

# 2019-20 ANNUAL REPORT

**MANITOBA NON-PROFIT HOUSING ASSOCIATION**



# About MNPHA

Membership in MNPHA is the best way to be part of the larger community that is building the non-profit and affordable housing sector across the province.

## MISSION AND 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 Development

We provide our members valuable programs and services that support them to provide safe, secure, and affordable housing across Manitoba.

### Advocacy

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

### Sector Development

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

### Partnership Building

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

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**2019-2020 MNPFA BOARD  
OF DIRECTORS**

# Report from the Board of Directors

What a year it has been. With increased membership, sponsorship, and sustained financial support from Manitoba Housing, the Manitoba Non-Profit Housing Association has been able to grow, and the timing could not have been better. MNPHA has been able to support our sector in responding to two elections, increased pace of transformation with Manitoba Housing, and a global pandemic.

COVID-19 underscores the importance of our work — to ensure all people have a place to stay safe and healthy. MNPHA has responded to this crisis by bringing our members together more than ever. This includes regular phone/video calls, more frequent newsletters and information sharing, advocacy for the sector, and Q&A's on topics that matter to us. One of our members said that “knowing that we are not alone brings a sense of peace when it is most needed.”

Even before COVID-19, MNPHA was bringing our members and partners in the housing community together. In 2019/20, we had workshops and forums on everything from board development and our sector's role in Manitoba Housing's devolution, to safety and pest control. The annual Building Partnerships conference in November once again brought us together to discuss the future of our sector, operational issues, tenant service needs, and to celebrate achievements in housing at our award program. It was the largest-ever conference, and reached our targets for attendance and sponsorship.

The Associate and Business Members, and sponsors who support MNPHA are dedicated partners for the non-profit housing sector. This year, we formalized our partnerships policy and developed three new partnership programs to leverage the buying power of our sector.

We have used the word transformation a lot this year - the social housing sector will transform over the next 5 years, and your Association will be there to support you, our members. But what does it mean in practice?

# "COVID-19 UNDERSCORES THE IMPORTANCE OF OUR WORK — TO ENSURE ALL PEOPLE HAVE A PLACE TO STAY SAFE AND HEALTHY."

It means that we, together, will be envisioning and building what our housing system will look like in the next 10, 20, and 50 years. We will not simply be reacting and replicating what we already have. During the Federal and Provincial elections, we developed and shared platforms and priorities that will support non-profit housing through this transformation. MNPHA also completed a research study on Manitoba's Rent Assist program, to provide recommendations for the implementation of the Canada Housing Benefit and future provincial housing subsidies.

We look forward to leading the transformation, and MNPHA is committed to acquiring Manitoba Housing's assets and retaining them in the non-profit sector, as good affordable housing for those who need it, in perpetuity. The MNPHA Board has been enthusiastically discussing and considering options for sector transformation. These are not easy or simple decisions. Thank you to Eva Cameron, Bill Dinsdale, Karl Falk, Menno Peters, Lawrence Poirier, Pete Sanderson, Joanne Schmidt, Paullette Simkins, Christine Tuan, Debbie van Ettinger, and Gordon Westley for your leadership. Karl, Paullette, and Gordon are leaving our Board this year – they have all contributed many hours and vast wisdom to our collective deliberations.

Thank you also to our partners at Manitoba Housing who have supported MNPHA to grow. Carolyn Ryan will be leaving the role of Acting CEO, and we would be remiss not to thank her for always being forthright and collaborative with MNPHA and our members. MNPHA would not be what it is today without her support and encouragement.

As we look ahead to 2020/21, we are optimistic that we will emerge from this pandemic stronger and more connected as a sector, with more engaged partners, and greater recognition that a home truly is a basic need and a human right.

Yours sincerely,



Laurie Socha  
President

# 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 Development

## THROUGH PROGRAMS AND SERVICES

With evolving relations with government there is demand for organizations to become increasingly independent and interdependent. We support members with planning, resources and tools, in particular for those whose operating agreements are ending.

Our success will depend on strengthening and supporting the non-profit housing sector. Leadership and strong governance is urgently needed in the non-profit housing sector, and this year we focused on Board training, by producing a Board Toolkit, including crowd-sourced templates, tools, and fact sheets to support boards of directors in their governance roles.

