



August 2019 Newsletter

News and Updates

Elderly and Infirm Persons Housing Act License Information

Many MNPCHA members qualify for special tax treatment as "Elderly Persons' Housing" providers. As operating agreements end and rent structures change, it is important for providers to know how to reapply for the License accurately.

Last year, at license renewal time, we received a question from one of our members regarding eligibility: the license requires that household income for an eligible unit does not exceed five times the annual rental charges. Manitoba Housing confirmed that organizations can still apply with a portion of eligible units, and these will be rounded to the nearest 25% (e.g. if 90 out of a possible 100 units qualify, 100% of units will be considered "eligible". If 80 out of 100 qualify, 75% will be considered eligible). For details and the application form, [click here](#).

We received clarity from Assessment Services regarding the tax calculations associated with the Elderly and Infirm Persons Housing License when only a portion of units are eligible. Generally, there are tax savings associated with the License *unless* you are in a municipality with a significantly higher property tax rate as compared with the school tax rate. [Download the Sample Calculation Sheet](#), as an excel document, to see how different rent and income structures might impact your taxes.

MNPCHA will be holding an educational session on the Elderly and Infirm Persons Housing Act License and on GST post-operating agreement this year - watch the newsletter and our [website](#) for details



Launch of Homelessness Learning Hub

The Homelessness Learning Hub is a new curated platform for professional development and community capacity building resources for frontline staff, homeless service providers, Community Entities and Community Advisory Boards across Canada.

Check out some features of the new website: A wide range of courses that can be bookmarked, the ability to participate in "Ask an Expert", discussion forums, an events calendar and more.

Some of the recently added courses to check out on the website include: Systems Planning Collective Learning Modules, Trauma-informed Care, Get Started on HIFIS Implementation and How to Use HIFIS and its Functionalities.

For more information, please [visit the Homelessness Learning Hub](#)



Community Housing for Resilient Communities

The Canadian Housing and Renewal Association partnered with Jessica Chen of Wabi Sabi Planning Laboratories to research several successful community housing projects in Quebec and British Columbia.

The stories behind these projects have been captured in a final report that is now available. These stories, and the projects behind them, offer excellent insights into models that have worked, and provide lessons and ideas for replication elsewhere.

[Download the report](#)

Government Relations



Federal Election Forum on Housing

Eight organizations/coalitions, including MNPHA, are organizing an election forum on housing **October 2, 2019**. We have invited candidates from all parties to discuss:

- Affordable housing supply
- Housing subsidies
- Urban and rural Indigenous housing
- Supports within housing
- Housing for people experiencing and at-risk of homelessness

Please invite your colleagues, tenants, board members, and community members to join us through downloading and sharing the [poster](#) and through [social media](#).

You can also get involved through sharing "Door Hanger." This can be kept on your door while candidates are door-knocking to show them that you support affordable housing for all.

There are two versions, one with the election forum in Winnipeg, and one

without it - if you are planning your own election event, such as a meeting with candidates, you can add your event information to the space on the hanger. If you want print copies of the door hanger mailed to you, contact [us by e-mail](#) or phone (204)797-6746.



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Provincial Housing Priorities

The 2019 Manitoba Election will be September 10.

MNP is committed to ensuring that affordable housing is available in our communities. Housing is a solution to many of the challenges we face as a province, from [improving educational outcomes](#) to [effectively supporting people who struggle with addictions](#).

Help inform candidates about housing solutions, and what support you need as a housing provider, this election. MNP is putting together its priorities for housing to send to candidates, and we need your input. Send us your priorities this election by August 14, 2019 by [e-mail](#) or by calling Christina at 204-797-6746.

MNP Events

GOVERNANCE

Board Toolkit Available this Fall

With support from the Canada Summer Job Grant, we have been developing a Board Toolkit over the past two months. This toolkit will include templates, tip

sheets, and worksheets for boards on Governance, Meetings, Finance, and Recruitment & Orientation. Thank you to our Summer Student, Anne Espino, who has started the toolkit with us.

MNPHA is planning a series of Educational Sessions targeted to those serving on Boards of Directors this year. Save the dates and watch for e-mail updates with registration details:

Board Basics | October 19, 2019 | 9:00am-3:30pm

Aimed at new board members, or those who want a refresher on the roles and responsibilities of being on a board, this session covers the fundamentals. You will learn:

- Role and responsibilities of board members
- Authority and power held by the chair
- Relating to the board and to the executive director
- Dealing with rogue board members
- Encouraging participation by all board members
- Strategies to help conduct a productive, effective meeting
- Governance vs Management

Understanding Financial Statements | Jan. 25, 2020 | 9:00am-12:00pm

Board members have a key responsibility of ensuring non-profit organizations are financially viable and are meeting their financial obligations. They therefore need to understand and be able to ask the right questions about their financial statements. This session is for those new to boards and/or the housing sector who want to understand their financial statements better.

