



ANNUAL REPORT 2017-18

www.mnpcha.com

MANITOBA NON-PROFIT HOUSING ASSOCIATION BOARD OF DIRECTORS

2017/18

MANITOBA NON-PROFIT HOUSING ASSOCIATION

PO Box 7003 RPO Kenaston

Winnipeg MB R3P 0X6

T: 204.797.6746 Toll Free: 1.844.799.6746

www.mnpha.com execdir@mnpha.com

Officers

President:

Laurie Socha (2019)
S.A.M. (Management) Inc.

Past President:

Menno Peters (2018)
mlp Housing Solutions Inc.
(Nominated for re-election as Associate Member)

Vice President:

Joanne Schmidt (2020)
Bethel Place

Treasurer:

Karl Falk (2020)
DSI Tandem Co-op Resources Ltd

Secretary:

Ryan Hildebrand (2018 – completing vacated term)
Eden Health Care Services
(Nominated for re-election)

Directors

Lawrence Poirier (2018)
Kinew Housing Inc.
(Nominated for re-election)

Debbie Van Ettinger (2019)
Ten Ten Sinclair Housing Inc.

Paullette Simkins (2020)
Canadian Mental Health Association

Peter Sanderson (2018)
Carriage House
(Nominated for re-election)

Rob Starkell (2019 – completing vacated term)
Westman Lions Manor

Gordon Westley (2020)
Chesterfield Housing

Bill Dinsdale (ex-officio)
Assiniboine Credit Union

MANITOBA NON-PROFIT HOUSING ASSOCIATION STRATEGIC FRAMEWORK

2017-2020

Mission

MNPHA supports its members to build a thriving, sustainable non-profit housing sector in Manitoba.

We do this by:

Advocating on behalf of members with government, funders and other stakeholders.

Providing professional development opportunities and services that support members to provide safe, secure and affordable housing across Manitoba.

Building partnerships in the non-profit housing sector through networking and opportunities to collaborate.

Vision

Non-profit housing in Manitoba: secure, sustainable and affordable

Guiding Principles

MNPHA believes that safe, secure and affordable housing is a basic human right and we understand that access to housing is a social determinant of health, both for individuals and communities.

MNPHA is committed to ensuring that social housing is available to anyone, regardless of income or diversity.

MNPHA honours the history of social housing in Manitoba by providing innovative responses that assist our members to improve the financial viability and sustainability of the affordable housing sector.

MNPHA is a membership organization and our agenda is driven by our members concerns and needs. We will remain non-partisan and respectful of our stakeholders in all our endeavors.

Strategic Outcomes

Short term

- 1: MNPHA has 150 members by March 31, 2018.
- 2: Members are supported with end of operating agreement planning resources and tools, and with applicable services post end of operating agreements.
- 3: MNPHA communicates regularly with its members with an increased social media presence.
- 4: MNPHA provides input into the federal and provincial housing strategies.
- 5: MNPHA plans for succession for its own board and staffing, and supports members with training and supports around succession planning.

Long term

- 1: MNPHA enjoys mutually beneficial partnerships with a number of organizations supportive of non-profit and affordable housing.
- 2: MNPHA's offers an array of cost-saving, supportive services to its members.
- 3: MNPHA facilitates the high level succession planning initiatives that could include mergers, consolidations and acquisitions.

Welcome to our June AGM, we are happy once again to bring all members together to celebrate what we have achieved in 2017/18, and look to the future.

This year, our Executive Director, Rhonda Lorch, continued to strengthen the Association and its capacity. Rhonda's stability, organization, and skill in partnership development allowed the Board to keep focus on achieving the strategic objectives of MNPHA that will build a thriving, sustainable, non-profit housing sector in Manitoba. After a great year, Rhonda has retired from the Association. We thank her for her many contributions to MNPHA, and wish her all the best.

We welcome Christina Maes Nino as our new Executive Director and look forward to having her on board.

Throughout 2017/18, we continued to provide high-quality educational sessions for our members. These sessions build our sector's capacity to take on new challenges and respond to changing demands. Beyond the instructive component, members coming together to learn from and network with each other is extremely valuable. We appreciate feedback and suggestions for future sessions.

