

Winnipeg Housing Rehabilitation Corporation 2011-2012 Annual Report





A message from the Chairman and Executive Director

The past year saw a number of new initiatives get underway and a number of projects completed. Thanks to the contributions and direction from the Board of Directors, Winnipeg Housing Rehabilitation Corporation (WHRC) approved its Vision and Mission statements and developed its Core Values. All of these can be viewed on the WHRC website.



WHRC plays an important role in the provision of affordable housing in Winnipeg. WHRC currently has an annual budget of close to \$10 million and owns / manages over 1,000 rental units located in more than 40 buildings. The rental units range from single-family homes to larger apartment buildings of 169 units.

The need for affordable housing continues to grow which is reflected in the increased waiting list of close to 300 applicants who have to wait anywhere from 6 months to 2 years or more to secure housing with us.

On July 1, 2011, WHRC assumed property management of the Bell Hotel and has worked closely with CentreVenture, Main Street Project, Manitoba Housing and the Winnipeg Regional Health Authority to make the Bell Hotel project an early success. WHRC staff travelled to Vancouver to learn more about Single Room Occupancy projects, similar to the Bell.

During the year WHRC agreed to deliver a pilot project for the Province, in the Chalmers neighbourhood, under the Building Communities Initiative. The program is designed to provide small grants to homeowners who improve the street-front exterior of their homes. Although the program had a late start, the first round of funding was delivered in the fall of 2011. Two more funding dates are scheduled for 2012.

Since 2000, with the assistance of all three levels of Government, WHRC has renovated or constructed more than 170 housing units resulting in the investment of close to \$18 million in inner city neighbourhoods. Also this year WHRC received funding to start the development process of an intergenerational housing project in Transcona. There are also a number of other development projects that are being considered which hopefully will be realized in the coming years.

It has been a busy but successful year, which could only happen as a result of the dedication and commitment of the staff and the direction and support of a strong Board of Directors. The support of all levels of Government has been instrumental in allowing WHRC to provide and develop affordable housing in Winnipeg. Thank you to everyone for their support and commitment.

Councillor Mike Pagtakhan & Menno Peters

2011-2012 Board Members

Councillor Jeff Browaty

Darlene Hall

Guy Hobman

Major Karen Hoeft

Councillor Mike Pagtakhan

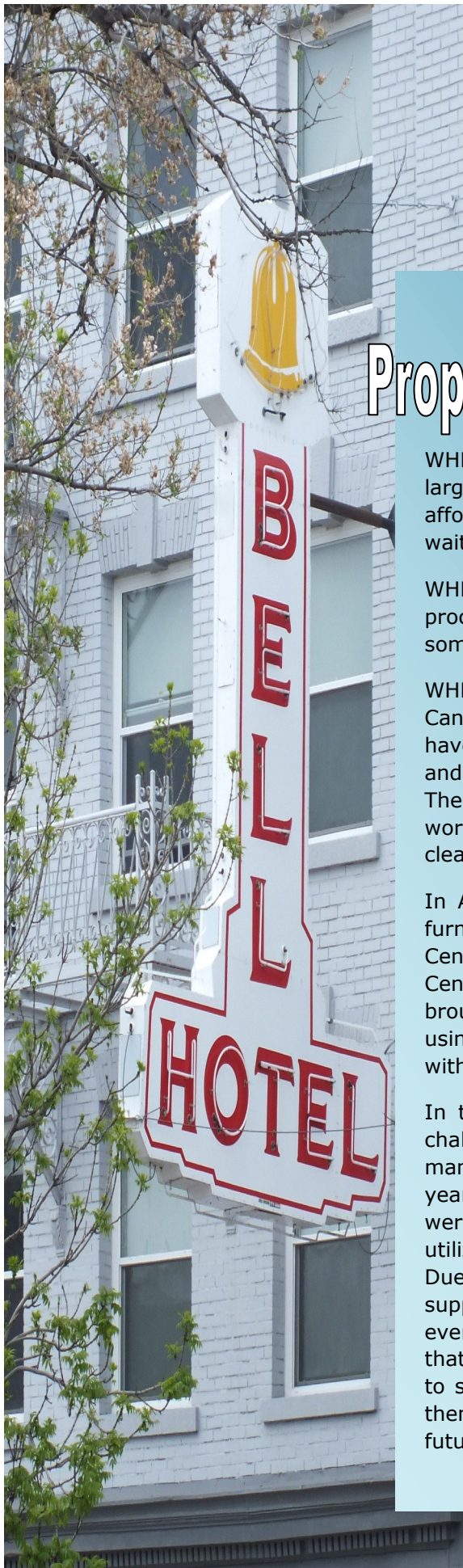
Patti Regan

Peter Squire

Dr. Gina Sylvestre

Councillor Russ Wyatt

Deepak Joshie



WHRC CARETAKERS

Donna Adams	Joanne Hyslop	Kadrije Morina
Ali Al-Ashwal	John Korolyk	Siva Navaratnam
Murray Ankrom	Michael Koshowski	Steve Parmanan
Patti Bucholz	David Lavallee	Blain Stokes
Jeremiah Gibbons	Lawrence Marsden	Bruce Switzer
Ricardo Halili	Hosea Mohamme	Janet Switzer

Property Management

WHRC has a variety of properties ranging from single family dwellings to large apartment complexes. Our staff works hard to ensure those in need of affordable, safe housing are accommodated as quickly as possible. Our waiting list currently stands at close to 300 applicants.

WHRC has been busy this year updating a number of our policies and procedures. A crucial area focused on is our application process, and with some adjustments we have been able to improve application approval times.

WHRC has focused on larger projects such as renovating the 8th floor of the Canadian Polish Manor to include a social room for tenants to enjoy. We have replaced carpets in buildings, installed low flush water saving toilets and are switching to energy efficient lighting to cut down on building costs. The Property Management department would like to acknowledge our hard working caretakers, without who we could not provide our tenants with a clean and safe place to live.

In August of 2011, after the Bell Hotel was completely renovated into 42 furnished bachelor suites, WHRC, as Property Manager for owner CentreVenture, signed the first lease. Partnering together with CentreVenture, all levels of government, WRHA and The Main Street Project brought together an apartment building that provides independent living using the Housing First Model and 24-hour on site support services to help with the homeless issues in Winnipeg.

In this first year of operation, we have definitely faced some unexpected challenges but more importantly we have seen some amazing successes. In many cases, tenants have a permanent address for the first time in many years which has given them the opportunity to connect with services they were unable to utilize in the past. Due to the onsite support, there are even a few tenants that have returned to school to better themselves for the future.

MISSION:

To provide quality, affordable, and attainable housing in Winnipeg that is safe and secure.

VISION:

To lead the way to bring positive change to the lives of individuals and families throughout Winnipeg neighbourhoods by providing affordable housing.

URBAN ECOLOGY: EQUILIBRIUM™

WHRC is one of 15 project teams across Canada that won CMHC's National Equilibrium™ Initiative. Equilibrium™ is a national housing initiative led by CMHC that offers Healthy Housing and sustainable community solutions that deliver on the promise of improved occupant health and comfort, increased energy efficiency and reduced environmental impact.

Our project incorporated simple renewable energy systems with a focus on passive energy efficiency techniques, improving indoor air quality and reducing our environmental impact. Utility payments will be significantly reduced, making the home affordable into the future as the cost of electricity rises.

Construction of the project was completed in October 2010. After a 6 month demonstration phase, in which over 350 people toured the project, and after the new homeowner settled in, CMHC began monitoring the home's energy efficiency at the start of 2012. Monitoring will occur for a period of 1 year after which CMHC will be publishing the data.

A special thanks to our project team, funders and those who have provided material donations.

Architects: PSA Studio & Prairie Architects
Energy Consultant & Mechanical Design: JL Hockman Consulting

Funders: WHHI – Province, WHHI – City, SDIF, STEM, Manitoba Hydro, The Winnipeg Foundation

For more information on the CMHC Equilibrium™ Sustainable Housing Demonstration Initiative, please visit www.cmhc.ca

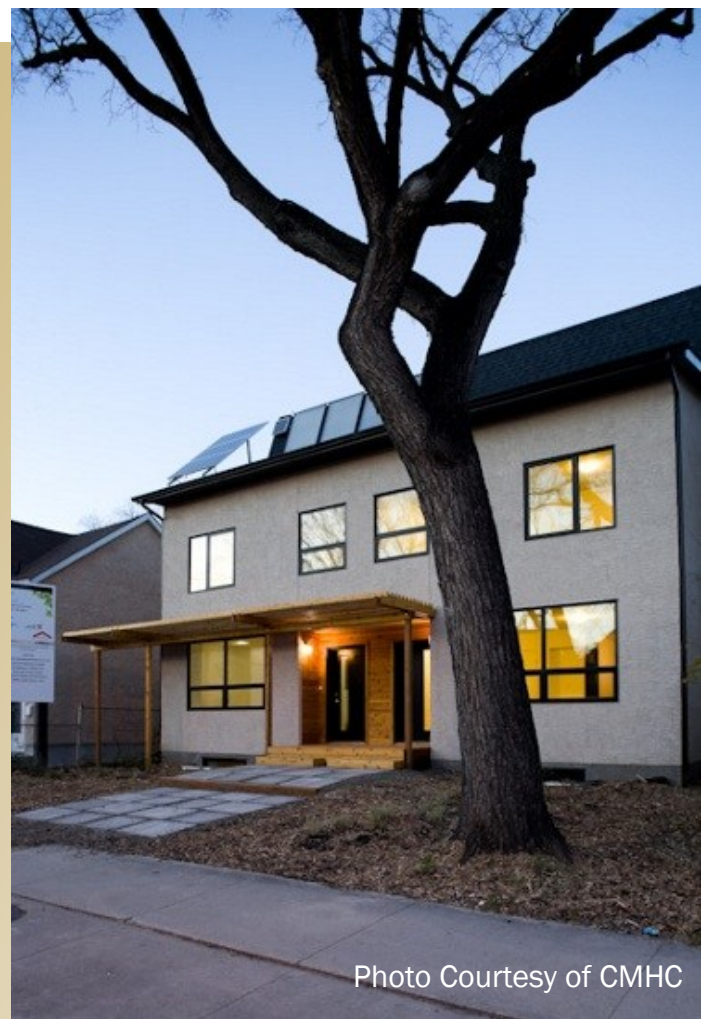


Photo Courtesy of CMHC

INFILL DEVELOPMENT

In 2008, WHRC began working with inner city community groups to help revitalize neighbourhoods and provide affordable homeownership opportunities through the development of infill housing. Since 2008, WHRC has completed the construction of 39 infill homes with 19 constructed in the 2011-2012 fiscal year. The 19 homes are located in the communities of William Whyte, North Point Douglas, West Alexander and Centennial. Construction and predevelopment work for 15 additional infills also began in 2012.

The infills currently under construction, and those constructed since 2010, were designed by WHRC in consultation with the community groups and are registered as R2000 homes. Once construction is complete, WHRC will have built a total of 54 infill homes, each sold to modest income families. Proposals to continue infill development have been submitted to our funders.

Funders: The Winnipeg Housing and Homelessness Initiative: Province of Manitoba, City of Winnipeg



Development



TRANSCONA—840 RAVELSTON AVE.

In 2011, WHRC began working on proposals to develop a mixed-income, mixed-tenure (family and senior) residential development on a site located at the Northwest corner of Chrislind Street and Ravelston Avenue West in Transcona that will be purchased from the City of Winnipeg. The mix of income and tenure proposed for this project will promote the establishment of a diverse and balanced community. The proposed project concept design includes approximately 92 affordable housing units, and includes a wing for seniors housing and a wing for family housing, each connected by common amenity areas and circulation space.

Although the proposal includes physical separation between the seniors and family housing units, the project becomes a model where supportive housing can take place, a model where families can live close to an aging parent or relative in need of care, a model where people can 'age in place' without having to plan to relocate when faced with the lifestyle changes of aging. It provides opportunities for generations to intermingle, learn from, and help each other.

WHRC has received pre-development funding (pdf) from Manitoba Housing to conduct preliminary research, conceptual designs and prepare detailed project proposals. With Transcona's evident lack of affordable rental housing and a vacancy rate of 0%, WHRC is looking forward to filling an important need within this community and will continue to pursue project funding.

WHRC is committed to working with communities and through development we aim to bring about positive change, provide quality affordable housing and help accomplish community goals.

Through development WHRC has leveraged approximately \$8.5 million of funding creating over \$17 million of investment in the inner city since 2000.

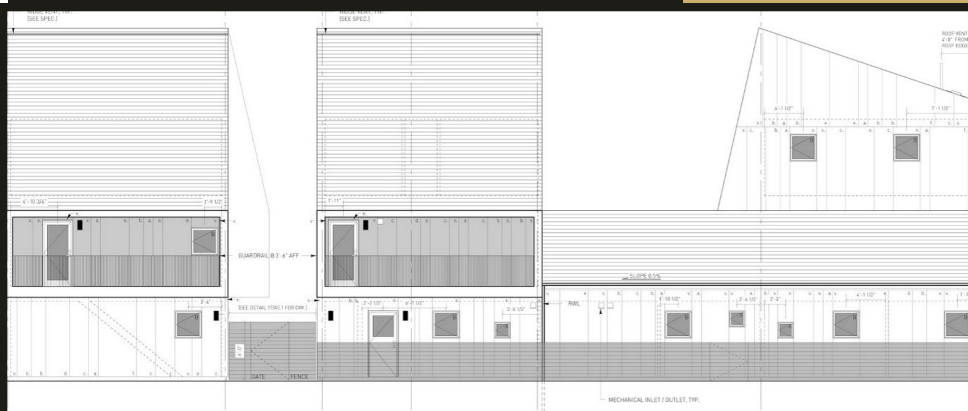


Conceptual Design Rendering by Raymond S.C. Wan, Architect

ROSS AVENUE CONDOS

WHRC received funding approval to build a 10 unit condo complex at 422/426 Ross Avenue in the Centennial Neighbourhood as a means of providing a clustered approach to affordable homeownership and providing a greater number of homeownership opportunities on a smaller land footprint. This project will create another affordable homeownership model within the Centennial Community and aid in their efforts to increase homeownership and revitalize the neighbourhood. Construction drawings have been completed by architecture firm 5468796 Architecture Inc. and the project is currently being tendered. Project design was completed in collaboration with the Centennial Community Improvement Association. Construction is anticipated to start summer 2012.

Funders: The Winnipeg Housing and Homelessness Initiative: Province of Manitoba, City of Winnipeg



Design by 5468796 Architecture Inc.

Project Glow

Project Glow staff work to support tenants and assist them in avoiding eviction. Support required is different from tenant to tenant as it is tailored to their individual needs. One area Project Glow assists tenants with is literacy, specifically in regards to their leases. Staff often visit seniors or meet with tenants in the office to explain how to fill out their lease renewals and what documentation they require. Some tenants find it hard to make the necessary phone calls on their own and Project Glow staff will help facilitate those phone calls, acting as a mediator between the tenant and the person on the other end of the phone. This may seem like a small matter but for many Winnipeg Housing tenants it is a great help.

Project Glow also works with tenants to maintain their suites. Some tenants struggle with general cleanliness; others have a mental health concern or a physical disability that limits their ability to maintain their suite. Staff visit tenants who are having difficulty and work with tenants to put in place the resource that best fits their need. Project Glow has worked with resources such as Home Care, Age & Opportunity and Child & Family Services to assist tenants in their suites. Some tenants need long term assistance while others are able to move forward on their own after a short time.

Education is another important area where Project Glow supports tenants. By working with community groups, Project Glow has been able to provide excellent information to tenants. One way education is provided is by coordinating with the staff from the Winnipeg Regional Health Authority to provide educational sessions to tenants in different blocks. These sessions have provided opportunities for tenants to learn, ask questions and get to know their neighbours better. Project Glow desires to empower tenants to make choices that will improve their lives and education allows them to do so.



Project Glow is a tenant-focused program designed to inform tenants and provide assistance whenever possible. Along with the day-to-day tenant concerns, the Tenant Resource Coordinator works to build community through the development of specific initiatives such as the Community Garden, Project Glow Monthly Newsletter, Tenant Welcome Package, lunches, and various other initiatives. An ongoing program, Project Glow is funded by the Manitoba Government's Department of Family Services and Housing.





The garden continues to be the meeting place for neighbours of 970 Sherbrook. As a result of the demand for garden plots 970 Sherbrook will grow from 11 to 18 boxes and 531 Furby has a garden of their own. Thanks to The Government of Manitoba's Community Places, Spence Neighbourhood Association and Paul's Containers.



Before



After

Residential Neighbourhood Beautification Grant

The Building Communities Initiative (BCI) is a multi-year, 50/50 cost-shared capital initiative between the Province of Manitoba and the City of Winnipeg. The goals of BCI are to improve local community infrastructure and contribute to the vitality, safety and health of communities throughout Winnipeg.

One part of BCI focuses on strategic projects in specific areas that are experiencing symptoms of decline. This includes the Residential Neighbourhood Beautification Program, a provincial pilot program specifically in the Chalmers neighbourhood in Elmwood.



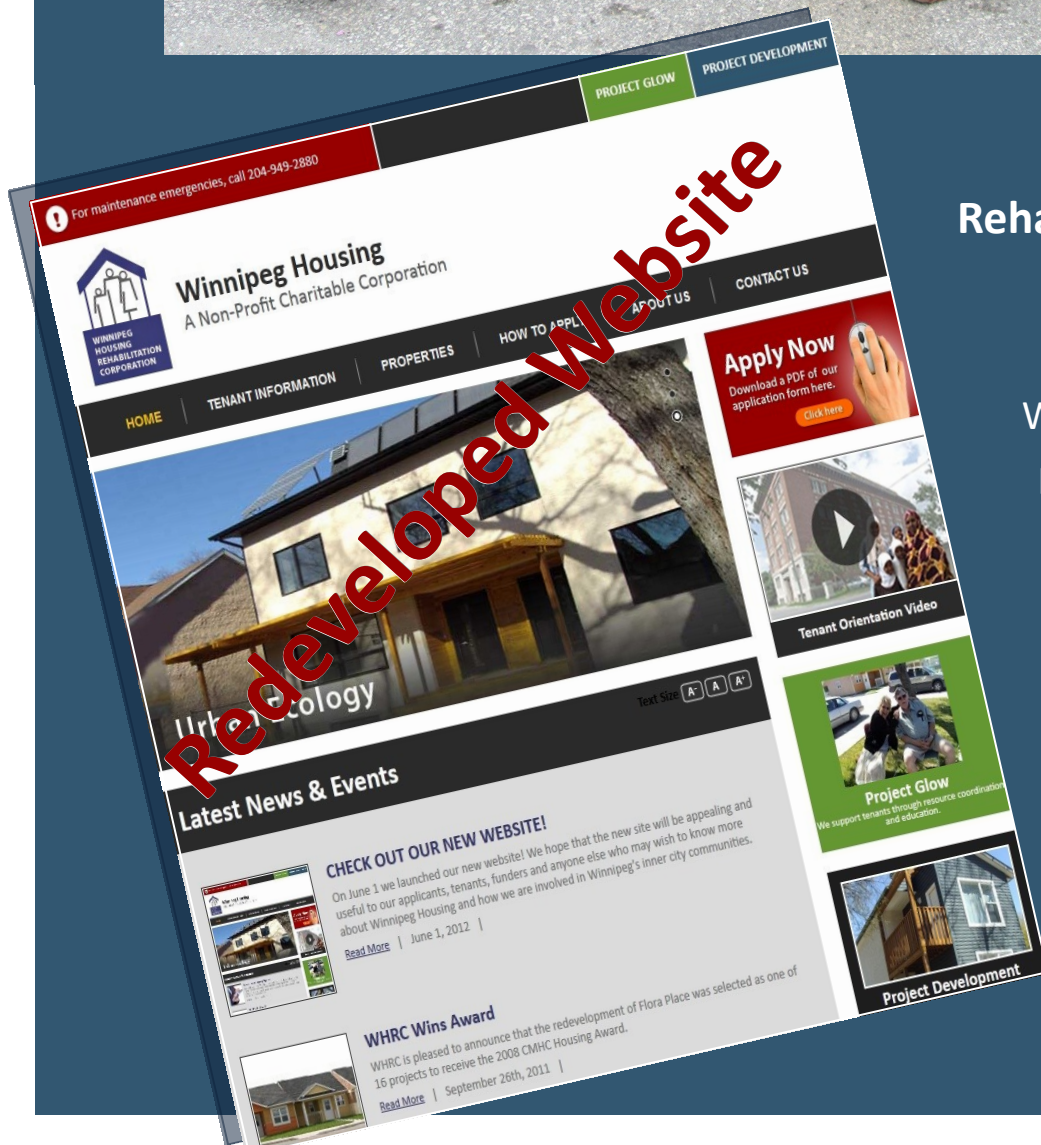
Before



After

The Province provides a matching grant supporting small exterior fix-ups to homes in targeted areas. By concentrating resources in a target area rather than spreading thinly across entire neighbourhoods, the effects of this initiative will be enhanced.

On behalf of the Province, Winnipeg Housing Rehabilitation Corporation is delivering BCI's Residential Neighbourhood Beautification Program. The program is designed to upgrade the look of area homes, and enhance neighbourhood character. The program is also designed to increase residents' confidence in their neighbourhoods and to encourage residents to remain and invest in their communities.



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