



## November 2019 Newsletter

### MNPHA Events

# 2019 Building Partnerships

The 7th Annual  
Manitoba Non-Profit Housing Association  
Conference



**November  
18 & 19, 2019**



**Canad Inns**

1405 St Matthews Ave,  
Winnipeg, MB R3G 3P7

Building Partnerships 2019 is less than two weeks away!  
Why attend the Building Partnerships Conference?

1. **There are hundreds of people working to provide good, affordable housing to Manitobans in need**, yet most of our members have a small number of employees and board members. Meet colleagues and peers who share your values and understand your work; they may have solved some of the challenges you experience.
2. **Learn practical skills.** We have curated 16 concurrent workshops that speak to the future of housing, and the day-to-day realities. Learn about resources, and tips on everything from capital planning to conflict resolution. The workshops will have something for everyone.
3. **Plan our future.** Over the next decade, there will be transformative changes in

how affordable housing is provided. Non-profits will increasingly govern and plan to meet the housing needs of Manitobans. Throughout the two days, you will hear about these changes, and give MNPFA feedback on how we should steer our future directions.

## Learn More and Register



### Tax Series: GST Exemptions



Qualifying for a GST exemption during development or after your operating agreement expires requires municipal designation. This exemption may save you thousands of dollars each year. Exchange Group Chartered Accountants will provide details on eligibility for GST exemption, and what is required to apply/maintain it.

**When:** December 4, 8:30am-10:00am

**Where:** Old Grace Housing Co-Op in Winnipeg

**Who:** Managers and/or book keepers of non-profit and/or co-op housing

This event is sponsored by Assiniboine Credit Union. A complimentary breakfast will be provided by Diversity Foods.

Registration is free, and limited to members of MNPFA and/or the Cooperative Housing Federation. Due to limited space, please register only one person per organization. Additional people may be added to a waitlist if space is available.

## Learn more and Register



### Board Education Series

Our Board Governance Education Series is designed specifically for you.

The Board Basics session covered the most important topics in board governance: what it is, what it isn't, what is your role as a board member, and why boards operate as they do.

One attendee said:

## *"It gave me the 'why' I need to be engaged and participate on the board"*

Register for the remaining two sessions in Board Governance Series workshops:

### 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 enjoy their experience on the Board.

The session will also have tips and tools for planning your Annual General Meeting. Yes, your AGM can be fun, engaging, and less than 30 minutes! Join us to learn how.

**Register for Understanding Financial Statements**

**Register for Deepening Board Engagement**

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## Past Event

### Housing Applications and Waitlists: Lessons Learned from The Registry and Manitoba Housing

Non-Profit Housing providers in Manitoba each manage their applications and wait lists independently. Direct service staff who work with people in housing need have found various ways to support people to apply for housing, but find the process frustrating, confusing, and full of barriers for potential tenants. As social housing is increasingly provided by non-profits, there is concern that the housing search and application process will become more fragmented.

Manitoba Housing changed its application process relatively recently. While there have been a number of successes in its approach, there are opportunities to make adjustments so that it works better for tenants and for communities.

In Ottawa, The Registry was started by a consortium of non-profit housing providers to create a shared, consistent, and centralized application for their units. This resource is an example of sector collaboration that can create greater efficiency in Manitoba.

On October 17, Ishbel Solvason-Wiebe presented on The Registry. Watch the full video of her presentation below, or download the power point slides for a summary.

Ishbel also shared a great resource The Registry uses when they mail out information regarding housing application update requirements: it is a document

translated into multiple languages telling people that the information enclosed is important. [You can download it here.](#)



Presentation: The Social Housing Registry of Ottawa

[Download the Power Point on The Registry](#)

## News and Updates

### Social Housing Transformations in Manitoba

Carolyn Ryan, A/CEO of Manitoba Housing, joined MNPHA on October 17 to share



updates on the transformations that will take place in Manitoba's social housing sector over the next decade. Below is a summary of her presentation:

Manitoba Housing and Non-Profit Housing in Manitoba are on two transformative journeys. These are two journeys that will change the social housing landscape in a massive way in the next nine years.

