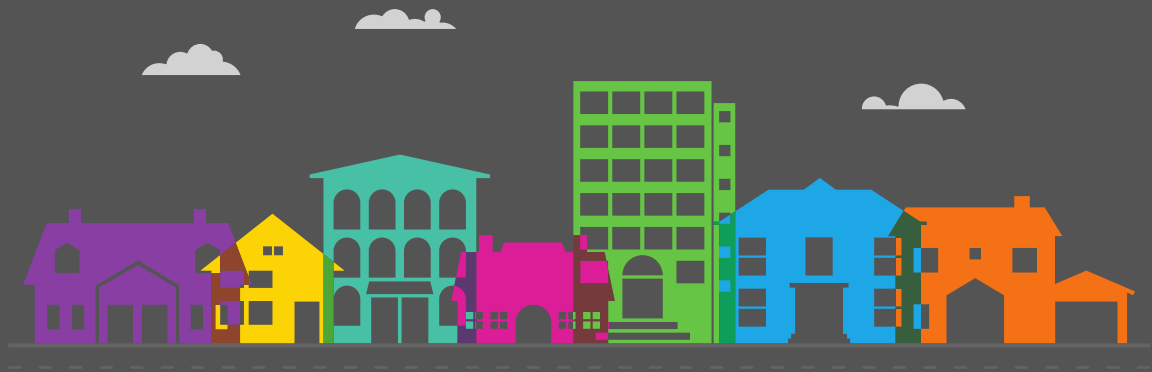


ANNUAL REPORT 2018/19



TO OUR MEMBERS

This year, MNPHA has laid the groundwork to support our members through significant transformations on the horizon for the non-profit housing sector. We are more prepared than ever to work with our members to achieve the goals of Canada's first National Housing Strategy, and to participate strategically in Manitoba's community delivery agenda. In my first year at MNPHA, I've made it a priority to meet our members 'on your turf' through visits and attending your events. It is motivating to learn more about you and the enthusiastic work you do to ensure thousands of Manitobans have good, affordable homes. Thank you to our members for all of the time, wisdom, and ideas you have provided to us, and know that we will use them to develop resources and programs based on your priorities.

We held our 6th annual Building Partnerships Conference outside of Winnipeg for the first time, in Brandon, MB. We were able to highlight the resourcefulness of smaller cities and rural communities. We had a good number of first-time conference attendees, and were very pleased that Western Manitoba Seniors Housing Co-Operative sent nine of their Board members to participate and learn!

This year, we have grown and solidified our partnerships. Our alliance with non-profit housing associations across Canada, CANPHA, has helped us share news, policy information, trends, resources, and updates with our members. Our long-standing partners who provide member services, who are active Associate Members, who sponsor our conference, and who have helped deliver educational workshops, are critical to our success. Manitoba Housing has been a steadfast partner to MNPHA and we look forward to our continued work with them in years to come.

Next year promises to be bigger, better, and more demanding in many ways. MNPHA has hired a Coordinator of Member Services and Education, Si Chen. We will be conducting a research project on the impact of Rent Assist on tenants, and both private and non-profit housing providers. As we grow our team, we can deliver more services, events, information, and resources to the sector.

MNPHA has a committed Board of Directors who contribute countless hours to building our sector. They are visionary and intentional leaders. While we provide education to our members on how to engage board members, our own board is a role model and it is my privilege to work with them.

Christina Maes Nino

EXECUTIVE DIRECTOR

It has been another exciting year of building our Association together and we are pleased to bring members together to celebrate what we have achieved in 2018/19, and look to the future.

We have had a full year now with our Executive Director, Christina Maes Nino, and have seen our Association effectively double this Spring to have two employees. We look forward to seeing what this new, larger team can achieve.

Throughout 2018/19, we continued to provide high-quality educational sessions for our members. Our members tell us that they join MNPFA to meet their colleagues and peers. These sessions offer opportunities for us to learn together and from each other, while also expanding our personal networks.

The 2018 *Building Partnerships* conference was held outside of Winnipeg for the first time, at the Victoria Inn in Brandon. The City of Brandon was extremely welcoming, including providing financial support. Mayor Rick Chrest welcomed attendees and spent the day with us, once again participating in the 'Munchies with the Mayors' panel. We saw new faces and garnered new members from outside of Winnipeg; and those who joined us from Winnipeg said they were able to network more than ever without distractions from work and home. We are looking forward to the 2019 Conference in Winnipeg again this year, and will be bringing in a number of speakers from across Canada to inspire us.

