



## October 2018 Newsletter

# Government Relations

### Key Issues in Affordable Housing in Manitoba Municipalities

Manitoba's municipal elections will be October 24, 2018.

Cities can be strong advocates and partners for affordable housing. They can develop plans, provide funding, and implement regulations that support an increase in affordable housing.

MNPCHA developed fact sheets on affordable housing in nine of Winnipeg's largest municipalities. We hope members will use them to engage with candidates before the election, and with elected representatives after the election, to work together on meeting Manitoba's affordable housing needs.

Download the Key Issues in Affordable Housing for your community below

[Brandon](#)

[Dauphin](#)

[Flin Flon](#)

[Portage la Prairie](#)

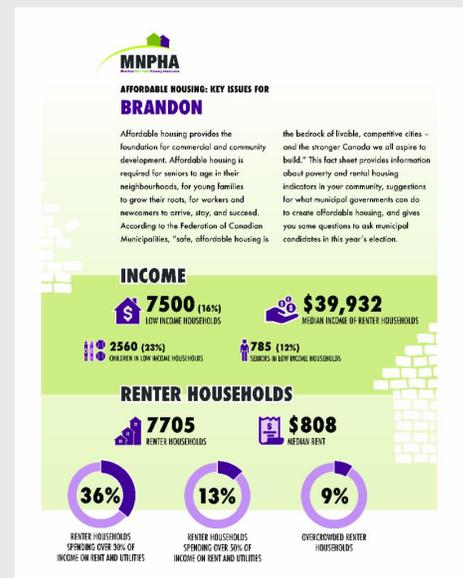
[Selkirk](#)

[Steinbach](#)

[Thompson](#)

[Winkler](#)

[Winnipeg](#)



If you want to compare rental housing data in your community to others, you can use the [Canadian Rental Housing Index](#).



## Housing on the Hill October 23, 2018

MNPHA will be joining its partners at the Canadian Housing and Renewal Association at its annual Housing on the Hill Day, to meet with Members of Parliament regarding housing.

As the last Housing on the Hill before the 2019 federal election, this is a prime opportunity to share your housing ideas with politicians and help inform electoral positions.

Do you have an issue or idea you would like us to raise in our meeting? Contact Christina at [execdir@mnpha.com](mailto:execdir@mnpha.com) or 204-797-6746.

You can also sign-up to participate in Housing on the Hill [here](#)

## News and Updates

**HOUSING PROFESSIONALS MENTORSHIP PROGRAM**

Now accepting applications for 2019

Learning, leadership development and mentorship for housing professionals across Canada

[CHRA-ACHRU.CA/HPMP](http://CHRA-ACHRU.CA/HPMP)

### Housing Professionals Mentorship Program

The Canadian Housing and Renewal Association's Housing Professional Mentorship Program connects experienced housing professionals with those who are ready to take the next step in their professional journey, or graduate students whose research is focused on housing or homelessness in Canada. The 2019 program will run from January to June and accept 45 mentor/mentee matches.

To participate in the Housing Professionals Mentorship Program, you (or your organization) must be a member of Canadian Housing and Renewal Association (CHRA), CIH Canada, or Housing Partnership Canada (HPC) in good standing. Potential mentees must currently be employed in the housing/homelessness sector or in a graduate program doing research on housing or homelessness. Mentors may be employed or recently retired from the sector.

Applications for both mentors and mentees are due October 31, 2018. [Learn more](#)



Co-operative Housing  
Federation of Canada

**50**  
YEARS

### Co-operative Housing Federation Manitoba Fall Education Event October 27

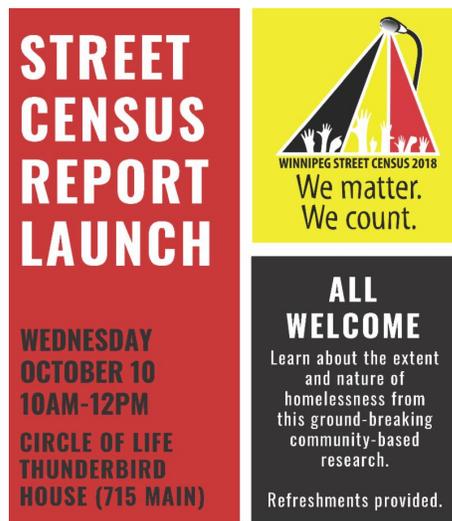
Don't miss this opportunity to learn new board skills and network with other co-op members from Manitoba all in the same day!

