



# 2018 Annual Report



# A MESSAGE FROM THE CHAIRMAN AND EXECUTIVE DIRECTOR

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**JAMES HEINRICHS**  
Executive Director



**BRAD GERMAN**  
Chair Person

Providing affordable housing is an ongoing challenge and could not happen without the tremendous support from all levels of Government. Manitoba Housing has been a great supporter of Winnipeg Housing allowing us to create capacity and provide much needed housing to those who need it most. The City of Winnipeg continues to support our efforts as does the Federal Government.

The release of the National Housing Strategy by the Federal Government in November 2017 will provide additional opportunities to WHRC as we continue to pursue the renewal of our existing housing stock and new build possibilities. The goal of this historic strategy is to make sure Canadians across the country can access housing that meets their needs and that they can afford.

Winnipeg Housing now has 1,300 affordable housing units that are either owned or managed by Winnipeg Housing. WHRC recently completed the negotiation and purchase of two buildings from Manitoba Housing (300 Selkirk Avenue and 595 Mountain Avenue) and we will invest approx. \$4,000,000 in renovations and repairs to the buildings over the next two years. WHRC received an additional allocation of \$2,000,000 over two years through a bi-lateral investment from CMHC and Manitoba Housing (Social Infrastructure Funding ) to help with the renewal and maintenance of 15 buildings within the WHRC portfolio.

Merchants Corner North was completed in November 2017. Bluebird Lodge renovations (91 Units) commenced in 2016 and are expected to be completed in the summer of 2018 with occupancy starting July, 2018.

MHRC continues its outstanding support of the Corporation by sponsoring Project Glow. The program focuses on informing and encouraging tenants to connect with local resources and provides opportunities that build and strengthen community.

WHRC is privileged to have a great Board of Directors with diverse backgrounds and strengths who help guide the organization. Thanks to all the committed staff who work so hard to make Winnipeg Housing a success. We want to also acknowledge and thank Menno Peters, Executive Director for 14 years of dedication and service to the organization. Enjoy your retirement Menno. Welcome to James Heinrichs who effectively took over the role of Executive Director from Menno on December 6, 2018.

As we look ahead, the challenges will continue to drive the organization to Our Mission "To provide quality, affordable and attainable housing in Winnipeg that is safe and secure".

# 2017 -2018 BOARD MEMBERS

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Brad German	Chairperson
Victor Giesbrecht	Secretary/Treasurer
Peter Squire	Vice Chair
Braden Smith	
Dr. Gina Sylvestre	
Coun. Russ Wyatt	
Coun. John Orlikow	
Karl Gowenlock	
Coun. Matt Allard	

## OUR **VISION**

To lead the way in bringing positive changes to the lives of individuals and families throughout Winnipeg Neighborhoods by providing affordable housing



## OUR **MISSION**

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





# PROPERTY MANAGEMENT



266-268 Laura  
Before renovation

## 2017 brought about multiple new renovation projects as a result of Capital Investment Funding.

Over 2.3 million dollars was invested in 30 projects over 21 properties. Projects included exterior refurbishments, new roofing, elevator refurbishments, new flooring, HVAC upgrades, fire panel upgrades, and new window installations, increasing tenant safety, comfort, building reliability, and energy efficiency.

2 million of project funding provided by CMHC and Manitoba Housing (Social Infrastructure Funding)



266-268 Laura  
After renovation

WHRC property management team continues to provide families, seniors and singles with safe affordable housing. A strong working relationship with outside referral agencies offers their participants an opportunity for housing. Managing Merchants Corner Inc. & two newly constructed properties is exciting. The apartments are rent geared to income & the majority of tenants will be students.

WHRC current waiting list:

Senior 55+ - 72	3 Bedroom-46
1 Bedroom - 49	4 Bedroom-34
2 Bedroom - 16	5 Bedroom-10

There is a demand for housing at Sir Paul Martin Estates for both the senior and family wings.



970 Sherbrook  
Before window replacement



970 Sherbrook  
After window replacement



# PROJECT GLOW

Project Glow is a program designed to inform tenants, provide assistance, educate, build trust, and increase communication between Winnipeg Housing staff and tenants.



Project Glow is a tenant - focused program designed to inform tenants, provide assistance whenever possible, and ensure successful tenancy. 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, and Tenant Welcome Package.

## Coordinated Events

Gimli Trip



Night at the opera



Assiniboine Zoo



Halloween Bingo



Health Fair





# PROPERTY DEVELOPMENT

With over 30 years of experience in delivering housing, WHRC has positioned itself to provide its technical and financial expertise to deliver housing that meets the needs and priorities of the community and neighborhoods in which we work.

WHRC is currently working as a Development Consultant for Merchants Corner Inc., Manitoba Housing, and Housing Opportunity Partnership (HOP).

*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.*

## Bluebird Lodge – 97 Keewatin



The deep refresh project at Bluebird Lodge is well underway. Construction began in October 2016. Completion is planned for early Summer 2018. The refresh includes full asbestos abatement as well as major upgrades to the building's plumbing, electrical and ventilation systems. Improvements are being made for accessibility, and all fixtures and finishes are being replaced. The project also includes a full building fire sprinkler system and substantial insulation improvements to meet Manitoba Hydro Power Smart requirements. Bluebird Lodge will provide 91 housing units (bachelor and 1 bedroom) for seniors.



WHRC-Development Consultant and Property Manager for Building Owner, Manitoba Housing





# Merchants Corner Housing – 540 Pritchard

WHRC is overseeing the development and construction of 540 Pritchard Avenue as the Development Consultant for Merchants Corner Inc. Substantial completion was reached in November, 2017 with seasonal work to be completed Spring 2018. This building will provide 17 new units of affordable housing, primarily for student families attending educational institutions in the North End Community.



**Infill Development for Housing Opportunity Partnership (HOP)**  
 WHRC prepared a project proposal for the development of 5 infill homes for HOP which was submitted under Manitoba Housing's Affordable Home Ownership RFP, October 2017. The proposal was approved in February, 2018. WHRC will be providing HOP with development consulting and accounting services.



## Sir Paul Martin Estates 440 Chrislind Street

Construction Completed: October, 2016  
 Warranty Period and Final Reporting Completed: March 2018

Thank you to Federal, Provincial and Municipal government for continued support and financial assistance.

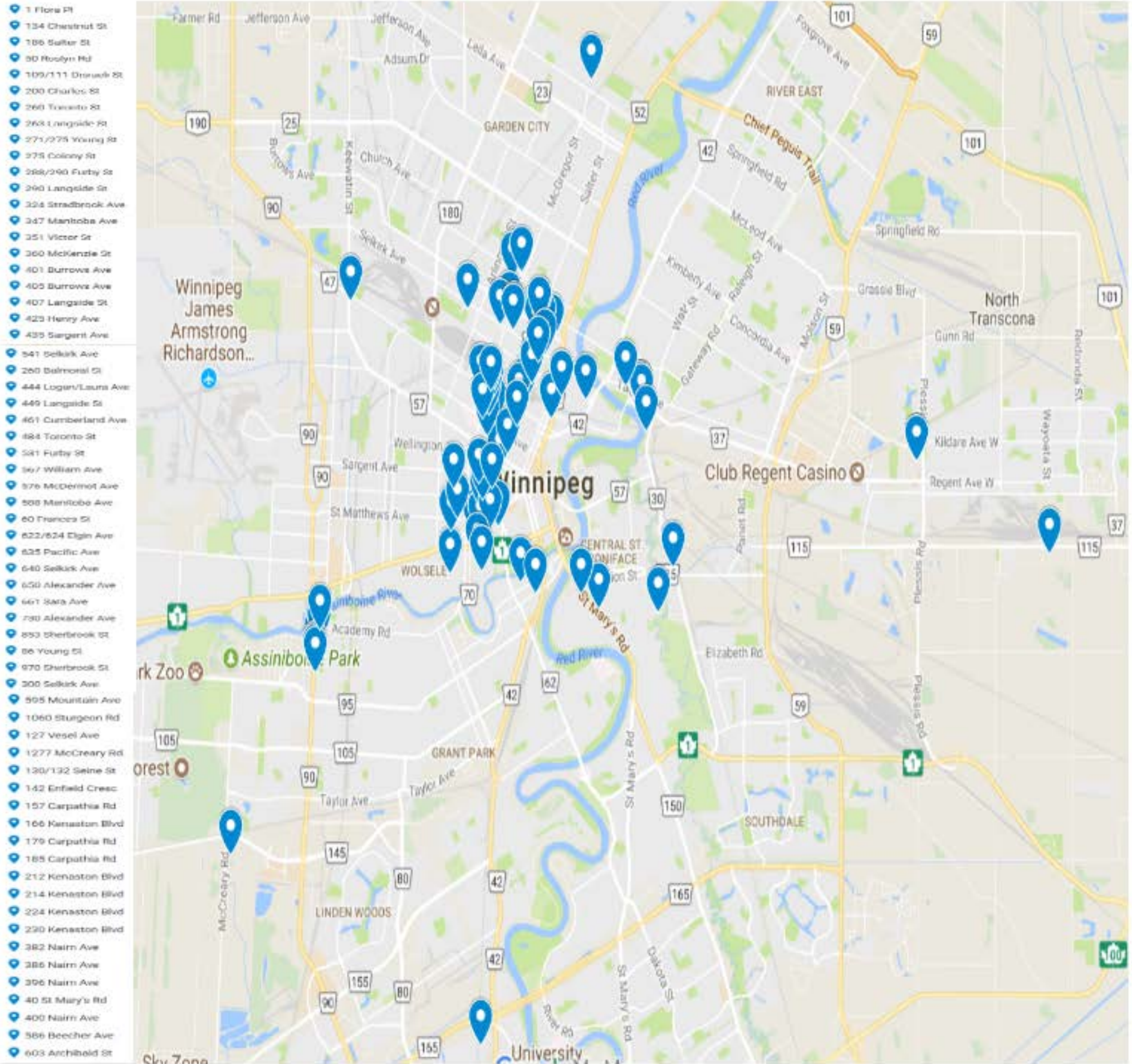
### Future Opportunities

WHRC is currently working on several upcoming project opportunities and continues to welcome partnerships with other non-profit organizations to provide development services.



# Properties

Winnipeg Housing owns and/or manages more than 70 residential properties in the City of Winnipeg. The map below identifies many of our properties and the areas of the city in which they are located.



## GET IN TOUCH WITH US



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