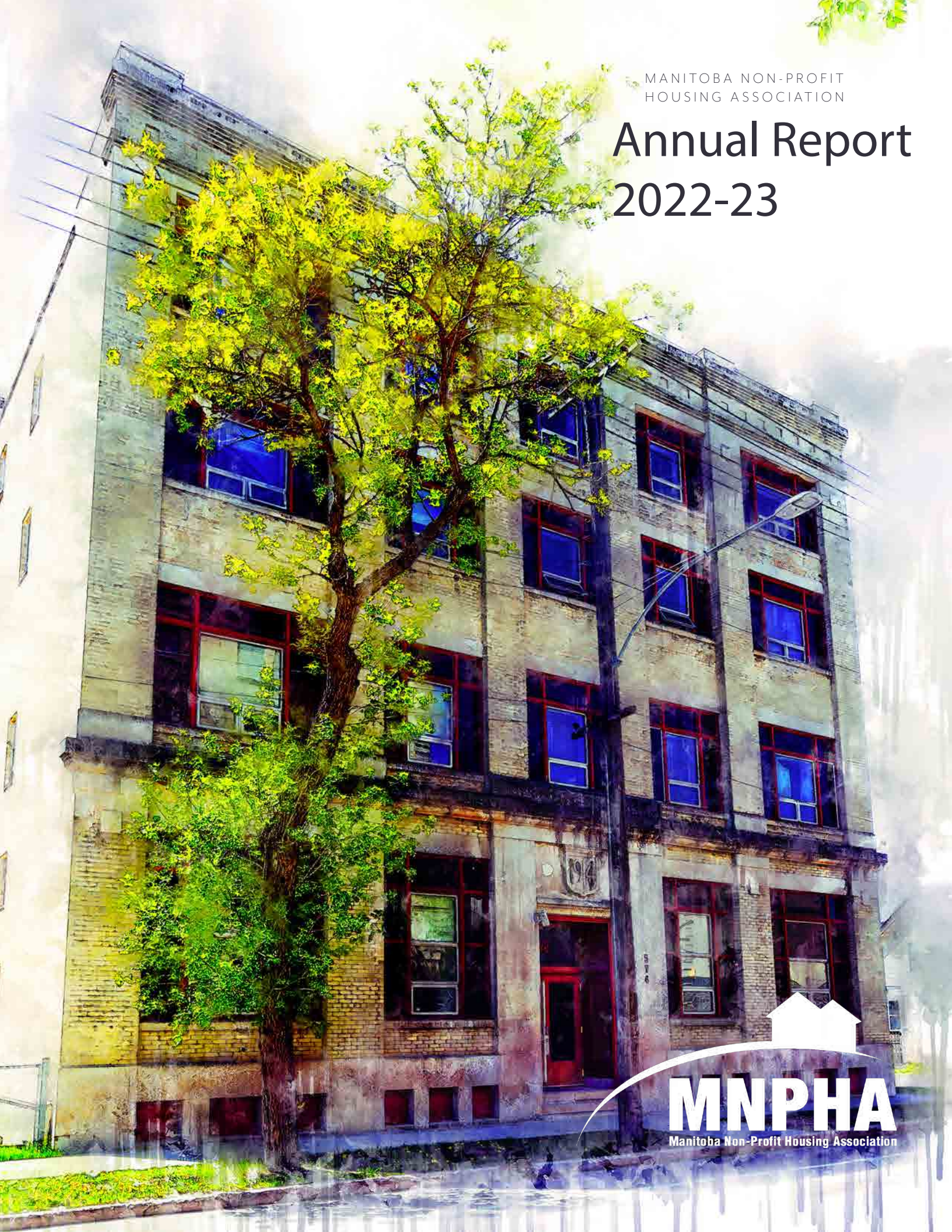