Board Engagement | Jan. 25, 2020 | 12:30pm-3:30pm

Increasing team building knowledge and skills is essential to stepping up to any leadership position in the not-for-profit world. By implementing the 5 fundamental steps: motivation, communication, support, positive politics and negotiation you will be building teams where everyone will not only succeed; they will actually enjoy their experience on the Board.



Building Partnerships
2019 The 7th Annual
MNPHA Conference

Sessions on Community Delivery

The landscape of social and affordable housing in Manitoba is changing rapidly. Though Manitoba Housing has not yet released its strategic framework, we know that it will include the direction from the [KPMG Fiscal Performance Review on Social Housing](#) to transfer management and ownership of public housing to the non-profit sector. This presents opportunities and challenges to non-profit housing providers.

The upcoming *Building Partnerships* conference will feature two discussion panels as part of our concurrent educational sessions on this critical juncture in the future of social housing.

1. Strategy, Governance, and Community Housing: board members, managers, and executive directors of organizations who have recently purchased or partnered to manage Manitoba Housing assets will discuss their process of engaging in community delivery. What is the value proposition for taking on MB Housing assets? What did the organization - board and management - need to do to prepare for it, what have they learned so far, and what would they advise their colleagues in the sector to do strategically before purchasing or applying to manage public housing?
November 18, 1:15-2:45pm

2. Partnering with Community to Deliver Social Housing: Manitoba Housing and Toronto Community Housing have both been engaged in partnering with the non-profit sector to either sell or transfer management of their assets. Hear from representatives from The City of Toronto, Toronto Community Housing, and Manitoba Housing on their processes: what have they learned so far, what are they doing to ensure long-term affordability, and how should the non-profit sector prepare to be a partner in delivering social housing?
November 18, 3:15-4:15pm

Note: session details and descriptions may change slightly before the event as speakers and sessions are finalized

[Learn More and Register](#)



Building Partnerships Trade Show

There is still limited space to register to participate in the Building Partnerships trade show on November 18, 2019.

This year, the trade show will be held right outside the main ballroom to increase visibility and networking time. Vendors will meet senior executives, Board Members, maintenance managers, direct service staff, and government representatives - it is the best opportunity to share your services and products with conference delegates.

We have a great line-up of vendors so far, including:

C2Custom Furnishings	Rental Network
CBCRA - Recycle Everywhere	Residential Tenancies Branch
Coinamatic	Royal Mechanical Solutions
Complete Purchasing (Aramark)	Sherwin Williams
MB Hydro	Victoria Lifeline
Mikkelsen-Coward &Co. Ltd	Web Wizards Inc.
Purpose Construction	

Booths are \$300+GST for members or \$500+GST for non-members, and available on a first-come, first-served basis.



Volunteer Recruitment

The Manitoba Non-Profit Housing Association is seeking volunteers to assist this year's *Building Partnerships Conference*, on November 18-19, 2019 at the Canad Inns Polo Park, Winnipeg.

Ideal for Staff and Students

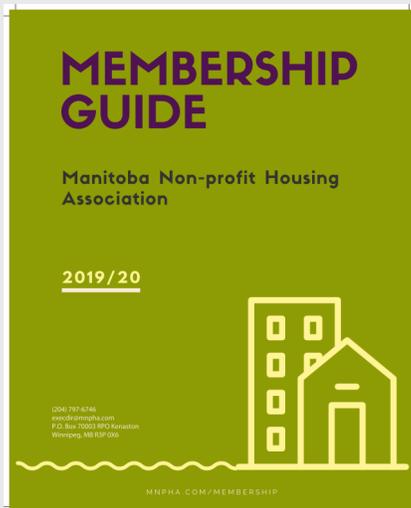
Volunteers receive free conference attendance in exchange for their time at the registration and information booth or as a session recorder. Sign up by October 15, 2019 by contacting Christina by [e-mail](#) with your interest and availability.

[Learn more about volunteer opportunities at the conference](#)

MNPHA Member Resources

Welcome to our Newest Member!

This month MNPHA is pleased to welcome [BGP The Benefits Planning Group](#) as a new Associate Member. BGP offers group benefits (health and dental plans), group retirement, and pension plans.



MNPHA Membership Guide Now Available

MNPHA Members have received a copy of our new Membership Guide in the mail (except those who received one already at our AGM), which details the benefits associated with membership. You can [download the guide here](#).

