



July 2018 Newsletter

MNPCHA Member Resources

Now available! Expiry of Operating Agreements: A Planning Guide for Manitoba's Non-Profit Housing Providers

At the Annual General Meeting in June, MNPCHA launched the Planning Guide for Manitoba's Non-Profit Housing Providers who are going through the expiration of their operating agreement.

In Manitoba, many non-profit housing providers will face the expiration of their Operating Agreement by 2030. After the expiration, operational possibilities change. Many providers will face extra challenges evaluating their fiscal and social sustainability and making decisions about how best to move forward in a post-EOA environment, while continuing to provide affordable housing.

It is recommended that housing providers approaching EOA begin to plan for this process at least 3-5 years in advance. Every housing provider will have different options, opportunities, and challenges as their agreement expires. But, we know collectively our sector can make it through this process and continue to provide good affordable housing to thousands of Manitobans.

The guide offers basic information aimed at helping you develop an action plan, with Manitoba examples with some lessons learned from others who have been through this process. It also has links to other resources you can use.

The newsletter is going to offer examples of providers who have been through the expiry of their agreement each month. If you have a case study you would like to share, please get in touch!

The Guide is available for download on our website, or a hard copy can be mailed to members at no cost. Non-members can purchase the guide for the cost of printing and postage (\$15).

Thank you to the Institute of Urban Studies for creating the guide, and to the Winnipeg Foundation for funding that made it possible.

[Download the Guide](#)

Request a Hard Copy of the
Guide by Mail



Assiniboine Credit Union offers Exclusive Membership Options for MNPFA member employees and Tenants

Employees and tenants of MNPFA member organization can access special discounts on a new ACU member account, including no monthly fee on a digital chequing account for one year. [You can view the special offer here](#)

Building Condition Assessment Report Grant Program

A Capital Plan is vital to ensuring funds are available to keep buildings sustainable. The first step in capital planning is to identify and prioritize the capital renewal needs of a building. It is recommended and a Building Condition Assessment be completed every 5 years. Through our partnership with Assiniboine Credit Union, MNPFA members are eligible for 1) preferential pricing on a Building Condition Assessment and 2) a grant that will offset 80% of the cost of completing a building condition assessment report. The number of grants available in 2018 is limited to five members.

Learn More About the Building Condition
Assessment Grant Program

MNPFA Events



Building Partnerships
2018 The 6th Annual
MNPFA Conference

Manitoba's only annual housing conference, attended by housing providers, board members, non-profit staff, housing advocates, government representatives, and private-sector partners.

This is an exciting year of change and renewal for the affordable housing sector across Canada. The MNPFA conference is an opportunity to have your finger on the pulse of non-profit housing in the province. Attendees will expand their networks, and hear about innovations and tried-and-true solutions to the challenges faced by the sector. As the first MNPFA conference outside of Winnipeg, this is a chance to learn from the creative solutions implemented by

providers in smaller centres and rural communities.

Registration is now open

Go to mnpa.com/conference

Government Relations



MNPHA is Meeting with Minister Fielding Next Month

The MNPHA Board has scheduled a meeting with The Honourable Scott Fielding, Minister of Families, to discuss non-profit housing in Manitoba. We look forward to the opportunity to share with him the economic and social value of non-profit housing providers in the province, and hearing more about Manitoba's plans for its Bilateral Agreement for the National Housing Strategy and its own provincial Housing Strategy.

Do you have an issue or idea you would like us to raise in our meeting with Minister Fielding? Contact Christina at execdir@mnpa.com or 204-797-6746.

News and Updates



Reaching Home: Canada's Updated Homelessness Strategy Announced

On June 11, Jean-Yves Duclos, Minister of Families, Children and Social Development, announced changes to the federal strategy to prevent and reduce homelessness. The strategy was updated based on extensive consultation with stakeholders across Canada.

Changes that will be important for MNPHA members include:

- **Expanding the program's reach:** more communities across the country will be eligible to access this funding. Currently in Manitoba, Winnipeg, Brandon, and Thompson are the only designated communities. There will likely be a call for proposals for additional communities to access funding, which will require evidence of the need.

- **More flexibility for communities under an outcomes-based approach:** communities will have greater flexibility to identify, test, and apply solutions that will achieve the results of reducing chronic and episodic homelessness by 50% over the next 10 years. Non-profit housing providers have had difficulty accessing homelessness funding in the past, even if supporting extremely vulnerable populations, because participants had to be at imminent risk of homelessness. This

change may open new opportunities for non-profit housing providers to partner with the services needed to maintain stable tenancies and prevent homelessness.

More details regarding the strategy will be available in the Fall.

[The Reaching Home backgrounder is available here](#)

Imagine a Winnipeg: Alternative Municipal Budget for Winnipeg, 2018

On June 19, the Canadian Centre for Policy Alternatives - Manitoba, launched the Alternative Municipal Budget. In the budget, Winnipeg 2018 is a community effort that dares to imagine a greener and more equitable Winnipeg. Placed in a balanced financial framework, this is a tough love budget that challenges Winnipeggers to grapple with growing inequality, climate change and a formidable infrastructure deficit. It also calls on the province to shoulder more of the heavy lifting when it comes to these issues.