There is great diversity within the sector. We have also worked on additional programs tailored to Indigenous housing providers and life leases.



We continue to expand Member Benefits programs to leverage the purchasing power of the sector, such as the Building Condition Assessment Preferred Rate and Grants Program, and Group Employee Benefits and On-call HR Services.

Newly this year, MNPHA members are eligible for three additional benefits programs offering exclusive discounts on office supplies, paint, and maintenance supplies. In addition, MNPHA has been working on a Group Property Insurance program that will be launched this year.

During COVID-19 response, we established regular communications with members via a resource page, Ask Each Other Anything breakfast sessions, and an online forum. We created a web page dedicated to sharing information, including supplier information for personal protective equipment and cleaning supplies. We engaged with Residential Tenancy Branch, Winnipeg Regional Health Authority, and the Companies Office to keep members updated with the Amendment of Residential Tenancy Act, options for AGMs, and public health recommendations.

# Sector Development

## THROUGH PROFESSIONAL DEVELOPMENT, NETWORKING, AND KNOWLEDGE EXCHANGE



*Preparing Well for a Quick and Fun AGM, April 16 2019*

Throughout 2019/20, MNPHA offered education and knowledge exchange through our annual conference, trainings and gatherings.

Additionally, we held forums - a Building Safety forum and Life Lease forum - for participants to exchange

challenges, successes, and brainstorm solutions on particular topics.

Our Networking Mixers and Ask Each Other Anything forums offered collaborative sessions for professionals to learn from each others' practices.

# 12

Educational workshops  
+ Panel presentations

# 4

Forums

# 200+

Attendees



# Building Partnerships Conference 2019

The 2019 conference, trade show, and awards ceremony were our largest to date, bringing the non-profit housing community to connect and collaborate. Our Conference Planning Committee continues to convene regularly to ensure that our events remain relevant and build upon member expertise.

CONFERENCE ATTENDEES	#
Attendees	164
Organizations	66
Communities represented	Altona, Brandon, Dugald/Oakbank Swan River, Sioux Valley, Steinbach, St.Malo, Winkler, Winnipeg
Board members	43
Presenters and Speakers	35
Trade Show Participants	26



# Workshops and Forums of 2019-2020

MNPHA is in the unique position to address members' concerns and reach out to professionals to share solutions.

Here are some of the notable events from April 2019 to March 2020:

**APR-  
JAN**

## BOARD TRAINING SERIES

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Our Board Series addressed the needs to onboard and educate new board members. Sessions covered the key responsibilities for board operations such as engaging members, AGM preparation, creating by-laws and policies, and understanding financial statements.  
(5 sessions)

**APR**

## READY, SET, (RE)BUILD!

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This foundational course introduced the development (and redevelopment) process of non-profit housing from start to end, in the modernized social housing landscape.

**JUN**

## **YEAR-IN-REVIEW OF THE NATIONAL HOUSING STRATEGY IN MANITOBA**

Three housing policy leaders provided an analysis on what the Strategy has meant for community housing in Canada and Manitoba.

**OCT + DEC**

## **TAX SERIES**

Our Tax Series provided information on the eligibility and application processes for two tax credits and their complexities: the Elderly and Infirm Persons Housing License and GST Exemptions, during development or after the end of Operating Agreements.

**OCT**

## **THE REGISTRY IN OTTAWA – CENTRALIZED APPLICATION & WAITLIST**

Non-Profit Housing providers in Manitoba each manage their applications and wait lists independently. In Ottawa, a consortium of non-profit housing providers created a shared, consistent, and centralized application - an example of sector collaboration that can create greater efficiency and improved access to housing in Manitoba.

**OCT + NOV**

## **TRANSFORMATION OF SOCIAL HOUSING IN MANITOBA**

Carolyn Ryan spoke on the Transformation of Manitoba Housing, and during the *Building Partnerships* conference panelists talked about opportunities and challenges with the transferred sponsored management agreements.