Our November conference was very well-attended and well-received. The most critical feedback from members was that we had 'too many good presentations to choose from'! Speakers were inspiring and attendees engaged. The 2018 conference will be earlier than usual this year, October 15 and 16, at the Victoria Inn in Brandon, MB. We are thrilled to be bringing the conference outside of Winnipeg to highlight the innovative and creative housing solutions



Laurie Socha, President

MESSAGE FROM THE PRESIDENT

employed by non-profits in smaller centres and rural communities in Manitoba.

Your Association continues to be a voice for the sector. Members participated in a consultation by the City of Winnipeg on a new affordable housing program. We continued to work with Manitoba Housing and CMHC to ensure the non-profit housing sector's concerns were kept front and centre as the rollout of the much anticipated National Housing Strategy begins. We made sure they know non-profit providers are ready, willing, and able to keep housing low-income Manitobans and look forward to increased government support to do so.

We are launching the End of Operating Agreement Planning Guide at this AGM, which is a made-in-Manitoba guide for non-profits coming to the end of their operating agreements with CMHC and/or MB Housing. MNPHA will continue to support our members through this process. While challenging, we have learned that the end of an operating agreement can be the beginning of new opportunities.

Your dedicated Board continued to meet regularly to govern MNPHA, and participate in committees essential to the work of the Association. Please join me in thanking Karl Falk, Ryan Hildrebrand, Menno Peters, Lawrence Poirier, Pete Sanderson, Joanne Schmidt, Paullette Simkins, Rob Starkell, Debbie van Ettinger, and Gordon Westley for their commitment. Bill Dinsdale joined our Board as an ex-officio member and we greatly appreciate his contributions to support the Association.

On behalf of the Board, I would also like to thank all staff at Manitoba Housing and specifically to Carolyn Ryan for her support and ongoing commitment to our Association. As she has moved into a new position, Rod Porter has become our new key contact and we look forward to ongoing work with him over the next year.

MNPHA is made-up of enthusiastic, inspired, and compassionate members who are dedicated to the cause of providing good housing for those who need it. Thank you for coming together through the association to support each other and those we serve.



**Rhonda Lorch, Outgoing
Executive Director**

The 2017/18 year was an exciting one for the Manitoba Non-Profit Housing Association. The Board of Directors was very focused on MNPHA's mission of supporting its members to build a thriving, sustainable non-profit housing sector in Manitoba. Their mandate to advocate for non-profit housing providers, present professional development opportunities for its members, and build partnerships in the sector was evident in all of MNPHA's activities last year.

It was such a pleasure for me to work with this committed group of volunteers who strive together to ensure that non-profit housing providers have the opportunities and resources they need to be successful. Their commitment, despite busy jobs and lives, was inspiring to me.

It was also inspiring to be in touch with our members - to hear their concerns, challenges, and yes, their successes too! MNPHA's membership in 2017/18 grew to 95 housing providers members and 26 associate members. The voice of the non-profit housing sector is stronger with an active membership behind it. Thank you for contributing to that voice!

Last year, MNPHA continued to provide support and education to members poised to exit their operating agreements. With funding support from the Winnipeg Foundation, Manitoba Housing and CMHC, MNPHA provided direct consultation with boards of directors on EOA issues, completed the development of the 'made in Manitoba' Guide to the Expiry of Operating Agreements, and provided training in Winnipeg and

MESSAGE FROM THE EXECUTIVE DIRECTOR

Brandon on a number of issues, including policy development, capital planning, understanding a financial statement, RTB issues, and funding opportunities. Many of the education opportunities covered were applicable to those operating agreements had already expired as well.

MNPHA also supported a project to transfer ownership of five provincially owned and operated housing facilities to the non-profit sector. This was a terrific learning experience for MNPHA and one that will hold our members in good stead as more publicly held assets are transferred to our sector.

The 2017 Building Partnerships Conference in November 2017 was MNPHA's largest and most successful conference to date. Two keynote speakers, sixteen workshops on topics of importance to providers, a National Housing Strategy plenary, a succession planning plenary featuring early career professionals, and our second annual Mayors' Forum all contributed to two great days of learning and networking. I am so excited that the next MNPHA conference in October 2018 will be held in Brandon – further proof that MNPHA is a provincially relevant organization and not hemmed in by 'Perimeteritis.'

As I retire, I am proud to say that I ended my career working with an organization so committed to its mission and vision. I am also delighted to be passing the torch to my very capable and equally committed colleague and friend, Christina Maes Nino. I can't wait to see where she takes MNPHA in the next few years.

Wishing MNPHA continued success in supporting its members to build a non-profit housing sector that is strong and viable into the future!

