



July 2019 Newsletter

Government Relations



Governments of Canada and Manitoba Announce Bilateral Housing Agreement

The Manitoba Non-Profit Housing Association congratulates the federal and provincial governments for their historic announcement of a 10-year agreement to invest in affordable housing in Manitoba. The 10-year agreement will invest almost \$450.8 million to protect, renew and expand social and community housing, and support Manitoba's priorities related to housing repair, construction, and affordability.

This announcement will ensure ongoing funding commitments to the community housing sector over the next 10 years, however, it is critical to understand the details of the announcement and the changes it will mean for affordable and subsidized housing. The funding attached to this agreement is connected to three streams:

- **Provincial/Territorial Priority Funding:** This replaces the Affordable Housing Initiative and will be available for housing development and renewal.
- **The Canada Housing Benefit:** Details of this funding are still being developed and the amount is not yet included in the bi-lateral agreement. Manitoba's Rent Assist program provides a much larger and more accessible benefit than the Canada Housing Benefit could. The Canada Housing Benefit will only provide approximately \$7m/year to Manitoba (compared with Rent Assist's \$30,000,000/year budget).
- **The Canada Community Housing Initiative:** This funding is the equivalent of what would otherwise expire as operating agreements end. It is the largest contribution to the agreement, and, depending on how it is spent, could maintain existing rent subsidy needs for community and public housing. Though it

temporarily maintains critical funding to preserve affordable housing, Government has not committed to extending it past 10-years, meaning MB Housing and the Community Housing Sector will essentially need to plan for housing to be self-sustaining after the 10-year agreement.

The National Housing Strategy and the Bilateral Agreement are positive. The funding will prevent major and immediate crises in housing need for the lowest income Manitobans, but there is cause for concern:

- While there is a target to increase the number of 'rent assisted' units in Manitoba by 15% over ten years, the definition of 'rent assisted' is not clear. It may mean simply 'below market' rent. **It has been made clear that this agreement will NOT result in a significant increase in new construction of units affordable to the lowest-income households.**
- While many non-profits will be self-sufficient after their operating agreements end, this is not the case for all of them. Many housing projects were developed to provide the most housing to the lowest income people possible - 100 percent of the units are rent-geared-to-income. To be self-sufficient, they will need to raise rents substantially.

Housing, like health care and education, is a public good that needs ongoing public investment if we want Manitoba to be an inclusive province where people have equitable opportunities to participate in our communities and economy. The idea that public investment will not be required after 10-years is simply incompatible with the fulfillment of Canadians' right to housing.

Information provided by [David Hulchanski \(through data analysis from the Parliamentary Budget Office\)](#) shows that [Federal investments in housing as a percentage of total expenditures continue to trend down](#). It is more important than ever for MNPFA members to work together in the upcoming Provincial and Federal elections to let their candidates know that housing matters to Manitobans, and more long-term funding is needed.

MNPFA Events

Manitoba Non-Profit Housing Association

AGM 2019

MNPFA's Annual General Meeting took place on June 14, 2019. Thank you to our members, presenters, and partners who joined us to review the year.

You can download our [Annual Report](#), [Minutes](#) and the [Draft Audited Financial Statements](#) from the meeting.

Summaries, audio recordings, and presentations from the workshops are now available (the Respectful Workplaces Presentation is only available to attendees, and will be e-mailed separately).

- [Summary of Building Strong and Engaged Boards](#)
 - [Audio Recording](#)

- Summary of National Housing Strategy Year-in-Review
 - Presentation slides
 - Audio Recording



Building Partnerships 2019

The 7th Annual
MNPFA Conference



Announcing Keynote Speaker: Stéphan Corriveau

Voices for Community Housing: Advocating and Mutualizing Support as a Sector to Achieve Housing for All

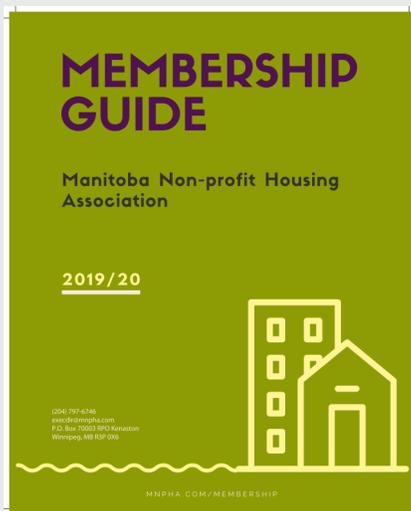
Stéphan has worked for thirty years promoting social justice generally and the right to housing in particular including as the Past President of the Canadian Housing and Renewal Association, and previous ED of the Quebec Non-Profit Housing Network (RQOH). He is the newly announced Executive Director of the Community Housing Transformation Centre. Changes coming to the community housing sector will require us to be stronger together to sustain the achievements of the past 50 years. Stéphan will speak about the challenges on the horizon for community housing, and successes the sector has achieved through housing associations.

The conference will be November 18-19 at the CanadInns Polo Park
Registration for the 7th Annual Building Partnership Conference is officially open.

Register by September 1 to be entered into a draw to win a 10" Lenovo Tablet

[Learn More and Register](#)

MNPHA Member Resources



MNPHA Membership Guide Now Available

MNPHA Members will be receiving 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.