CHF Canada offers regional education events each year in areas of the country where there is no regional federation. Each event is a day-long training with several interactive workshops and a dynamic lunch program. The workshops cover essential training, ensuring that your co-op has good governance, sound management and a plan for the future. We draw on the expertise within our sector to discuss emerging issues or to update you on changes to provincial legislation.

The workshops are geared for board members and co-op members.

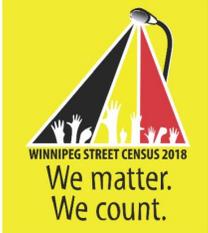
CHF Canada member and non-member rates apply.

**Register Here**



**STREET  
CENSUS  
REPORT  
LAUNCH**

**WEDNESDAY  
OCTOBER 10  
10AM-12PM  
CIRCLE OF LIFE  
THUNDERBIRD  
HOUSE (715 MAIN)**



WINNIPEG STREET CENSUS 2018  
We matter.  
We count.

**ALL  
WELCOME**

Learn about the extent  
and nature of  
homelessness from  
this ground-breaking  
community-based  
research.

Refreshments provided.



[streetcensuswpg.ca](http://streetcensuswpg.ca) #streetcensus

## Winnipeg Street Census Report Launch

The Winnipeg Street Census is a research project undertaken to understand the scope and nature of homelessness in a point-in-time.

Join report authors and stakeholders to hear the full results of the project

October 10, 10:00am-12:00pm

Circle of Life Thunderbird House: 715 Main Street

[View Event Details](#)

# MNPHA Events

# Voices for Affordable Housing in Canada;

## What Housing Associations Can Achieve Together



**Ami Patel,  
Board President,  
ONPHA**



**Brian Clifford,  
Policy Manager,  
BCNPHA**



**Jeff Morrison,  
Executive Director,  
CHRA**

### Feature Panel at the Building Partnerships Conference

Hear from the Canadian Housing and Renewal Association, Ontario Non-Profit Housing Association, and BC Non-Profit Housing Association on their successes and how members are involved in achieving that success. Whether in our advocacy, partnership development, educational sessions, or conference, housing associations are representing a large and diverse sector. Each Association uses different methods to engage its members. For this session, tell MNPFA what your priorities are through live polling.

#### Speakers:

Jeff Morrison, Executive Director, Canadian Housing and Renewal Association

Brian Clifford, Policy Manager, BC Non-Profit Housing Association

Ami Patel, Board President, Ontario Non-Profit Housing Association

Moderated by Carly Gasparini, Executive Director, Brandon

This session will take place October 16, 9:00am-10:30am

[View the Building Partnerships Program](#)

[Register for the Conference](#)



## Feature Educational Session at the Building Partnerships Conference: We've Gone To Pot

With conference only one week away, it's time to start planning which educational session you will attend. It may be difficult to choose!

**We've Gone to Pot:** On October 17, 2018, marijuana will be legalised for personal use in Canada. Learn about your rights as a housing provider related to such topics as: electricity consumption; drifting smoke; policy non-compliance; how to balance the rights of cannabis consumers with those of the landlord and other tenants... and much more!

Speakers: Avrom Charach, Professional Property Managers' Association and Kay Four Properties; Mark Unger, MLT Aikens

This session will be October 16, 1:15-2:30pm

## MNPHA Member Resources



### First National Financial LP

When you work with First National, your objectives, your business and your growth are at the centre of everything we do.

At First National, we have created the End of Operating Agreement Revitalization Program (EOA). The program outlines what you need to qualify and the next steps necessary for capturing the equity that is hidden in your existing properties. At First National, we make it easy to use the same programs that the private for profit sector utilizes.

Visit our [website](#) for more information on the EOA or contact [Daniel Bragagnolo](#) .