ANNUAL GENERAL MEETING

Agenda

1. Call to Order
2. Establishment of Quorum
3. Welcome to Guests and Members
4. President's Report
5. Adoption of the Agenda
6. Approval of the minutes from the 2016/17 MNPHA AGM on June 7, 2017
7. Discussion of Financial Statements for 2017/18
8. Appointment of the Accountant for the Financial Review for the fiscal year 2018/19
9. Election of board directors
10. Programming announcements:
 - A. MNPHA 'Building Partnerships' Conference, October 15 and 16, 2018
 - B. People First, year in review
11. Thank you and adjournment

ANNUAL GENERAL MEETING

Minutes from June 7, 2017

1. Call to Order

The meeting was called to order at 12:45pm by President Laurie Socha.

2. Quorum

Rob Starkell, Secretary indicated that quorum was met.

3. Welcome

Laurie Socha, President, welcomed guests.

4. President's Report

Laurie Socha, President, highlighted MNPHA's accomplishments during the 2016/17 fiscal year and thanked all of the members for their participation and support

5. Approval of Agenda

MOTION: To approve the agenda for the Annual General Meeting as presented.

Carried

6. Approval of AGM minutes of November 24th, 2016.

MOTION: To approve the AGM minutes of November 24th, 2016.

Carried

7. Presentation of the Financial Statements for the Year ending March 31st, 2017.

Mike Yosyk of MYPD Chartered Accountants presented the Financial Statements for the year ended March 31, 2017. There were no questions.

8. Motion to approve the financial statements.

MOTION: To approval the Financial Statements for the Year Ended March 31, 2017.

Carried

9. Motion to appoint Accountant for March 31, 2018 year end.

MOTION: To appoint MYPD Chartered Accountants as the MNPHA Accountant for the Financial Review of fiscal year 2017/18.

Carried

10. Amendment to MNPHA Bylaws.

The Board of Directors recommends that the members of MNPHA amend the Bylaws as follows (the underline indicates the recommended additions).

ANNUAL GENERAL MEETING

Minutes from June 7, 2017

Section 6. MEMBERSHIP

There shall be four (4) classes of membership – Non-Profit and Affordable Housing Providers, Associate Members, Government/Agency/Corporation and Individual Youth/Seniors whose rights and privileges shall be described in these By-Laws

Membership Classes

Non-Profit and Affordable Housing Providers

Non-Profit and Affordable Housing Providers that own and/or manage affordable housing in Manitoba and that may or may not have a Project Operating Agreement with Manitoba Housing. Non-profit and Affordable housing providers have voting privileges at Annual General Meeting and have the ability to sit on the Board of Directors.

Associate Members

Associate Members shall mean any sole practitioner, partnership or association that provides services that support the affordable housing sector. Associate Members have voting privileges at the Annual General Meeting and have the ability to elect a representative to the Board of Directors. They also have the right to serve on or head Committees; they will not have voting rights nor will they be eligible for election to the Board.

iv. Government/Agency/Corporation

Governments, Municipalities, Agencies, Corporations and Businesses that are not Associate Members and whom provide services that are complimentary to the business interests of MNPHA and our Members. There are no voting rights ~~or eligibility for the Board of Directors~~ although they may sit on or head Committees and they may sit on the Board or Directors in an advisory, non-voting capacity.

Youth/Senior or Individual Members

Individuals that do not belong to any of the above categories and that have an interest in promoting and supporting the Non-Profit and Affordable Housing Sector. They have the right to serve on or head Committees; they will not have voting rights nor will they be eligible for election to the Board.

Section 8. BOARD OF DIRECTORS

Number of Directors

The property and business of the Association shall be managed by a Board of Directors consisting of not more than eleven (11) persons as elected by the Voting Members of the Association at the Annual General Meeting, all of whom must be in good standing. The eleven persons would include ten (10) Housing Provider members and one (1) associate member.

The Housing Provider members on the Board shall include a minimum of two (2) Rural representatives and the Associate member shall represent an organization that has a housing mandate (eg. Management

ANNUAL GENERAL MEETING

Minutes from June 7, 2017

company, neighbourhood renewal corporation, health authority, friendship centre etc).

In addition, the Board of Directors may invite a Government/Agency/Corporate/Business member to sit on the Board in an advisory, non-voting capacity.

MOTION: To approve the amendments to the MNPHA Bylaws as recommended.