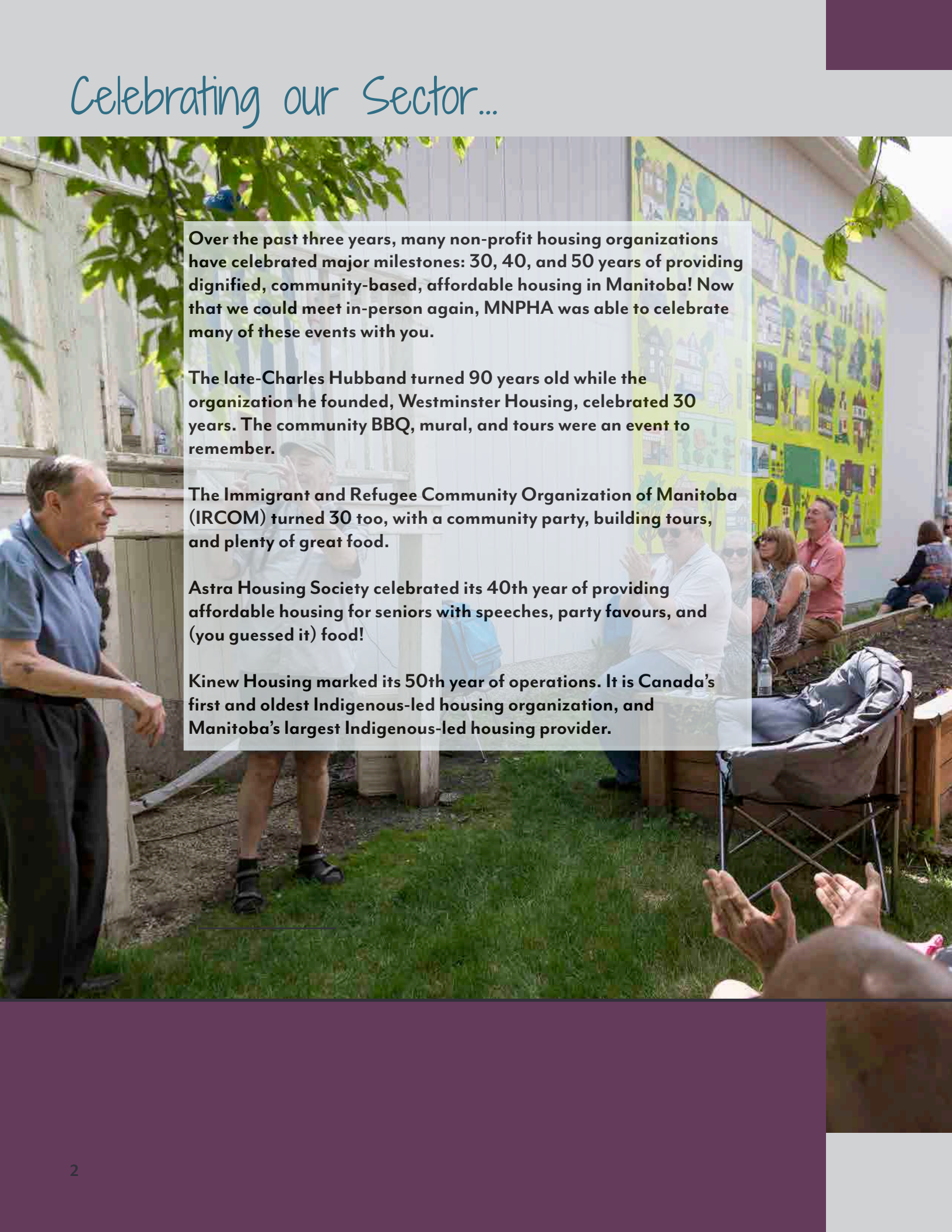