# MNPHA Research



On April 15, 2020, MNPHA presented the results of the research project *Assisting Renters: Manitoba's Rent Assist in the Context of Canada's National Housing Strategy*. The research examines the impact Rent Assist has had on tenants, private landlords, and non-profit housing providers, across the Province. Four findings are:

- 1** Rent Assist has led to a significant increase in resources going to qualifying households – an estimated \$138 million in 2018/19. This lifts many families above the poverty line.
- 2** Rent Assist enables people to enjoy better physical and mental health. However, the thresholds for people to receive Rent Assist are too low and the amount provided in Rent Assist for those relying on social assistance is insufficient to cover market rents for many.
- 3** The program implementation appears to be different in different regions, and knowledge of Rent Assist is inconsistent across regions. This results in many potentially eligible households failing to benefit from Rent Assist.
- 4** Rent Assist is a tool to cover some, but not all, of the costs of providing affordable housing.

# Advocacy

## THOROUGH COMMUNICATIONS AND PUBLIC PROFILE



MNPHA continues to advocate on behalf of its members regarding financial, legal, and regulatory issues impacting your organizations.

We educate the public about non-profit housing, and partner with governments and funders to ensure the non-profit housing sector's issues and concerns are kept front and centre.

During 2019 provincial and federal election campaigns, MNPHA informed members and engaged candidates.

In October 2019, MNPHA and community partners organized an all-party Federal Election Forum with the intention of influencing housing strategies.

During the 2020 Provincial Election, we produced a housing platform. This informed our participation in the Provincial Budget Consultation, which we presented to the Minister of Finance.

MNPHA's Executive Director is part of the Advocacy committee at the Canadian Housing and Renewal Association (CHRA). Since the outbreak of the COVID-19 pandemic, CHRA has shared a number of concerns and recommendations with CMHC and the federal government, and prepared a letter to the federal Minister responsible for housing, Ahmed Hussen, with suggestions

for how to assist housing providers during this crisis, and in its aftermath. The pandemic and post-pandemic vision for housing has been widely shared. At the provincial level, MNPHA wrote to Premier Pallister to call for financial support for tenants and housing providers, to be included in the Risk Recognition program and future economic stimulus packages.

# Partnership Development

## TO SUPPORT RESILIENCE, RELEVANCE, AND INNOVATION

Social housing in Manitoba is 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. Manitoba Housing has been directed to transform from a direct service provider of social housing into a funder and regulator over the next 5 years.

### #2

The National Housing Strategy funding largely replaces that which was available under the Social Housing Agreement. There will be \$451 million, 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. Non-profit housing does not need to be self-sustaining after nine years; however, as a sector, we need to be more financially sustainable.

*Throughout 2019/20 we have discussed this transformation:*

*What is MNPHA's role in this transformation?*

*What shared or centralized supports, currently provided by MB Housing, should be shifted to the non-profit sector? And how should this be done?*

*What governance capacity is needed, and how we can build it?*

*How do we develop more partnerships between more providers and stakeholders, particularly those outside of Winnipeg?*

The two journeys should be complimentary, where the transfers of management and/or assets can support the non-profit sector to achieve economies of scale, increase their capacity, and become more self-sufficient.

The Manitoba Non-Profit Housing Association (MNPHA) is committed to helping the sector acquire MB Housing's units to preserve and protect affordable housing in Manitoba. Toward this end, with financial support from the Community Housing Transformation Centre, MNPHA has struck a Sector Transformation Committee, to develop and implement a short-term strategy to acquire Manitoba Housing's assets for the non-profit sector, with long-term landscape in mind. Initial discussions among sector leaders have considered several devolution options including:

**1**

Developing partnerships between organizations to have the capacity to own/manage particular buildings or groups of buildings

**2**

Developing new organizations, including non-profit corporations or regional land trusts to own land and/or buildings

**3**

Acting as an advisor or consultant to organizations in negotiating agreements and/or purchasing assets

**4**

Developing shared services, such as asset management, tenant supports, security, IT/database services, and tenant applications to support the sector as a whole

**5**

Building enhanced governance, operations, and asset management capacity through training, mentorship, or other development amongst the organizations who will take on asset management and/or ownership

# Member Profile

As a membership organization, MNPHA is proud to support the sector to provide safe, secure, affordable housing across Manitoba. Our success will depend on strengthening and growing the non-profit housing sector.