1. The transfer of Manitoba Housing's direct management responsibilities. This started in Winkler to the Winkler Affordable Housing Inc. and increased through Requests for Proposals(RFPs). To date, management of 800 units have transitioned from MB Housing to non-profits and, in Brandon, a private property management company. The RFP process works relatively well in urban areas, but less in rural areas, particularly because MB Housing wants local providers to be involved. MB Housing will know how many units and how quickly this transition might take place in the coming weeks. We can anticipate RFPs for large scale transfers (500 units at a time).
2. The Bilateral Agreement between Canada and Manitoba for the National Housing Strategy. The funding largely replaces that which was available under the Social Housing Agreement, as well as new funding for the Canada Housing Benefit to start in 2020. There will be \$451m, tied to a commitment to maintain the current social housing portfolio (everything that was under agreement as of April 1, 2018) over the next nine years. While it would be

possible for Manitoba Housing to simply renew existing operating agreements and keep housing status quo, this is not the intention. This would create a huge 'cliff' of funding loss after nine years. Subsidies can and will continue, but we need to have a clear understanding of whether they should in all cases. Non-profit housing does not need to be self-sustaining after nine years; however, as a sector, we need to be more financially sustainable. Sustainability must be assessed on a project-by-project basis related to demand, the market, the state of the asset, the vitality of the board of directors, etc.

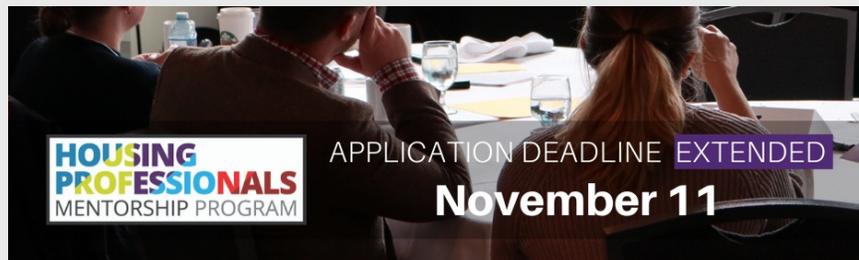
How do we bring these two journeys together? They should be complimentary; the first journey can support the non-profit sector to achieve economies of scale, increase their capacity, and become more self-sufficient. But this raises more questions:

- What is the role of MNPHA in this transformation?
- What supports that MB Housing currently provides should shift to MNPHA?
- How do we develop more partnerships and connections with more providers, particularly those outside of Winnipeg?

These discussions will continue in the coming months, including at the Building Partnerships conference in November. The transformation of the sector will be moving quickly. It is expected that the Action Plan for the bilateral agreement will be released soon, and Manitoba Housing's new framework will be released in Winter.

[Read the detailed notes from Carolyn's presentation and the brainstorm that followed](#)

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Did you miss the deadline to send in your applications for the Canadian Housing and Renewal Association's Housing Professionals Mentorship Program 2020 cohort? Not a problem, the deadline has been extended to November 11.

[Apply now](#)

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# NATIONAL HOUSING CONFERENCE

## MARK YOUR CALENDARS!

The National Housing  
Conference returns.



**MAY  
12-13  
2020**

**THE WESTIN HOTEL  
OTTAWA, ONTARIO**



Community Housing  
Transformation Centre  
Centre de transformation  
du logement communautaire

## The New Community Housing Transformation Centre in Search for External Reviewers

The new Community Housing Transformation Centre that has been established over the past months is responsible for overseeing two new grants: the \$40 million Sector Transformation Fund and the \$10 million Community Based Tenant Initiative Fund. Applications for both funds will be evaluated by external grant reviewers who will play a key role in the awarding of grants under both programs.

The Centre has begun an outreach to identify individuals who are interested in serving as volunteer reviewers. To learn more about serving as a reviewer, and/or to apply to be a reviewer, [visit the Community Housing Transformation Centre's website](#)

**CALL FOR PROPOSALS**



## FOR PROJECTS TO END HOMELESSNESS IN WINNIPEG

End Homelessness Winnipeg has an open Call for Proposals for the 2020-2021 fiscal year for Reaching Home funding.

Reaching Home is a new program that replaces the former Homelessness Partnering Strategy. Funding decisions will be guided by the new, recently completed, Reaching Home Community Plan.

Detailed information on Reaching Home and the priority areas for funding can be accessed on the [Employment and Social Development Canada website](#).

The general component of this Call for Proposals is for:

- Capital projects which may include purchase, construction, and renovation of facilities as well as supporting the initial development of potential capital projects to create new units.
- Service delivery projects such as Housing First, non-Housing First, diversion, prevention and coordination projects.

Within the service delivery stream, End Homelessness Winnipeg is also requesting specific project proposals for the following key components of the Coordinated Access system that we are moving towards:

- Coordination of rent subsidies
- Housing procurement for the sector
- Coordination of training for the sector
- Coordination of Indigenous cultural supports and services.

Applications are due January 3, 2020

[Learn More](#)

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### **A Practical Guide to Financing Affordable Housing**

Affordable housing providers across the country are seeing the expiration of National Housing Act Section 95 agreements that, for decades, have provided reliable mortgage financing. As a result, for many, now is the time to plot mortgage (re)financing strategies for a post Section 95 world.

There are many financing options available in the market today and each may form part of a viable strategy, depending on the individual circumstances of the borrower and the property in question.

[Learn more about the refinancing options available](#)

"I always advise affordable housing providers to think carefully about their vision and objectives and their immediate and long-term needs for capital. Contemplating these variables will lead to appropriate decision-making on the types of loans that should be pursued to maintain future viability"



- Daniel Bragagnolo

[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 MNPFA*

## MNPFA Member Resources



### Launching the Board Toolkit

MNPFA's [Board Toolkit](#) has been designed for non-profit housing boards in Manitoba. It is web-based, but has print-friendly features. It summarizes ten functions of the board, along with tools developed and shared by MNPFA Members for the benefit of their colleagues in the sector.

In the first half (1-5) you will find tools for Board Operations, such as policy templates and planning checklists, to get the board well-organized. Topics include: knowing the board's role; developing policies to govern its behaviour; evaluating its progress and effectiveness; and recruiting, training, evaluating individual board members.

The second half (6-10) you will find tools for Board Governance, which are intended for the board to provide better governance to the organization. Topics include: establishing the organization's strategic goals; guiding the ED or manager; ensuring financial health; and advocating for the mission.

This is an ever-growing toolkit on Board Governance for non-profit housing providers. If you have a good resource such as a board or operational policy template, or you'd like to suggest one, please contact us.

Some resources are password protected. Due to costs involved in creating them, they are available for MNPFA members only. If you are a member and need a password, contact us [by e-mail](#) or at 204-797-6746.



## Resource: Sign for Your Building

A Manitoba school been carving signs for non-profit groups for the last 15 years and are looking for a group that wants signage. Organizations will have a minor cost for materials and a small donation to the shop class. If you need a hand carved sign, contact [Robert Unik on Facebook](#). Not on Facebook? [Contact us](#) and we can make the connection.

## Welcome to our New Members who joined MNPHA in October

### Associate Members

[Addictions Foundation of Manitoba](#)

[Assembly of Manitoba Chiefs](#)

[Cerebral Palsy Association of Manitoba](#)

[Enercare Home Services](#)

[Global Mechanical](#)

[Long Term and Continuing Care Association of Manitoba](#)

### Housing Provider Members

Cooperative La Cremerie Non-Profit Housing Cooperative Ltd.  
Manitoba Metis Federation

## November 2019 Wellness Bulletin

### SAFETY corner

## Guard Your **B-A-C-K**

Hurting your back from improper lifting is all too common.  
Here are some reminders for safe lifting:

**BEND** your knees, not your waist, and use your legs, not your back, to power the lift.

**ALWAYS** get close to the object or pull the object close before lifting, keeping your back as straight as possible.

**CALL** someone to help if the load is too heavy. Or use a hand truck.

**KEEP** your head up and don't twist your body while lifting or carrying.



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

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

# Government Relations



## Federal Election Forum on Housing

Over 130 people joined MNPFA and eight partner organizations at the Federal Election Forum on housing **October 2, 2019.**