MANITOBA NON-PROFIT
HOUSING ASSOCIATION

Annual Report 2022-23



Celebrating our Sector...



Over the past three years, many non-profit housing organizations have celebrated major milestones: 30, 40, and 50 years of providing dignified, community-based, affordable housing in Manitoba! Now that we could meet in-person again, MNPHA was able to celebrate many of these events with you.

The late-Charles Hubbard turned 90 years old while the organization he founded, Westminster Housing, celebrated 30 years. The community BBQ, mural, and tours were an event to remember.

The Immigrant and Refugee Community Organization of Manitoba (IRCOM) turned 30 too, with a community party, building tours, and plenty of great food.

Astra Housing Society celebrated its 40th year of providing affordable housing for seniors with speeches, party favours, and (you guessed it) food!

Kinew Housing marked its 50th year of operations. It is Canada's first and oldest Indigenous-led housing organization, and Manitoba's largest Indigenous-led housing provider.

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In 2022, MNPHA's Board of Directors developed a renewed Strategic Plan for 2023-2028. It includes a greater focus on building the next generation of housing leadership, and on proactive government and public relations to create the policies and funding frameworks we need to grow and sustain the sector.

VISION: Non-profit housing in Manitoba is secure, sustainable, and affordable for all who need it

MISSION: MNPHA supports its members to build a thriving, sustainable, non-profit housing sector by:

1. Providing our members valuable programs and services
2. Developing the capacity of the Non-Profit Housing sector
3. Advocating on behalf of members

STRATEGIC OUTCOMES: MEMBER PROGRAMS AND SERVICES

1. MNPHA grows its membership and expands its reach, representing a majority of Indigenous-led housing organizations and a diversity of organizations across the province.
2. MNPHA offers an array of cost-saving, supportive services to its members.
3. Members are supported with end of operating agreement planning resources and tools.

SECTOR DEVELOPMENT THROUGH PROFESSIONAL DEVELOPMENT, NETWORKING, AND KNOWLEDGE EXCHANGE

4. MNPHA provides training and supports to members to preserve Manitoba's affordable housing stock and connect tenants to the supports they need to thrive.
5. MNPHA builds the next generation of housing leaders, and ensures knowledge is transferred so they can succeed.
6. MNPHA creates mutually beneficial collaborations and partnerships.

ADVOCACY, COMMUNICATIONS, AND PUBLIC PROFILE

7. MNPHA influences federal and provincial housing strategies at their development stage and throughout implementation.
8. MNPHA influences all parties to have strong housing platforms in provincial elections.
9. MNPHA proactively engages a broad public on affordable and non-profit housing issues and solutions.
10. MNPHA provides leading-edge information on the sector through research and analysis.

New Strategic Outcome 1

Build the next generation of housing leaders, and ensure that generation has the knowledge, information, and networks so they can succeed

New Strategic Outcome 2

Proactively create the public and political support necessary to produce the policies and funding frameworks that will maintain and expand community housing

Report from the Board of Directors and Executive Director

The non-profit housing sector has been created by doers. People who see the many and complicated challenges and say, "I can be part of the solution."

This year, as the world settled into a "new normal", MNPHA was involved in a number of strategic developments that will impact the future of our sector. The Board of Directors refreshed its strategic plan, looking to the future and what the non-profit housing sector needs to build on and maintain the legacy that was created through investments in housing over the decades. Some things remain the same. It will continue to be important for MNPHA to help organizations prepare for the end of operating agreements, to ensure that we represent the diversity of stakeholders involved in providing community housing, and to offer partnership and support services. There are two areas where MNPHA will have even greater focus in the years ahead:

1. Retirements and turnover in the sector increase the pressure to build the next generation of housing leaders, and ensure that generation has the knowledge, information, and networks so they can succeed

2. While there is attention on the health, community, and economic impacts of homelessness and housing insecurity, we must proactively create the public and political support necessary to produce the policies and funding frameworks that will maintain and expand community housing

There continues to be interest in training and workshops on the topic of connecting tenants to the supports they need to thrive. The isolation, loneliness, and stress that was exacerbated by the pandemic shows itself in the greater complexity of social support and mental health needs, addictions challenges, and financial challenges for many of the tenants MNPHA members serve. And while waitlists for the most affordable housing have doubled, the costs and timelines for development of new units have too.

Publicly, there seems to be greater recognition that housing is a human right. Public opinion polling shows that poverty and homelessness are priorities that impact how people vote in municipal and provincial elections. The sale of Manitoba's largest non-profit seniors building, Lions Place, helped media, the public, and politicians understand what operating agreements are and why ongoing funding to the sector matters. But it also created some doubt that our sector has the capacity or will necessary to provide social housing.

Throughout the year, MNPHA has been part of consultations, roundtables, and meetings with the government of Manitoba to ensure that the common priorities of the non-profit housing sector are part of the governments strategies, including the Seniors Strategy and the Homelessness Strategy. Our members' experience with the devolution of a portion of public housing to the sector from 2016-2020 – the challenges, the benefits, the lessons learned, was shared with policymakers and politicians. The pause on the sales and transfers of management gave the sector time to reflect, and MNPHA has been undertaking research to be released in Fall, 2023, to inform our recommendations for the future.

The non-profit housing sector has been created by doers. People who see the many and complicated challenges described above and say, "I can be part of the solution." And MNPHA exists so those many dedicated people can come together, learn from each other, share ideas, and advocate with one voice. With the involvement of our members, we will continue build on the legacy of doers so that the new normal we create is one where all Manitobans have secure, affordable, dignified housing that we can be proud to provide for generations to come.

Sector Development

MNPHA holds educational and networking events, and undertakes initiatives that build the capacity of the non-profit housing sector.

The Annual Conference in September, 2022, was the first in person since 2019. With great attendance, excellent energy, inspiring speakers, and more time to network than usual, the event highlighted the value of having the housing sector and partners gathering together.

The Spirit of Housing Awards dinner started in 2021 out of necessity to have a mostly virtual event, and is a new tradition that MNPHA will continue. The relaxed atmosphere to celebrate the achievements in the sector over great food and conversations meant even more connections were made.

Education this year continued a focus on board governance and development. In partnership with the Manitoba Life Lease Occupants Association, MNPHA hosted an educational series for board members and tenant representatives of Life Lease organizations.

With MNPHA members expressing a greater need for education to prevent evictions, workshops for property managers and tenant support workers included topics of harm reduction and diversity and inclusion. MNPHA partnered with End Homelessness Winnipeg to start a community of practice for organizations new to property management and endeavoring to create harm-reduction based supportive housing.

The annual Indigenous-led Housing Forum was also held in-person for the first time since 2019. The forum attendees discussed pest control, effective policies and practices, and updates with Manitoba Housing.

140

conference attendees

from 57 different organizations; they heard from 3 keynote speakers and 10 different workshop presentations

5

Life Lease workshops

on topics including governance, financial oversight, the Life Lease Act, and working with a Board



Advocacy, Government Relations, and Public Profile



SHARING OUR MESSAGE

MNPHA continued to educate the public (through the news media) and policy makers on our shared priorities. The Association was involved in the development of Manitoba's Seniors Strategy and Homelessness Strategy. We met with Mayor Gillingham and participated in a Mayor's roundtable on homelessness for the City of Winnipeg, and presented to Brandon's Urban Aboriginal Peoples' Council.



RESEARCH

With support from the Community Housing Transformation Centre and the Manitoba Research Alliance, MNPHA has hired the Manitoba Centre for Social Science Research and Policy to research the challenges, benefits, and lessons learned from Manitoba Housing's devolution to the non-profit housing sector.

t Annual

Housing Day was so popular it was sold out! MNPHA members heard from speakers on their common policy objectives, discussed how to share their story with MLAs, then met with each of Manitoba's Provincial Caucuses.

Member Programs and Services

The major new programs that started in 2021, the Rent Relief Fund and the Housing Supports Initiative, continued throughout 2022-23, and will be renewed going forward, allowing MNPHA to continue its growth in providing services that save our members money and support you in your missions.

Since its founding, MNPHA has been available to members to answer questions, provide advice, and connect them with others who may be able to help. This year, we formalized that service through “ask MNPHA” - a feature in our members only newsletter which includes a summary of some of the common questions we receive and the responses.

MNPHA also continued to support Indigenous-led housing organizations, which manage primarily single family homes, in developing greater capital planning capacity. We developed a capital assessment that can be done as part of the annual inspection process, and have been working on creating a database with effective reporting to easily maintain and track this information over time.

The long-standing preferred-rate and grant program for building condition assessments with the Assiniboine Credit Union was reviewed together, and because resources are now available through CMHC, we decided to end the program. Instead, we are working on a New Housing Professionals Program, which launched in 2023.

MNPHA updated its website with financial support from the Assiniboine Credit Union. The revised site makes it easier to find all of the information and resources MNPHA compiles for the sector, including funding opportunities, job and volunteer opportunities, policies and research, and the End of Operating Agreement and Board Toolkits.



Rent Relief Fund

"I am in my element! Thru yard, garage sales, people's generosity and a 2nd hand store....I HAVE FOUND HOME! Further, a social worker is coming out Friday, WITH MY 15yr OLD SON, to assess my residence for longer sleepover stays! Without your help this would never have been accomplished let alone this quickly."

The Rent Relief Fund continues to provide Manitobans with support, mediation, service navigation, and low-barrier loans to preserve their housing stability. Throughout 2022-23, 621 loans were approved for rent and/or utility arrears or assistance with a damage deposit/first month's rent. For many participants, the loan has allowed them to access or maintain non-profit housing. Without this, they would be at high risk of homelessness or constant housing instability. Additional outcomes for participants have included the ability to leave circumstances of family violence, exiting homelessness, family reunification, access to benefits, debt consolidation, improved ability to self-advocate and communicate with their landlord, ability to return to school or work, and much more.

The initial \$5.6m for the program was enough to operate it for the first three years, and MNPHA is working with Manitoba Housing to develop a long-term funding agreement to maintain the Rent Relief Fund initiative.

Housing Supports Initiative

The Housing Supports Initiative provides funding for 19 unique programs across Manitoba that support individuals and families to transition from homelessness or to promote successful tenancies. It is the first fund administered and developed for and by the non-profit housing sector to address our priorities for supports within housing, which we know are essential for long-term successful tenancies. Programs funded have ranged from tenant support workers within community housing to expanding the capacity of Assertive Community Treatment teams. The Jubilee Fund was able to leverage the funding to create Manitoba's first and only rent guarantor program for families leaving domestic violence. Central Station in Winkler created an advocacy school for people in the community to become community advocates. Each program has a story. Coming out of the COVID-19 pandemic and the increasingly visible homelessness individuals and families were facing, this Initiative supports creative and community-based programs across the province.

Over the first two years of the program, about 450 individuals were supported to improve their housing circumstances, and eviction prevention services provided to about 900 individuals. Manitoba's Homelessness Strategy recognized the impact of this initiative and committed to its continuation for at least two more years, from 2023-2025.

"[The funding] allowed us to work with more complex cases [to avoid eviction]. Having a worker with a social work background, we are able to get involved with social service agencies."



Board Nominees

MNPHA'S BOARD CONSISTS OF REPRESENTATIVES OF OUR MEMBER ORGANIZATIONS, WITH 10 NON-PROFIT AND AFFORDABLE HOUSING PROVIDER MEMBERS AND 1 ASSOCIATE MEMBER

MNPHA's final founding board member, Joanne Schmidt, has reached her term limit. Joanne has been a passionate advocate for our Association, helping with recruiting other members to join us, and advising MNPHA on the practical and meaningful programs and educational workshops that will help other members to thrive. She takes the lead in pushing her organization and MNPHA to live up to our values, to take calculated risks, and to always improve in the interest of creating great, inclusive housing communities. Thank you Joanne!