## CURRENT MEMBERSHIP



**25,318**

HOUSED BY **108**  
HOUSING PROVIDER  
MEMBERS



**12,582**

Family households



**12,457**

Senior households



**279**

Individuals or households  
with special needs

**36**

ASSOCIATE  
MEMBERS

**2**

DEVELOPING  
MEMBERS

**23**

COMMUNITIES ACROSS  
MANITOBA



# Board Nominees (Re-election)



## LAURIE SOCHA

General Manager,  
S.A.M. Management

As one of the founding members of the Association, Laurie has seen the MNPHA grow and flourish since we first incorporated in 2011. When she started at S.A.M 20 years ago, MNPHA would have been a huge resource for understanding the complexities of the non-profit sector.

*“I have chosen to run for another term in the hopes of continuing the growth of our Association as housing is evolving in so many ways. I believe there is a huge opportunity for our sector to get stronger through collaboration, sharing knowledge, education and advocacy for the important work we all do. With our recent situation, we all know the importance of what ‘home’ means to everyone.”*



## JOANNE SCHMIDT

Executive Director,  
Bethel Place

Joanne has been involved in affordable housing for 22 years with Bethel Place and has past experience working the City of Portage la Prairie in Economic Development and Human Resource.

*“I value and appreciate the many opportunities to collaborate with other housing providers, partnerships and government to help strengthen the housing sector in Manitoba through the MNPHA.”*

# Board Nominees



## DARREN FULFORD

Housing Coordinator,  
Canadian Mental Health  
Association - Thompson

Darren administers the Portable Housing Benefit and manages the Transitional Housing and Co-Occurring Disorders facility in Thompson. Darren has sat on various committees in Thompson.

*“What I feel I could bring to the table is an advocacy role. I have built a strong relationship with different stakeholders in Thompson and I would also bring a Northern perspective and I’m well versed in issues in relation to affordable housing, poverty reduction, employment and educational opportunities for low income individuals.”*



## JAMES HEINRICHS

Executive Director,  
Winnipeg Housing and  
Rehabilitation Corporation

James has worked in health and housing services management for 30+ years. This includes as a senior leader with project management at two Health Care facilities (\$7.9 m & \$4.2 m) and was the CEO of Donwood Manor. James has served as chairs and executives on various committees in Winnipeg.

*“I’m interested in joining the MNPCHA Board as I believe that we have an obligation to ensure that there is affordable/safe housing for everyone and that MNPCHA can play a major role in the transformation of housing moving forward. I look forward to the opportunity to serve.”*



## MARK FLEMING

Executive Director,  
North End Housing Project

Mark has been an Executive Director for non-profits in Winnipeg for 12 years. Over the last 20 years, he has been appointed or elected to several boards and committees at a local, provincial and federal level.

*“I would like to join the MNPCHA Board of Directors to be part of the ongoing development and improvement of not-profit housing in the Province of Manitoba. I look forward the opportunity to share my knowledge and experiences with the MNPCHA board, staff, and members.”*

# 2019/20 Board of Directors



From left: Rod Porter (MB Housing), Karl Falk, Lawrence Poirier, Si Chen (Staff), Menno Peters, Christina Maes Nino (Staff), Joanne Schmidt, Debbie Van Ettinger, Laurie Socha, Gordon Westley, Peter Sanderson, Bill Dinsdale

## OFFICERS

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

**Past President** Menno Peters (2021)  
mlp Housing Solutions Inc.

**Vice President** Joanne Schmidt (2020)  
Bethel Place

**Secretary** Christine Tuan (2022)  
Eden Health Care Services

**Treasurer** Karl Falk (2020)  
DSI Tandem Co-op Resources Ltd

## EX-OFFICIO

**Bill Dinsdale**  
Assiniboine Credit Union

## DIRECTORS

Lawrence Poirier (2021)  
Kinew Housing Inc.

Eva Cameron (2022)  
Spruce Woods Housing Cooperative

Debbie Van Ettinger (2022)  
Ten Ten Sinclair Housing Inc.

Paulette Simkins (2020)  
Canadian Mental Health Association  
- Thompson

Peter Sanderson (2021)  
Carriage House

Gordon Westley (2020)  
Chesterfield Housing

# **Manitoba Non-Profit Housing Association**

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**[www.mnpha.com](http://www.mnpha.com)**