Two of the candidates who participated, Jim Carr (Liberal, Winnipeg South Centre) and Leah

Gazan (NDP, Winnipeg Centre) were elected to represent their constituents. The main issues discussed at the forum included:

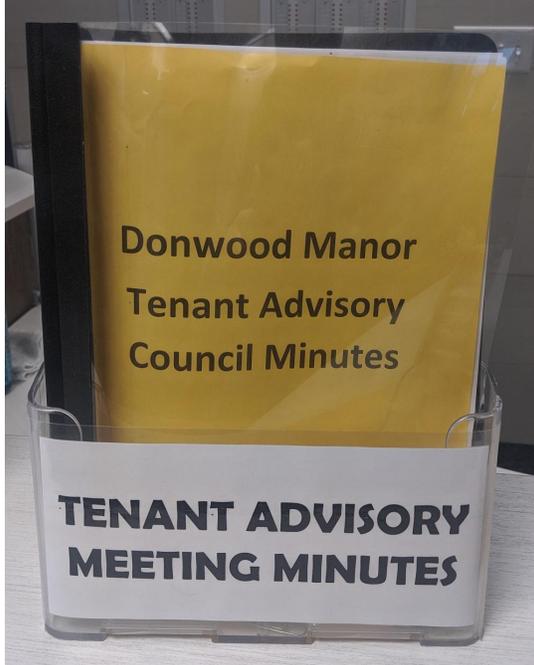
- The need for new housing development that is affordable for low-income Manitobans. The financing and grants currently available through the Co-Investment Fund may assist in creating more median market rental housing, but higher grant contributions are necessary to create housing for individuals and families in the greatest need.
- The need for ongoing rent subsidies, to replace the subsidies available through expiring operating agreements, to preserve existing affordable housing supply.
- Targeted strategies and funding for specific housing:
  - An urban and rural Indigenous housing strategy developed for and implemented by Indigenous peoples
  - A diversity of housing and support solutions to address homelessness, including supportive and transitional housing

You can read more about each party's housing platforms, well summarized by CBC [here](#). Additionally, our friends at the Ontario Non-Profit Housing Association have written an [election debrief](#). MNPFA will continue to work with our members and partners to educate Members of Parliament about the housing needs in Manitoba.

## Picture of the Month

### October Picture of the Month

Donwood Manor keeps a range of helpful information at the building entrance, including Guest Suite information, the building postal code, grocery shuttle information, a poster on preventing slips and falls, and the Tenant Advisory Council Minutes. The information can be particularly helpful to engage new tenants.



**Picture of the Month Feature!** As MNPFA'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 November 29 to be included in the December newsletter.

## Opportunities Board

### Executive Assistant - Winnipeg Housing (Full-time)

The Executive Assistant will be responsible for handling a wide range of administrative and executive support related tasks and will be able to work independently with little or no supervision.

The Executive Assistant will interact with staff (at all levels) in a fast paced environment, sometimes under pressure, remaining flexible, proactive, resourceful and efficient, with a high level of professionalism and confidentiality. Expert level written and verbal communication skills, strong decision making ability, attention to detail and confidentiality are important in this position.

The primary focus of this position is to provide administrative support primarily to Senior Leadership, and the Board of Directors.

**Reports to:** Executive Director

**Salary:** Competitive; based on qualifications and experience; includes



comprehensive benefits package

**Hours:** 37.5 hours per week, may include some weekend and evening work.

**Apply by November 12, 2019**

Applicants are asked to send their cover letter and resume to [careers@whrc.ca](mailto:careers@whrc.ca) referencing WHRC Executive Assistant in the subject line. Your cover letter & resume must clearly indicate how you meet the qualifications.

[View the full job description here](#)

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

Do you have a position you are trying to fill in your organization? MNPFA is always accepting job and volunteer postings for display on our 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](mailto:execdir@mnpha.com)



Are you on Facebook?  
MNPFA is too.

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

See what's happening on our social sites:



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