In spring of 2019, MNPHA learned from Revenue Canada that our memberships should be taxable. Unfortunately, this information came after we sent our membership renewals. As the majority of our members will be able to claim back the GST, and to avoid a reduction in the services we can provide this year, we have sent an invoice for the additional GST payable for 2019/20 to all members. We sincerely apologize for any inconvenience this may cause you.



MNPHA Welcomes New Board Members

Rob Starkell and Ryan Hildebrand have stepped down from the MNPHA Board of Directors this year. We want to recognize and thank them for their contributions to MNPHA, especially this year as we called on their expertise to plan sessions for the conference in Brandon that would represent our members in smaller cities and rural communities.

At our AGM, members re-elected Debbie Van Ettinger to our Board for another three-year term. They also elected:

Eva Cameron: Eva is the President of the Spruce Woods Housing Co-op in Brandon, MB. She has 15+ years of Board experience, including as the long-term Secretary/Treasurer at the Canadian Home & School Federation (a national education committee that lobbied for equal education for all students in Canada)

Christine Tuan: Christine is Program Director Housing & Supports Eden Health Care Services in Winkler and Winnipeg. She is a Registered Dietitian and worked at Selkirk Mental Health Centre for 12 years. She is currently pursuing Master of Health Studies at Athabasca University.

FIRST NATIONAL

FINANCIAL LP



The End to Section 95 Financing Means It's Time to Start Thinking About Your Future

For most housing providers, the need for capital will not end with the completion of Section 95 Agreements. How to address this near-future funding quandary is an important strategic consideration.

[Learn more about what the end of Section 95 means for you](#)

In absence of Section 95, The CMHC now provides assistance in the form of the CMHC Flex Financing program. This program encompasses both refinancing for non-profits and a low cost, low equity-in threshold with financing of up to 95% loan-to-cost, the new program is a great option for affordable housing providers looking to grow with new construction.

This is only one CMHC program and amongst many other great options available, but it takes knowledge and deep understanding to navigate the system in order to choose what is best for you.

[Connect with Daniel and ask if Flex financing is right for you](#)

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



July 2019 People First's 'Ask the Expert' - Tory McNally

Minimizing the risk of workplace violence

Everyone hopes that violence never touches their workplace, but we know that sometimes it happens, and people can get hurt. To ensure that the probability of an incident is minimized, health and safety legislation provides us with concrete, regulated steps in order to prevent violence in the workplace. As an employer in Canada, you have a responsibility to assess the risk of potential violence in your environment.

The most thorough way to do this is with a Violence Risk Assessment Questionnaire (and in many provinces, including Manitoba, this assessment is a legislated requirement).

[Read the July 'Ask the Expert' for more information](#)

Did you know that MNPHA's partnership with People First HR Services provides discounted access to HR @ YourService? Read more about the service [here](#)

News and Updates



The National Housing Strategy: Research and Innovation Initiatives Funding

The Innovation and Research programs of the National Housing Strategy are designed to support research, capacity-building, excellence and innovation in housing.

Many of the Innovation and Research programs under the National Housing Strategy are now accepting applications for 2019.

- [The National Housing Strategy Demonstrations Initiative](#) highlights innovative solutions (technologies, programs, policies, services, strategies) aiming to improve the performance, viability and effectiveness of affordable housing. **Applications are due July 17.**
- [The Solutions Labs Initiative](#) provides funding and expert consultants to help solve complex housing problems using innovation methods and tools. **Applications are due July 26.**
- [The Research and Planning Fund](#) provides support to not-for-profit and charity sector stakeholders with an interest in research. **Applications are due July 26.**



Volunteer Manitoba Fall Training Calendar

This Fall, Volunteer Manitoba has a number of workshops and courses on Board Governance and Capacity Building.

Roles and Responsibilities of a Non-Profit Board (Winnipeg)

October 1 | 4 pm - 7 pm | \$95

Writing Persuasive Proposals (Winnipeg)

October 9 | 9 am - 4 pm | \$145

Webinar: Fundraising Strategies (Online)

October 10 | 12 pm - 1 pm | \$10

Basics of Non-Profit Bookkeeping (Winnipeg)

October 17 | 9 am - 12 pm | \$95

Strategies for Building Partnerships and Networking (Winnipeg)

October 22 | 1 pm - 4 pm | \$95

Taking the Mystery out of Financial Statements (Winnipeg)

October 23 | 4 pm - 7 pm | \$95

Meeting Management and Minute Taking (Winnipeg)

November 27 | 4 pm - 7 pm | \$95

[View the full calendar here](#)

Opportunities Board

**Property Manager: Winnipeg Housing
Rehabilitation Corporation (full-time)**

The Property Manager is responsible for the management and leasing of an assigned affordable, residential housing portfolio. The incumbent is to ensure maximum occupancy and prompt collection of rents in addition to each project's compliance with operating agreements, leasing policies and general guidelines. The following listing is not exhaustive but does highlight some of the positions main responsibilities:

- Reviewing and approving leasing applications
- Income testing and rent calculations for both new and renewing tenants
- Managing unit turnovers and all leasing functions
- Supervising and coordinating property caretakers and trades
- Tenant receivables and collections
- Taking and coordinating minor maintenance requests
- Evictions

[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



Are you on Facebook?
MNPHA is too.

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

See what's happening on our social sites:



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