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Bunkowsky, Shannon (HCD)

From: Bunkowsky, Shannon (HCD)
Sent: September-26-13 8:31 AM
To: Andrews, Jody (HCD); Perron, Jill (HCD)
Subject: RE: Top 10 tenant income earners

Jody: 17(1)
If the tenant in 17(2)(d)(g) began tenancy in July, 2013 should they be paying a ceiling rent? You indicated yesterday that ceiling rents were connected to the tenant and expired when they left. This might also be flagged with the tenants in Winnipeg with \$119K income paying ceiling, beginning tenancy in June, 2010. Not sure when rent cap policy became effective that year.

23(1)(b)

Shannon Bunkowsky
Manager, Program Development

From: Andrews, Jody (HCD)
Sent: September-25-13 5:46 PM
To: Stevenson, Heather (LEG)
Cc: Spry, Steven (HCD); Jones, Darrell (HCD); Perron, Jill (HCD); Bunkowsky, Shannon (HCD)
Subject: Top 10 tenant income earners

Attached are profiles of the tenants with the top ten incomes as of July 2013. Their incomes range from \$90K to \$153K. As noted in the profiles, two have moved out.

Jody Andrews
Manitoba Housing - Standards and Resolutions
600 - 352 Donald Street, Winnipeg MB R3B 2H8
Tel: 204.945.3836 Fax: 204.945.0546

TOP 10 Earners – July 2013

Application #: 1
Length of Tenancy: Nov 2010 to present
Current Annual Income: \$153,000
Rental Rate: \$370
PIL or Cap: Ceiling rent
Region: 1
Unit size: studio
Point rating & income: 30; \$14,000 at move in
Number of people on lease: 1

1 - 17(1) 17(2) (d) (g)

Application #: 1
Length of Tenancy: April 2007 to present
Current Annual Income: \$137,000
Rental Rate: \$441
PIL or Cap: Ceiling rent
Region: 1
Unit size: 3 bedrooms
Point rating & income: 7 pts; \$66,000 at move in
Number of people on lease: 3 – couple & child

Application #: 1
Length of Tenancy: Nov 2003 to January 2013
Annual Income: \$137,000
Rental Rate: \$776
PIL or Cap: Market
Region: Brandon
Unit size: 2 bedrooms
Point rating & income: 55; \$8,400 at move in
Number of people on lease: 3 – couple, child

Application #: 1
Length of Tenancy: April 1, 2012 to present
Annual Income: \$120,959.04
Rental Rate: \$576
PIL or Cap: Market – 552 + 24 parking & amenities = 576
Region: 1
Unit size: 1 bedroom
Point rating & income: 1; \$60,000 at move in
Number of people on lease: 1

Application #: 1
Length of Tenancy: April 1, 2011 to present
Annual Income: \$110,277.00
Rental Rate: \$937 – \$202 heat deduction = \$735 (current rent rate)
PIL or Cap: Market \$797 (should be)
Region: 1
Unit size: 3 bedrooms
Point rating & income: 99 (RNH transfer unit)
Number of people on lease: 3 – couple, child

Application #: 1
 Length of Tenancy: June 1, 2010 to present
 Annual Income: \$119,186.16
 Rental Rate: \$497.00
 PIL or Cap: Ceiling Rent
 Region: Winnipeg
 Unit size: 5 bedroom
 Point rating & income: 82; \$28,000 at move in
 Number of people on lease: 6 – couple, four adult children

1 - 17(1) 17(2)(d)(g)

Application #: 1
 Length of Tenancy: July 1, 2013 to present
 Annual Income: \$90,864.84
 Rental Rate: \$432.00
 PIL or Cap: Ceiling Rent
 Region: 1
 Unit size: studio
 Point rating & income: 8
 Number of people on lease: 1

Application #: 1
 Length of Tenancy: 2005 to June 2013
 Annual Income: \$93,298.44
 Rental Rate: 969.00
 PIL or Cap: Market 937 + 32 parking and amenities = \$969
 Region: Winnipeg
 Unit size: 2 bedroom
 Point rating & income: 90 (Deep Refresh Transfer); 120/250 (original); \$36,000 at move in
 Number of people on lease: 3 – couple, 1 child

Application #: 1
 Length of Tenancy: August 1, 1999 to present
 Annual Income: \$90,914.64
 Rental Rate: \$1,220.00
 PIL or Cap: Market – 1208 + 12 parking
 Region: Winnipeg
 Unit size: 3 bedrooms
 Point rating & income: 0 (Pre TMS DATA)
 Number of people on lease: 3 – applicant, 2 children

Application #: 1
 Length of Tenancy: July 1, 2008 to present
 Annual Income: \$91,622.16
 Rental Rate: \$503.00
 PIL or Cap: Ceiling Rent
 Region: 1
 Unit size: 4 bedroom
 Point rating: 11; \$25,800 at move in
 Number of people on lease: 3 – Couple, 1 child

Application #: 1
Length of Tenancy: September 1, 2012 to present
Annual Income: \$92,091.26
Rental Rate: \$797.00
PIL or Cap: Market
Region: 1
Unit size: 3 bedroom
Unit type: family
Point rating: 500 (RNH transfer unit)
Number of people on lease: 4 – Couple, 2 children

1 - 17(1) 17(2)(d)(g)

Income Range	Tenancies (CTF FIPPA DATA)	Tenancies (TMS July, 2013)
\$130,000- \$159,999	2	3
\$100,000- \$129,999	0	3
\$90,000-\$99,999	3	4
\$80,000-\$89,999	3	10
\$70,000-\$79,999	23	23 (+10 in Churchill)
\$60,000-\$69,999	52	32 (+33 in Churchill)
\$50,000-\$59,999	65	43
TOTAL	148	118 (161 counting Churchill)