The Alternative Budget includes a section on housing. It states "For the first time in a generation, there is political will at the national level to address Canada's housing crisis. Without matching will at a municipal level, and the resources dedicated to be a decision-maker in implementing the housing strategy, Winnipeg will miss this opportunity. With small increases to the budget, and the will to implement strong policies, Winnipeg can demonstrate its commitment to creating complete communities where all residents can afford a home."

[Download the Alternative Budget here](#)



MNPHA Spirit of Housing Awards Nominations are Now Open!

The Spirit of Housing Awards celebrate our leaders' successes and achievements. MNPHA is launching its newest award, *Spirit of Community*, to be presented at our Annual Conference in October. The awards further MNPHA's mission to build and support a strong, diverse non-profit housing sector.

Award Categories

*New for 2018! **Spirit of Community Award** We will be launching this award at our conference in Brandon*

- Honours an individual or organization whose significant support and committed partnership have contributed towards building a thriving, sustainable non-profit housing sector in Manitoba.

Spirit of Achievement Award

- Recognizes a tenant or tenants associated with an MNPHA housing provider member who made a meaningful contribution towards making their own non-profit a better place to live, the well being of their

neighbourhood and fostered connections among tenants and others within their community.

Spirit of Service Award

- Honours an employee or volunteer that helped make their non-profit a better place to live and who serves as a model to employees and volunteers across Manitoba

Harry Lehotsky Spirit of Leadership Award

- Honours the memory of Harry Lehostky, a long time champion and advocate of housing. It is given to a person in our community whose energy and vision has contributed a lasting legacy to the cause of non-profit housing in Manitoba.

[More information available here](#)

Summer Wellness

Our partners at People Corporation have a Wellness Bulletin to provide members information regarding health and wellness, including nutrition and exercise tips, healthy recipes, and health advice from the experts. This month, the newsletter includes:



- **The relationship between appetite and exercise**
- **What's causing your backache?**
- **Pregnancy protections**
- **Travel well with diabetes**
- **How not to forget**
- **What is sarcopenia?**
- **Heat related illness**

[Check it out here: Body Bulletin - July 2018](#)

Endorse the Canadian Housing and Renewal Association's Resolution Supporting an Urban, Rural, and Northern Indigenous Housing Strategy

RESOLUTION SUPPORTING THE INDIGENOUS HOUSING STRATEGY



DATE

CHRA Annual General Meeting, 26 April 2018

MOVED BY

Richard George, President, Vancouver Native Housing Society

SECONDED BY

David Seymour, Vice President, M'akola Housing Society

DECISION

Carried

A robust Indigenous housing strategy should include recognition of the growing need for culturally connected and adequate housing for metropolitan, urban, rural and northern Indigenous Peoples, with a view of housing as an integral part of reconciliation. Housing forms the foundation for vibrant Indigenous communities and remains a positive determinant of health and mental wellbeing, education, early child development, and employment.

At CHRA's Annual General Meeting in April 2018, members unanimously passed a strongly worded resolution supporting the development of an Indigenous Housing Strategy for urban, rural and northern Indigenous Peoples. CHRA's Resolution calls on the Government of Canada to develop a strategy that would set forth an objective of raising the standard of Indigenous housing to that of non-Indigenous Canadians within the next 10 years.

MNPHA has endorsed CHRA's resolution. Indigenous people living off-reserve in Manitoba are twice as likely as non-Indigenous people to be in core housing need. For renter households, it's even worse; 1/3 of Indigenous renters live in core housing need. For Canada to claim it has truly developed a National Housing Strategy, we must have an Indigenous Housing Strategy to acknowledge, respect and address the housing needs of Indigenous households living in the urban, rural, and northern areas of Canada.

Organizations who would like to officially endorse the resolution themselves can contact SM Leduc, Manager of Policy and Research at: smleduc@chra-achru.ca

End of Operating Agreement and Beyond: Manitoba Example

Manitoba Example: Overstretched Board

A small Winnipeg non-profit providing low-cost housing for older adults transitioned through the end of its Section 26/27 Agreement in early 2016. The project had extremely small-sized units and exceptionally low rental rates. Prior to expiry, the Board had been managing all day-to-day operations and maintenance, at times using volunteers from the community to undertake general repairs.

A Board member had been doing bookkeeping in-house, on a volunteer basis, and it became a "thankless task." As they were approaching EOA, the Board met with MB Housing and RTB and realized there would be a large amount of paperwork related to the transition, as well as new rules and processes they would have to learn. At this point, the overstretched board recognized it did not have the capacity, background, knowledge, or supports to manage EOA on their own.

They sought outside assistance in the form of a professional non-profit management company, which assisted them in rebuilding their rent structure. The management company also helped eligible tenants apply for rent assist.

Though many Boards will be able to manage the transition through EOA on their own, contracting a professional property management company should be considered one means of mitigating Board member burnout, enhancing planning, and supporting project viability, though it may be an expensive option for smaller organizations.

The Board found the transition through EOA (including the transition year under the property management company) extremely challenging. However, the project has since stabilized and, with the burden of property management lifted, the Board can now focus on bigger picture planning. One Board member said "it feels like we can now offer more professional, higher quality services to our residents." The Board has sold land, and is now considering future options for expansion.

Job Board

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

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

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

execdir@mnpha.com



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MNPFA is too.

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