

WINNIPEG HOUSING
REHABILITATION CORPORATION

ANNUAL REPORT

2007-2008

Celebrating 30 years of Property Management & Development

Providing Quality
Affordable Housing



WINNIPEG
HOUSING
REHABILITATION
CORPORATION



Message from the chairman and executive director

WHRC is pleased to be celebrating 30 years in the affordable housing community, from the early days of rehabilitating factory buildings and derelict apartment blocks to becoming property managers and community development proponents. The Corporation has worked together with community members and leaders to improve Winnipeg's affordable housing stock and revitalize inner-city neighbourhoods.

The Corporation is proud to own and manage approximately 700 rental units and continues to work with neighbourhood groups to develop affordable housing options. During the 2007/2008 fiscal year, the Corporation added 28 additional units to the rental portfolio with the completion of Flora Place. As well, we have received commitments to build 10 infill homes in the Centennial neighbourhood and 10 homes in the North End.

Over the last 30 years, the number of WHRC rental projects has increased to 33 apartment buildings. Although the Corporation was created to rehabilitate a variety of buildings into affordable housing units, the mandate soon changed to include property management as one of its main functions. Providing safe, clean, affordable housing can be challenging, but our committed staff work hard to offer tenants quality housing.

WHRC has always been concerned about the safety of our tenants. Intercoms and keys were always the norm but in the last few years there has been increased pressure to upgrade security. In the last year WHRC has installed security cameras and door entry systems in six apartment buildings, offering tenants peace of mind. A number of buildings have also been equipped with automatic doors, providing increased accessibility.

During 2007/2008 the Housing Training Initiative (HTI) expanded its collaborative programs to serve eleven inner city communities. The program, administered by WHRC, has been very successful and greatly appreciated by community residents. We're optimistic funding will be available to continue the program for many years.

WHRC appreciates the ongoing support it receives from MHRC to continue the Project Glow program. Project Glow focuses on assisting tenants by informing and encouraging tenants to connect with local resources. Project Glow is frequently involved in tenants' personal problems which often lie outside of their rental responsibilities. Project Glow has also provided activities for an ethnic intergenerational program, allowing grandparents to experience more of Winnipeg with their grandchildren.

In closing, WHRC is proud of its 30 year history and looks forward to many more years of service. This annual report includes a brief pictorial history. A special thank you to all of the people who have served on our Board of Directors over the last 30 years. It is the work of the staff and the support of the Board that allow WHRC to experience its success. And finally, we are grateful to all levels of Government for their ongoing support; together we can provide quality affordable housing in Winnipeg.



Mike Pagtakhan
Chairman



Menno Peters
Executive Director

A handwritten signature in black ink, appearing to read 'Mike Pagtakhan'.

Mike Pagtakhan
Chairman

A handwritten signature in black ink, appearing to read 'Menno Peters'.