Your Association continues to be a voice for the sector. The Board met with the new Minister of Families, Heather Stefanson, and discussed opportunities to further our partnership with Manitoba Housing. Manitoba's Community Delivery program has expanded, with some of our members purchasing or managing Manitoba Housing assets. We know our members have a solid history of providing homes for Manitobans in need, and will be working to support each other to make community delivery sustainable and ensure it leads to positive outcomes for our members and the people we serve.

This coming year will be critical for our sector as the Governments of Canada and Manitoba roll out programs through the National Housing Strategy. We are also preparing for upcoming elections and plan to keep housing on the election agenda. MNPFA will be reaching out to our members to share your concerns for non-profit housing with candidates.

Your dedicated Board continued to meet regularly to govern MNPFA, and participate in committees essential to the work of the Association. Please join me in thanking Bill Dinsdale, Karl Falk, Ryan Hildrebrand, Menno Peters, Lawrence Poirier, Pete Sanderson, Joanne Schmidt, Poullette Simkins, Rob Starkell, Debbie van Ettinger, and Gordon Westley for their commitment. Rob and Ryan could not join us today and have stepped down from the Board due to commitments or new opportunities. We want to recognize their contributions to MNPFA, especially this year as we called on their expertise to plan sessions for the conference that would represent our members in smaller cities and rural communities.

On behalf of the Board, I would also like to thank all staff at Manitoba Housing and specifically to Rod Porter for his support and ongoing commitment to our Association.

We're proud of our Association and our achievements together this year. Next year promises to provide even greater opportunities for us to work together and to strengthen our sector. Thank you for coming together through the association to support each other and those we serve.

Laurie Socha

PRESIDENT

MNPHA AGM 2019

Friday, June 14, 2019
12:45pm
Masonic Temple
420 Corydon Avenue
Winnipeg, Manitoba

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 2017/18 MNPHA AGM on June 22, 2018
7. Approval of the minutes from the MNPHA Special Meeting of Members on October 16, 2018
8. Presentation and Approval of the Audited Financial Statements for the fiscal year 2018/19
9. Appointment of the Accountant for the Audit for the fiscal year 2019/20
10. Election of Board Directors
11. Acceptance of Acts and Proceedings of the Board of Directors
12. Programming Announcements:
 - a) MNPHA Conference
 - b) People First, Year Two in Review
 - c) Building Boards Toolkit
 - d) Member Profiles
 - e) Assisting Renters Research Project
13. Thank you and Adjournment

Mission & Vision

Our Mission is to support our members to build a thriving, sustainable non-profit housing sector in Manitoba.

Our Vision is that non-profit housing in Manitoba is secure, sustainable and affordable for all who need it.

Four Pillars

Member Services

Providing our members valuable programs and services

Advocacy

Advocating on behalf of members with government, funders and other stakeholders on issues of importance to the sector

Sector Development

Developing the capacity of the Non-Profit Housing sector through professional development opportunities, networking, and knowledge exchange

Partnership Development

Building partnerships within the non-profit housing sector and with other sectors that support resilience, relevance, and innovation

Guiding Principles

1

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

2

We believe 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.

3

We are committed to ensuring that affordable housing is available in our communities.

4

We honour the history of affordable housing in Manitoba by building on the strengths that exist and sharing the successes of our members.

5

We provide innovative responses that assist our members to improve the financial viability and sustainability of the affordable housing sector.

6

We are committed to creating opportunities to be part of reconciliation with Indigenous peoples.

Member Services

Preferred Rate and Grant Program of Building Condition Assessment

We're proud to renew our partnership with Assiniboine Credit Union, HLC Consulting, and CHF Canada to provide up to 5 members per year discounted Building Condition Assessments and Capital Plans.



HR@ Your Service

We partner with People First to provide HR expertise oncall. The \$60 monthly subscription service offers professional, reliable, and affordable HR advice and provides you with direct access to HR support over the phone or via email.



Group Health Insurance

People Corporation offer 3 flexible options for the employees of our members. The group program can save members money, while helping with staff retention and well-being. SAM Management has been one of the first members to use this service, and their scale allows smaller members to benefit from the program.



Indigenous Housing Provider Support Project

The Indigenous housing provider support project (Funded by the City of Winnipeg) will assist Indigenous housing providers in Winnipeg to develop, review, and/or update their policies and bylaws. This will result in boards that are able to face their strategic planning with bylaws and policy frameworks that are comprehensive, in simple language, that are consistent with legislation in Manitoba and that are reflective and respectful of Indigenous culture.

Member Services

Monthly Newsletter

We publish monthly newsletters to keep our members informed about available resources, news about the non-profit housing sector, upcoming events and activities. We also celebrate our members' success and identify good practices we can learn from.

End of Operating Agreement Resource

We published the *Expiry of Operating Agreements: A Planning Guide for Manitoba's Non-Profit Housing Providers*. The guide outlines a step-by-step process and offers a range of resources for those nearing the end of their operating agreement. It includes case studies, ideas and tools prepared by the Institute of Urban Studies of the University of Winnipeg.



THE UNIVERSITY OF
WINNIPEG

Institute of
Urban Studies

Cannabis Legalization Introduction and Overview

With cannabis legalised for personal use in Canada in Oct 2018, we hosted a timely education session on your rights and responsibilities as a housing provider. We also developed and had a legal opinion on an easy-to-read summary of the legislation with sample House Rules / Rules and Regulations for our members to adopt and use.

The Manitoba Collaborative Data Portal

The Manitoba Collaborative Data Portal provides a knowledge base to promote evidence-informed community discussion, planning, and action. We led the development of the Housing and Homelessness Knowledge Portal. This portal has provincial and local research and data on housing and homelessness all in one place. We hope to provide consistency in definitions and methodologies to increase understanding of housing needs in the province.



MBCDP
Community
Data Matters

Opportunities Board

We publish job and volunteer postings on behalf of our members via our newsletter and website to help with succession planning and share opportunities within the non-profit housing sector. These are the most viewed item in the newsletter.

Conference

Our 6th *Building Partnerships* Conference was held in Brandon in October 2018. With 125 attendees and 10 trade show exhibitors from across Manitoba, the two-day conference was a great success - thanks to our members, sponsors and volunteers!



Hosting the conference outside of Winnipeg helped us to highlight the inspiring housing solutions being implemented in smaller Manitoba cities and towns.

Featured Educational Sessions

- Dealing with Crystal Meth in Communities
- Housing Experiences of Newly Arrived Syrian Refugees In Western Canada
- We've Gone to Pot
- Tristan Cleveland: Designing a Happy City
- Interactive Panel: Voices for Affordable Housing in Canada (ONPHA+BCNPHA+CHRA)



Photos, videos and presentations from the educational sessions are available at: mnpha.com/buildingpartnerships-2018

Sector Development

We provide relevant and up-to-date workshops, panel discussions, and brainstorm sessions to inform and develop skills for our members. We connect with community and industry leaders to identify non-profit or housing trends, and seek out knowledgeable, engaging and cutting-edge speakers and facilitators, who develop educational materials including best practices, templates, fact sheets and checklists so members can use what they learn right away. From April 2018 - March 2019, we offered (excl. conference workshops):



- Panel on the End of Operating Agreements and Beyond
- Respectful Workplaces Training
- An Update on the National Housing Strategy
- In-depth Presentation on National Co-Investment Fund: New Development and Repair and Renewal Streams
- Indigenous Housing Provider Forum (Workshops on Manitoba Housing's Application Process; the National Housing Strategy; Board Governance Basics)
- Building Effective Partnerships for Housing and Support
- Winnipeg Bylaw Enforcement Forum

8

Workshop Sessions

35

Member Organizations

70

Workshop Participants



Sector Development

Joining CANPHA

We as well as other provincial non-profit housing associations, and the Canadian Housing and Renewal Association have jointly formed the Canadian Alliance of Non-Profit Housing Associations (CANPHA), to better represent the interests of the non-profit housing sector in Canada, align positions and share resources amongst constituent members. In 2018, CANPHA's partnership played an important role in expanding and launching BCNPHA's Canadian Rental Housing Index, which compiles rental housing statistics for cities, regions, and provinces across Canada.



Spirit of Housing Awards

The Spirit of Housing Awards celebrate our members' successes and achievements. This year we added a new award - Spirit of Community, to further our mission to build and support a strong, diverse non-profit housing sector. The 2018 Award Winners are:

- Spirit of Community Award: Assiniboine Credit union
- Spirit of Achievement Award: Victoria Seniors' Association
- Spirit of Service Award: Donna Breen
- Harry Lehotsky Spirit of Leadership Award – James Friesen



Research Project: Rent Assist

We launched a collaborative research project, *Assisting Renters: Rent Supplements in Manitoba*. The research will examine the impact of Rent Assist, a rent supplement program, on low-cost housing in Manitoba from the perspectives of tenants, private landlords, and non-profit housing providers. Interviews will be held in Winnipeg, Swan River, Thompson, Winkler, and Brandon. Our research will generate knowledge that can support the emerging Canada Housing Benefit, as well as housing for those in greatest need, community housing sustainability, and a balanced supply of housing. The project will be completed by March 31, 2020, and is funded by Canada Mortgage and Housing Corporation.

Advocacy

We serve as the “go-to” organization for the public, members, news media, and stakeholders on affordable and non-profit housing issues in Manitoba. Through media liaison we offer industry insights and policy position.

Government Relations

We met with Minister of Families Heather Stefanson to discuss our Association, our role in Manitoba's Housing Strategy, and ongoing partnership with Manitoba Housing to support non-profit housing providers.



Housing on the Hill

We participated in the annual Housing on the Hill Day, to meet with Members of Parliament regarding housing and the National Housing Strategy.

Media Relations

We were on CBC Radio August 2, 2018, speaking with Marcy Markusa on expiring operating agreements for non-profit housing providers.



Advocacy

We understand and influence federal, provincial, and municipal housing strategies at their development stage and throughout implementation.



Right to Housing Coalition

We are part of the Right to Housing federal and municipal working group, and our Executive Director serves on the Steering Committee, to advocate for quality, affordable housing for low-income people. The Coalition is a non-partisan group, and throughout 2018 met with elected representatives and administrators to understand and influence housing policies and funding.

CHRA Advocacy Committee

Our Executive Director serves as the Manitoba Representative on the Board of the Canadian Housing & Renewal Association.

We also participate in the Advocacy Committee to advise the organization on policy positions and advocacy strategies.



Fact Sheet for 2018 Municipal Elections

With the National Housing Strategy unveiled and in the process of being implemented, non-profit housing providers have more opportunities than ever to engage with municipal leaders to ensure their communities benefit from this strategy. To equip our members, we developed fact sheets on affordable housing in nine of Winnipeg's largest municipalities, to engage with candidates before the election, and with elected representatives after the election, to work together on meeting Manitoba's affordable housing needs. Mayors of Brandon, Selkirk, Winkler, Steinbach, and Gimli also participated in our annual *Munchies with the Mayors* panel at our conference, making the front page of the *Brandon Sun*.



Board of Directors 2018/19



Officers

President

Laurie Socha (2020)
S.A.M. (Management) Inc.

Past President

Menno Peters (2021)
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 (2021)
Eden Health Care Services

Directors

Lawrence Poirier (2021)
Kinew Housing Inc.

Debbie Van Ettinger (2019)
Ten Ten Sinclair Housing Inc.
(Nominated for re-election)

Paullette Simkins (2020)
Canadian Mental Health Association

Peter Sanderson (2021)
Carriage House

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

Gordon Westley (2020)
Chesterfield Housing

Bill Dinsdale (ex-officio)
Assiniboine Credit Union

BOD NOMINEES

Christine Tuan

- Quality and Standards Lead @ Eden Health Care
- Registered Dietitian @ Selkirk Mental Health Centre for 12 years
- Provide leadership on quality improvement; strategic planning; risk mgmt; redevelopment; patient safety
- Currently pursuing Master of Health Studies at Athabasca Univ.



Debbie Van Ettinger

- 2015-2019 MNPHA Board of Director (re-election)
- Executive Director @ Ten Ten Sinclair since 2014, and have been an employee for almost 20 years
- Graduated from Univ. of Manitoba in both Labour Relations and Human Resource Management



Eva Cameron

- 15+ years of Board experience
- President of the Board of Directors @ Spruce Woods Housing Co-op
- Long-term Secretary/Treasurer @ the Canadian Home & School Federation (a national education committee that lobbied for equal education for all students in Canada)



Member Profile



95 housing provider members
who house 24,407 households
including:



12,421 Family households

In 23
communities
in Manitoba



11,654 Senior households



331 Individuals or
households with
special needs

29 Associate
Members who
support the sector