Two additional Board Members resigned due to changes in their roles throughout the year: Joseph (Sonny) Klyne stepped down from the Board of Sagemace Housing and therefore MNPHA's Board. Shantelle Rosteski left her role as Manager at Elbert Chartrand Friendship Centre. Both Sonny and Shantelle brought very valuable perspectives and experiences to the MNPHA Board from their experiences managing and governing Indigenous-led housing organizations and being from smaller, more isolated communities.

MNPHA has 3 Board Members who have been nominated for an additional 3-year term: James Heinrichs, Darren Fulford, and Mark Fleming. Additionally, the Nomination Committee is recommending 2 new members: Tara Brousseau Snider and Norman Blackie. MNPHA will seek to appoint an additional member from an Indigenous-led housing organization shortly, which can be ratified at the 2023-24 AGM.



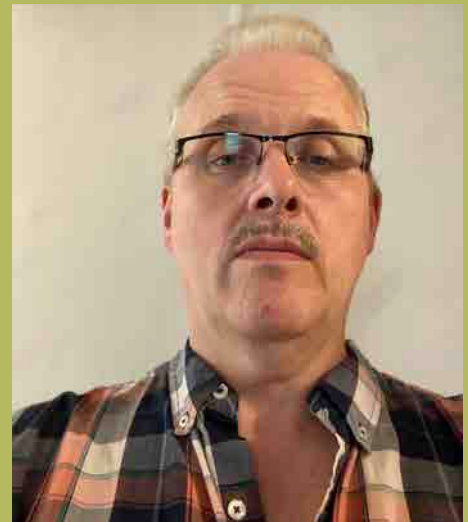
JAMES HEINRICHS

James is the Executive Director of Winnipeg Housing, one of Manitoba's largest community housing organizations. James brings more than 20 years of senior leadership experience in health and housing. He currently serves as MNPHA's Vice-President and chair of the Advocacy Committee. Additionally, James is the Manitoba representative on the board of the Canadian Housing and Renewal Association.



MARK FLEMING

Mark is the Executive Director of North End Housing Project Inc, which provides safe, affordable, quality, community housing that supports local needs and that assists in neighbourhood renewal. He is the Chair of the Winnipeg Community Advisory Board for Reaching Home, and has been involved in many community boards in Manitoba.



DARREN FULFORD

Darren is the Director of Housing at the Canadian Mental Health Association in Thompson. The organization provides transitional housing, community housing, and Thompson's emergency homelessness shelter. Darren has extensive experience as a leader in mental health, housing, homelessness, rehabilitation and harm-reduction in the north.

Board Nominees

TARA BROUSSEAU SNIDER

Tara is the Executive Director of Sara Riel Inc., which supports people with mental health and addictions concerns to recover and thrive in a community-based setting. She has over 30 years of administrative and counselling experience. Tara has served on Boards of Directors including the Addictions Foundation of Manitoba and the Royal Winnipeg Ballet.



NORMAN BLACKIE

Norman serves on a number of non-profit housing Boards of Directors, including 474 Hargrave Corp., Widlake Housing, and Carriage House, and was past President of Villa Cabrini. Norman is an architect with a specialization in gerontology, and served as Executive Director of Capital Planning with Manitoba Health. He has extensive experience in major projects such as the Southeast Personal Care Home, and has supported the expansion of community housing stock through his involvement in Widlake Housing.



MNPFA's 2022-23 Board of Directors

From top left: Joanne Schmidt, Bill Dinsdale, James Heinrichs, Mark Fleming, David Gawthrop, Pete Sanderson
Front Row: Christina Maes Nino (staff), Crystal Wels, Debbie Van Ettinger