Menno Peters
Executive Director

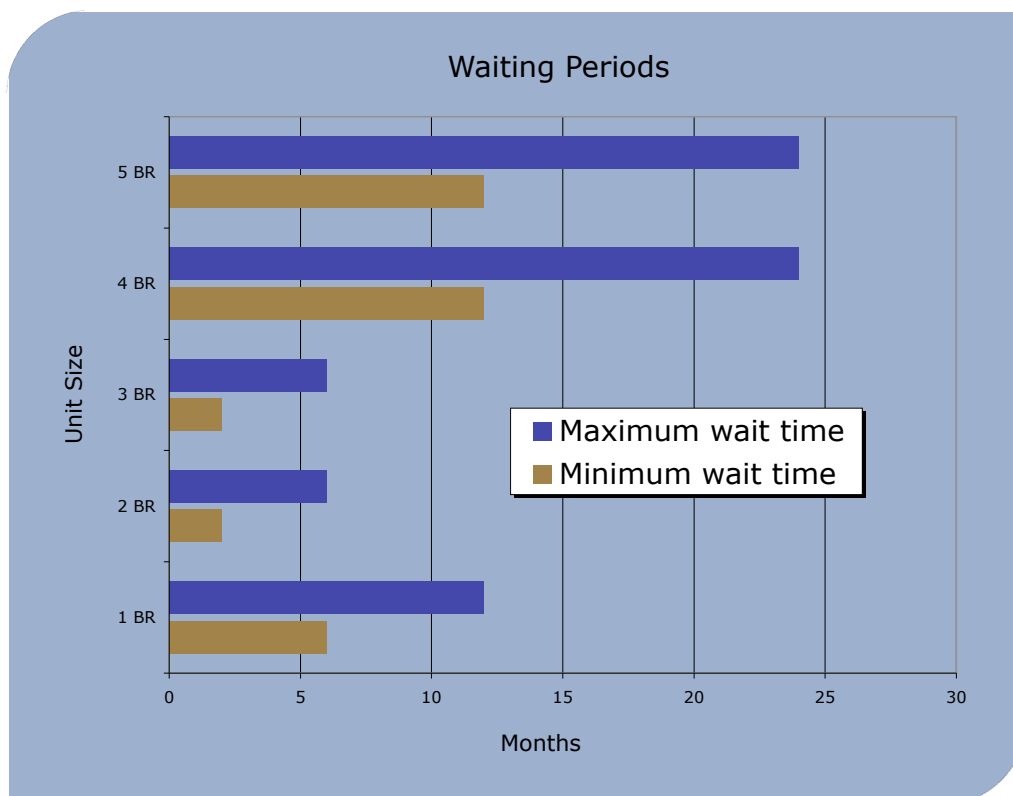
property management

WHRC owns and manages over 650 units, 82% of which are fully subsidized by the Province through MHRC. This allows us to operate those units with the rent set at 27% of the tenant's income. The remaining units are set at average and below average market rents.

2007-2008 provided many challenges and opportunities for our property management team. Some highlights are:

- The mix of tenants has shifted to an increasing number of new Canadians. This has created challenges due to language barriers and cultural differences which WHRC is working to address in a variety of ways such as developing a multi-language tenant handbook
- Flora Place was completed and fully rented in 2007-2008. This project added 28 more affordable units for rental.
- Security is always a concern of WHRC as our tenants deserve a safe place to live. Six more buildings had security cameras and door entry systems installed this year.
- We continue to experience 6-12 month waiting periods for our subsidized units indicating significant demand for affordable housing.

WHRC looks forward to 2008-2009 where we will continue to provide safe, well maintained, affordable housing to those who need it.



2007/2008 — Board Members

Jeff Browaty
Guy Hobman

Tom Carter
Mike Pagtakhan
Peter Squire

Darlene Hall
Ron Patterson
Justin Swandel

development

Through the development of quality affordable housing projects, WHRC continues to bring positive change to the lives of families and our aging neighbourhoods.

Our ongoing goal is to work closely with communities and residents to determine housing needs and to provide assistance in accomplishing community goals. In 2008-2009 we look forward to providing home ownership opportunities through the development of twenty affordable infill houses located in both the North End and Centennial Neighbourhoods.



1 flora place

In August 2007, construction of WHRC's first "visitable" housing complex was completed.

Replacing dilapidated war-time housing, Flora Place created 28 new affordable housing units for low to modest income households and persons with disabilities.



380 maryland

In 2007, WHRC acquired 380 Maryland Street from the City of Winnipeg and completed the rehabilitation on behalf of Lazarus Housing.

infills



WHRC will be developing 10 infills in the North End Neighbourhood and 10 infills in the Centennial Neighbourhood with funding provided by the Winnipeg Housing and Homelessness Initiative. The infills will be built to R2000 standards and sold for home ownership. Construction is slated to start Summer 2008.

housing training initiative (HTI)

The Housing Training Initiative is continuing to fulfill its original objectives:

- To increase the number of inner city residents who are knowledgeable about home ownership.
- To create a support network to facilitate residential home ownership capacity.
- To enable individuals to best meet their housing needs and expectations.

To accomplish the above, the HTI is continuing to deliver free workshops, offer the “Answer Guy” service with free house-calls, and encourage the use of home maintenance libraries located in each of the four participating communities.

The program is now targeting a larger participant base by offering its services to additional North End Communities and the Centennial Neighbourhood. It continues to serve the Spence and North End areas as well as the surrounding inner city communities.

*“Good topics,
excellent teaching.”*

“I am looking forward to future programs. The people running this should be congratulated for their efforts.”

quick facts

26	Workshops delivered
293	Participants attending workshops
20	Workshops with a hands-on component
66	House-calls made by the Answer Guy
615	E-queries to HTI via phone or E-mail
1750	Items in HTI libraries, including books, pamphlets, and videos
348	Participants in database from Spence, North End, and Centennial neighbourhoods
180	Contractors and trades people on HTI's central contractors list



project glow

Project Glow is a tenant-focused program designed to inform tenants and provide assistance wherever possible. Along with the day-to-day tenant concerns, the supportive housing coordinator works to create community through the development of specific projects such as the Good Neighbour Award and Community Garden.

An ongoing program, Project Glow is funded by the Manitoba Government's Department of Family Services and Housing.



good neighbour award

The Good Neighbour Award is one of Project Glow's programs. Each month, tenants nominate other tenants who they feel have been a good neighbour. One name is drawn from the entries to receive the award. The award highlights and encourages positive tenant relations.

tenant newsletter

Project Glow newsletters are prepared for tenants each month and include information on existing resources, draws, helpful tips and ideas. Distributed to over 600 tenants each month; features such as the Good Neighbour Award and "Did You Know" sections encourage tenants to be good neighbours and learn about WHRC.

30th anniversary cookbook

In recognition of WHRC's 30th Anniversary a tenant cookbook that features recipes from around the world was created to mark the occasion. Net proceeds from the sale of the cookbook are donated to Winnipeg Harvest.



project glow facts

- 189** Tenants Project Glow has worked with during fiscal year
- 73** Project Glow organized events
 - 1** Volunteer gardener
 - 12** Garden plots
 - 9** Flower beds
- 482** Participants attending Project Glow events
- 2** Colouring contests
- 724** Photos taken at Project Glow events

community garden



The Community Garden was established in the spring of 2006. It continues to be an exciting project and has a waiting list of interested individuals and families. With the help and expertise of our volunteer gardener, Paul Barton, the garden looks great and is well maintained.

Beyond providing sustenance and a refreshing dash of colour, the garden has become a comfortable, relaxed meeting spot where tenants of all ages gather together to garden and visit. WHRC would like to thank everyone who has contributed to the project and a special thank you to Winnipeg Builders who have given us permission to use their land.