### People First Wellness Newsletter: Avoid the Midday Slump

A good night's sleep is the best way to start your day at work with enthusiasm and energy. But within a few hours of

work your focus may become cloudy as fatigue sets in - especially after a meal break.

What steals our ability to think and do our best an hour or 2 after eating? If you are healthy and not sleep-deprived, the answer is likely related to lifestyle.

Two ways to avoid the slump:

1. Skip high-sugar and high-fat meals and snacks. A sugar-rich cereal or a doughnut can provide temporary pep, but not sustained energy. Or after eating a large, heavy lunch (e.g., high-fat cheese pizza or bacon burger), your body must work hard to digest it, making you sleepy. For steady energy at work, eat modest, balanced meals during your work day and keep healthy snacks, such as apples and carrot sticks, handy.
2. Take an afternoon walk break instead of a coffee break. Caffeine improves alertness but too much can make you jittery. Walking improves your energy, mentality and creativity. Even a few short laps around your worksite will help.

*Body Bulletin and other wellness newsletters are available as part of the group benefits plan offered by People First.*

[Read the full newsletter here](#)

[Learn more about MNPFA's Benefit Program with People Corporation](#)

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## End of Operating Agreement and Beyond: Manitoba Example

### Manitoba Example: Unexpected Loss of Tax Rebates

At one point in time, a Winnipeg-based large housing provider's building was considered a "municipality" under the CRA standards for GST. This meant that for all costs spent on common areas, they would receive 70% of their GST back. For any spending on RGI suites - be it a fridge, a window, or a service - 100% of the GST would be returned. As they approached the expiry of their Agreement, in 2014, the Board slowly started to adjust the income mix, converting some RGI units to higher rental rates (not as high as market rates, but flat rates considered "affordable" according to their internal definition). As the proportion of RGI units in the building changed, however, so too did the amount of returned GST. They reduced the number of RGI units through attrition. However, once they reached expiry in 2014, their project lost municipal designation. The loss associated with the tax rebated was significant (approximately \$20,000).

- The threshold for loss of municipal status is 40%; if at least 40% of your funding comes from government organizations, then you can apply for the GST rebate.

At the same time, they were marketing to tenants who could afford higher rents, at higher income levels. Because of the overall increase in rental rates, the project also lost its Elderly and Infirm Persons License tax rebate (which cost them approximately \$100,000/year).

- The Elderly and Infirm Persons License tax rebate is a municipal tax break available if a certain percentage of tenant incomes fall below a threshold level, and tenants are over the age of 55.

The loss of these tax rebates was an unforeseen consequence of adjusting the rent structure, one that was not accounted for in their budget projections. The Board has explored other funding sources, including social enterprise options, to maintain viability.

Tax claims related to municipal designation, charitable status, and Elderly and Infirm Persons License, may constitute a substantial portion of a project's budget and should be considered in financial projections.

*Did you know that you can receive a partial tax rebate through the Elderly and Infirm Persons*

License, depending on the income of your tenants? In early 2019, MNPHA will hold an educational session on this program. Watch the newsletter for details.

[Download the Expiry of Operating Agreement Planning Guide](#)

[Request a print copy of the Expiry of Operating Agreement Planning Guide](#) (Free for members, \$15 for non-members)

## Job Board

Have a position you are trying to fill in your organization? MNPHA is always accepting job postings for display on its website.

The Job Board is located under the Resources tab on the [MNPHA website](#).

To have your position added to the board, send the pertinent information to:

[execdir@mnpha.com](mailto:execdir@mnpha.com)



### Recent Postings

#### **The Bethania Group: Part-Time Building Manager**

The Bethania Group is currently recruiting for the position of a PT (.7FTE) BUILDING MANAGER for two Seniors Housing facilities managed by The Bethania Group - BethaniaHaus located at 1060 Kimberly Avenue and KingsfordHaus located at 426 Kingsford Avenue. This salaried position plays an important role in supporting all of our tenants and staff while maintaining the day-to-day operations of these buildings.

The posting has been extended. You can view details [here](#)



Are you on Facebook?  
MNPHA is too.

Click [HERE](#) to visit our page.

See what's happening on our social sites:

