographics

### Migration

The population of Manitoba increased by 16,100 people from 2010-2011 (from 1,234,500 to 1,250,600).<sup>33</sup>

The population of the City of Winnipeg increased by 9,700 people from 2010-2011 (from 682,100 to 691,800). The population of Winnipeg’s CMA increased by 11,100 people from 2010-2011 (from 751,700 to 762,800).<sup>34</sup>

### 2010 immigration to centres in Manitoba<sup>35</sup>

	Number	Percentage
Winnipeg	12,263	77.6 %
Brandon	1433	9.1 %
Winkler	411	2.6 %
Steinbach	313	2.0 %
Neepawa	171	1.1 %
Thompson	141	0.9 %
Morden	83	0.5 %
Portage la Prairie	74	0.5 %
Reinfeld	43	0.3 %
Arborg	42	0.3 %

<sup>33</sup> City of Winnipeg. 2012, March 16. Population of Winnipeg. [www.winnipeg.ca/cao/pdfs/population.pdf](http://www.winnipeg.ca/cao/pdfs/population.pdf)

<sup>34</sup> City of Winnipeg. 2012, March 16. Population of Winnipeg. [www.winnipeg.ca/cao/pdfs/population.pdf](http://www.winnipeg.ca/cao/pdfs/population.pdf)

<sup>35</sup> Government of Manitoba. 2011. Manitoba Immigration Facts: 2010 Statistical Report. [www.immigratemanitoba.com/departement/publications/](http://www.immigratemanitoba.com/departement/publications/)



## Definitions

**Affordable housing:** Housing that costs 30 percent or less of household income. Usually refers to housing below median rent/price; does not necessarily have any restriction on household income.

**Core housing need:** “Acceptable housing is defined as adequate and suitable shelter that can be obtained without spending 30 per cent or more of before-tax household income. Adequate shelter is housing that is not in need of major repair. Suitable shelter is housing that is not crowded, meaning that it has sufficient bedrooms for the size and make-up of the occupying household. The subset of households classified as living in unacceptable housing and unable to access acceptable housing is considered to be in core housing need.”<sup>36</sup>

**Lower end of market housing:** Social housing where rents are equivalent to rents for comparable units at the lower end of the private market for households that would have difficulty affording housing in the private market. Some homeownership programs focus on this area.

**Public housing:** housing that is owned by Manitoba Housing and rented at a subsidized rate, for households with limited or fixed incomes.

**Rent geared to income housing:** Housing where the rent charged is set at a proportion of household income (usually 25-30 percent) for households with limited or fixed incomes.

**Social housing:** A broader term that includes housing owned by Manitoba Housing as well as housing owned by non-profit organizations, that is rented at a subsidized rate for households with limited or fixed incomes.

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<sup>36</sup> CMHC. 2011. Canadian Housing Observer.