Carried

11. Election of Board Directors

The Nominations Committee presented the following report:

The Nominations Committee puts forth the following names for election to the Board of Directors: Karl Falk, Joanne Schmidt and Paulette Simkins, all eligible to be re-elected to the Board for additional terms expiring in 2020; And Gord Westley, eligible for election to a first term on the Board, also expiring in 2020.

The President called three times for additional nominations from the floor for election to the Board of Directors. Hearing none, the following motion was presented.

MOTION: That Karl Falk, Joanne Schmidt, and Paulette Simkins be re-elected to the Board of Directors, and Gordon Westley be elected to the Board of Directors, for three year terms expiring in 2020.

Carried

12. Motion to accept the Acts and Proceedings of the Board of Directors

Laurie Socha, President read the following statement related to the Acts and Proceedings of the Directors:

"Be it resolved that all acts and proceedings of the Directors of the Manitoba Non-Profit Housing Association (MNPHA) as exhibited by the Minutes of the meetings of that body, held since the last meeting of the members of the Association and all acts and proceedings taken, all payments made by or to the officers, agents of employees of the Manitoba Non-Profit Housing Association under authority of or pursuant to any By-law, resolution, motion, instruction or direction contained in the By-law and Minutes of the Board of Directors held subsequent to the last Annual Meeting of the members of the Association, be, and the same are hereby ratified, approved and confirmed."

MOTION: To accept the Acts and Proceedings of the Board of Directors as presented.

Carried

13. Adjournment

There being no further business the meeting was adjourned at 1:10 pm.

MANITOBA NON-PROFIT HOUSING ASSOCIATION

Nominations Report

The MNPHA Bylaws provide for a Board of Directors consisting of eleven positions, including ten (10) housing provider members and one (1) Associate member.

Four members of the 2017/18 MNPHA Board of Directors have reached the end of their three year terms on the Board: Ryan Hildebrand, Pete Sanderson, Menno Peters, and Lawrence Poirier. As per the MNPHA Bylaws, three are eligible for re-election to the Board as housing providers, and Menno Peters is now eligible for re-election to the Board as an Associate member for an additional three year term expiring in 2021. All four have agreed to allow their names to stand for re-election.

To fill the 4 positions, the Nominations Committee submits the following slate for election to the 2018/19 Board of Directors:



Lawrence Poirier has over 30-years experience working in community and the community housing sector—first working as an insulator for Amisk, on Aboriginal Venture, and then at the Kinew Energy Efficiency Program. He is General Manager

of Kinew Housing, which houses over 400 Indigenous families in Winnipeg, and has a reputation of excellence and integrity. Lawrence is a proud member of the Metis community of Winnipeg.



Menno Peters has been involved in affordable housing for over 18 years, with the Province of Manitoba then the Winnipeg Housing Rehabilitation Corporation (WRHC). Menno is a CPA, CMA, an Accredited Residential Manager (ARM) and a

Chartered Member of the Chartered Institute of Housing CIHCM. Menno successfully increased WHRC affordable housing portfolio by more than 50%. His commitment to affordable housing is evident in the contribution he has made through his involvement in the community and on numerous Board affiliations.



Pete Sanderson has been a property manager since 1974, and has managed co-op, not-for-profit, public, and private sector properties. Pete has been directly responsible to investors / owners for the performance and value of more than 100 properties.

Pete is engaged in property tax appeals and Real Estate Asset management consulting with other practitioners.



Ryan Hildebrand has been the Chief Financial Officer at Eden Health Care Services for 9 years, an organization that provides mental health treatment, support, and housing in Winkler, Steinbach, and Winnipeg. He is an active volunteer in Winkler,

serving on the Board of the Winkler and District Chamber of Commerce.

MANITOBA NON-PROFIT HOUSING ASSOCIATION

Financial Statements

The reviewed financial statements will be made available for members by August 3, 2018

MANITOBA NON-PROFIT HOUSING ASSOCIATION

By the Numbers



95 Housing
provider members
who house:



12,037 Family
households



11,772 Senior
households



264 Individuals
or households with
special needs



26 Associate
members



22 Communities
across Manitoba
have **MNPHA**
members

Created by Macrovector - Freepik.com

MNPHA Serves Our Members Through



Resources

Exclusive member deals
Job board
Government relations
End of Operating Agreement
research and supports



Conference

Annual Building
Partnerships
Conference



Education

Workshops
Professional development
opportunities