project go

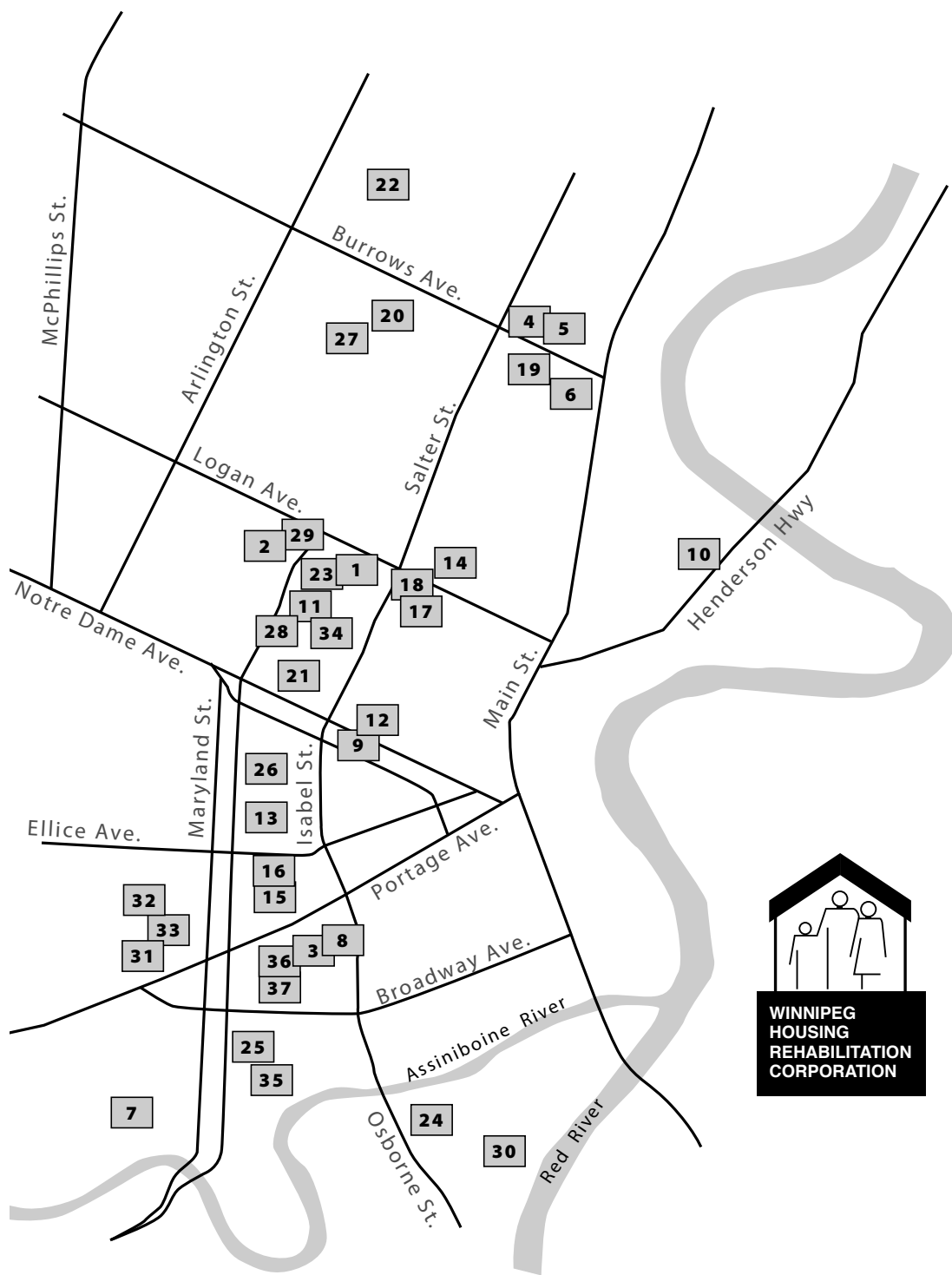
- Week 1 - Royal Canadian Mint
- Week 2 - Miniature Golfing
- Week 3 - Paddle Wheel Boat
- Week 4 - Fort Whyte Centre
- Week 5 - Bowling
- Week 6 - Assiniboine Park Zoo
- Week 7 - IMAX & Scrapbooking
- Week 8 - Lower Fort Garry

In July 2007, WHRC delivered an eight week program that encouraged intergenerational communication and diversity. Some of the participants were hesitant to participate in the project but, after the first week they were excited to attend the rest of the program.

There was representation from a number of ethnicities and countries including; China, Vietnam, India, Philippines, Inuit and Aboriginal. All participants were WHRC tenants or low-income individuals with varying English language skills.

The project was well received as many of the children attending would normally have had little to look forward to during their summer vacation. Activities were selected each week based on the participants' interests.





WHRC Properties

Winnipeg Housing Rehabilitation Corporation
 60 Frances Street
 Winnipeg, Manitoba R3A 1B5
 (204) 949-2880
www.whrc.ca