We know that one of the most valued aspects of membership is the networks and connections you make with your colleagues and the Associate Members who support the sector. Members may also receive copies of our membership lists, with contact information for those who consented to sharing it, in electronic or print format.

If you would like copies of the Membership Guide or Member List, [e-mail](#) or call us (204)-797-6746.

FIRST NATIONAL

FINANCIAL LP



Affordable housing provider secures stable source of financing to support development

Client Objective: stable source of funding for development

A charitable non-profit with 100 per cent affordable properties wanted to develop an old industrial building into 53 affordable units. To support the development, the client wanted a stable source of funding to free up capital.

[Learn more about the First National Approach to affordable housing](#)

The First National Solution: 10-year CMHC loan to support development

This client is unique in the sense that it derives a significant portion of its revenue from government subsidies for rent, operating and capital costs. As a result, it was important to present a strong business case to CMHC for this deal, clarifying the stability of subsidy revenue and correcting the perception of high risk. In the end, the First National team secured \$4.2 million in financing and convinced CMHC to advance the full amount at once because the deep affordability of rents mitigated any vacancy risk.

[Connect with Daniel to discuss your situation](#)

This post is an advertisement that has been developed by First National Financial LP, an Associate Member of MNPHA



August 2019 Wellness Bulletin

Featuring: Smart Online Habits

Posting an office lunch photo on social media is harmless, right?

Not really. Your workplace may have specific rules about posting online.

- ❖ **LEARN** your employer's social media policies and adhere to them.
- ❖ **CHECK** your privacy settings on your social networks.
- ❖ **ASK** people if they want their photos to appear online before posting and tagging them.
- ❖ **USE** strong passwords and change them often. Don't use the same password for multiple accounts.
- ❖ **WATCH** what you post online - it will stay there.
- ❖ **DON'T** click on links or open files unless you know they are from a trusted source. Even then, check verbally with the trusted source before clicking on it if you weren't expecting the file or document.

- ❖ **DON'T** assume a Wi-Fi hotspot is secure. Most are not, and other people using the network can see what you see and send. If you use an unsecured network or a site that's only encrypted on its sign-in page, you are opening up yourself, and your personal data, to potential hackers.
- ❖ **SIGN** out of accounts after you are finished.

[Read the full Body Bulletin this month](#)

Body Bulletin wellness tips are provided monthly to members of our group benefits plan by People Corporation.

Picture of the Month

New Feature! As MNPHA's team has been visiting our members, we have seen all the interesting, fun, and innovative things you do to improve the lives of tenants, your staff teams, and the communities around you. We wanted to find a way to share this regularly so members can learn from each other.

Newsletters will now include "Pictures of the Month" - no idea is too simple or too complex. If you are doing something you think should be shared with your colleagues in the non-profit housing sector, send a photo and brief description to us by August 30 to be included in the September newsletter.



July Picture of the Month

This seniors housing building in Brandon encourages residents to make their home their own through decorations on the door.

They also have little shelves outside each unit where building managers can leave notices or other non-confidential information. This is good for the manager's and

tenants' backs and knees because they don't have to bend down to deliver or pick-up notices that were commonly slipped under the door.

Opportunities Board

Tenant Living Assistant: University of Winnipeg Community Renewal Corporation (part-time)

The Tenant Living Coordinator will be responsible for coordinating the daily activities of the leasing office and provide administrative

support to the Property Management Team for a mixed-income, 14-story, 102-suite residential property.

The successful applicant will join a growing and respected company that believes in the core values of customer service, ethics, and education and committed to environmental, social, economic, and cultural sustainability.



[View the Full Job Description Here](#)

Custodian/Maintenance Assistant: Bethel Place (full-time)

Bethel Place a 139 unit independent living senior's home is seeking a Custodian/Maintenance Assistant to provide a clean environment throughout the property and to assist with basic building maintenance. Under the direction of the Maintenance Manager, the Custodian/Maintenance Assistant performs various custodial, maintenance and security functions.

[View the Full Job Description Here](#)

Housing and Neighbourhood Revitalization Coordinator: City of Winnipeg (full-time)

Under the general direction of the Principal Planner, the Housing and Neighbourhood Revitalization Coordinator will work cooperatively with other departments, community stakeholders, and other levels of government to leverage community and organizational assets towards the revitalization of Winnipeg's older neighbourhoods.

[View the Full Job Description Here](#)

Did you know that MNPHA's job postings are the most "clicked" item in our newsletter?

Do you have a position you are trying to fill in your organization? MNPHA is always accepting job and volunteer postings for display on our 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



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See what's happening on our social sites:



