

# Winnipeg Housing Rehabilitation Corporation

*A Non-Profit Charitable Corporation*



## 2006 - 2007 Annual Report



WINNIPEG  
HOUSING  
REHABILITATION  
CORPORATION

*Providing Quality Affordable Housing*

# Message from the Chairman and General Manager

Nearly 30 years ago, WHRC was founded with the intention of providing housing for low to modest income residents in Winnipeg. This has been and is accomplished through the rehabilitation or construction of housing for rent, sale, or other innovative end use. We have kept true to our intentions, and continue to make a difference in assisting the revitalization of inner city neighbourhoods.

The 2006-2007 year focused on expanding the housing portfolio while continuing to provide quality management of our existing rental portfolio. The ongoing support from all three levels of government ensures that WHRC is able to provide clean, safe, and affordable housing in Winnipeg. The level of service to our residents continues to improve through active property management, although challenges remain. Over the last number of years the tenant mix has changed to the point where, currently approximately one half of the rental units provide housing for new Canadians. The staff continue to upgrade their knowledge and understanding to provide an environment tailored to our changing clientele.

One of the greatest achievements for WHRC this year has been the redevelopment of Flora Place. Opening in August 2007, Flora Place will offer 28 affordable and visitable housing units for low-income households and persons with disabilities, including seniors. This project could not have become a reality without the time, effort, and commitment from staff, board members, and all levels of government.

The Corporation continues to foster relationships with community groups and has the support of the Centennial Neighbourhood to start building new infill homes in 2007. WHRC also agreed to renovate one more home for Lazarus Housing, which will complete their commitment under the funding agreement. This home will be available for occupancy later this fall.

The very successful Housing Training Initiative (HTI) program, continues to provide positive results and we are pleased that funding has been secured for another year. Project Glow has also had another successful year. This program focuses on assisting tenants who require additional support in the areas of housekeeping, money matters, and contacting other local resources.

WHRC realizes that the organization is only as strong as its team members. The strong contributions of the staff were recognized with awards presented at the annual staff barbecue in Kildonan Park. WHRC was also pleased that the union negotiations were completed resulting in a new four year contract.

On a final note, we're pleased to welcome some new members to the Board whose strengths combined with the continued support of those returning, will help lead WHRC into our 30th year of operation. Again, our thanks to those who have provided support to the Corporation without whom WHRC would not be able to provide quality affordable housing to Winnipeg.



**Mike Pagtakhan**  
Chairman



**Menno Peters**  
General Manager



**Mike Pagtakhan**  
Chairman



**Menno Peters**  
General Manager

## 2006/2007 Board Members

Henry Bos  
Jeff Browaty  
Tom Carter  
Jacquie East  
Darlene Hall  
Guy Hobman  
Mike Pagtakhan  
Ron Patterson  
Peter Squire  
Justin Swandel

# Property Management

## Property Management

WHRC is proud to own and manage over 650 units, 83% of which are fully subsidized by the Province through Manitoba Housing Renewal Corporation (MHRC). Their support allows us to operate the subsidized units with the rent based upon the tenant's income. The remaining units are set at or below average market rental rates.

The composition of tenants is shifting to an increased 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 the development of a multi-language tenant handbook.

Approximately 25% of our apartments turnover every year, creating significant challenges to our budget due to repair costs and the time the unit is off the market. WHRC has been able to achieve an occupancy rate of nearly 98%, which maintains operating revenues and significantly decreases the time the unit is vacant.



**We continue to experience 6-12 month waiting periods for our subsidized units indicating significant demand for affordable housing.**

Security is always a concern of WHRC as our tenants deserve a safe place to live. Beyond the Apartment Watch Program, one major highlight of the past year was the installation of our first security camera system with great results. Based on this success, a large portion of our buildings are scheduled to receive security systems.

With a wide range of units offered to clientele of all ages and abilities, WHRC continues to provide responsive, consistent property management.

# Development Development



## 380 MARYLAND STREET

WHRC has acquired 380 Maryland from the City of Winnipeg to help Lazarus Housing complete their final rehabilitation project. Harry Lehotsky from Lazarus Housing had requested that their Agreement with WHHI be transferred to WHRC in order for WHRC to complete the renovation of one unit on their behalf. Construction will begin Spring 2007.

## CENTENNIAL Neighbourhood Infills

Endorsement has been given to WHRC to construct 10 infills in the Centennial neighbourhood for homeownership in 2007-2008.

## 644 Sherbrook St.

This vacant and boarded 1600 square foot 4 BR home in the Spence Neighbourhood was rehabilitated and sold to a moderate income family.



## “WHRC announced as one of the 12 winners across Canada in CMHC’s Equilibrium Healthy Housing Initiative.”

Equilibrium is a national housing competition sponsored by CMHC, that brings the private and public sectors together to develop homes that incorporate the principles of occupant health and comfort, energy efficiency, renewable energy production, resource conservation, reduced environmental impact and affordability.

Further information can be viewed at <http://www.cmhc-schl.gc.ca/en/inpr/su/eqho/>

**WHRC** was the only team chosen in Manitoba to proceed to the final phase of the competition which entails the construction, demonstration and monitoring of our Equilibrium Healthy House “Urban Ecology”, WHRC is excited about the opportunity to take a leading role in providing healthy, affordable, sustainable and energy efficient housing.

The project is intended to be built in the Centennial Community, a newly designated inner city neighbourhood

housing improvement zone in need of positive revitalization. Centennial neighbourhood is an accessible area and alternative developments in neighbourhoods of this nature will help generate activity, profile, and continued interest.

The current design has exceeded an Energuide rating of 100 through the incorporation of increased insulation, photovoltaic panels, a geothermal system, domestic hot water heat pump, in floor radiant heat, light shelves, dual HRV’s, cross ventilation, evacuated tube solar thermal collectors, and natural passive design strategies.

WHRC Project Manager, Stephanie Noga, attended the official announcement, news release and technical sessions at CMHC in Ottawa February 12-15, 2007.



Rendering by Prairie Architects

WHRC’s Integrated Design team brings together the commitment, experience, and inspiration of several partners including, Prairie Architects Inc., Manitoba Hydro, EarthTech Canada, Faraci Engineering, Wolfrom Engineering, JL Hockman Consulting, Milestone Project Management, Centennial Community Improvement Association, Winnipeg Housing and Homelessness Initiative and others.

# FLORA PLACE

In 1947, the City constructed 100 single detached units as temporary housing for war veterans at Flora Place. In 1999/2000, 72 of the units had to be demolished and it was apparent that the other 28 units were reaching the end of their life expectancy. In the fall of 2004, the City approached WHRC to consider being the proponent to redevelop Flora Place.

With the support and commitment of all levels of government, and the on-going efforts of our staff and board, this project is becoming a reality. A "cluster" design has been created to promote a sense of community with the inclusion of individual fenced yards while the individual units have been designed to provide accessible and visitable housing options. Flora Place will provide new, safe, quality affordable housing in the Dufferin Neighbourhood for low to moderate income households and persons with disabilities.

DEVELOPMENT

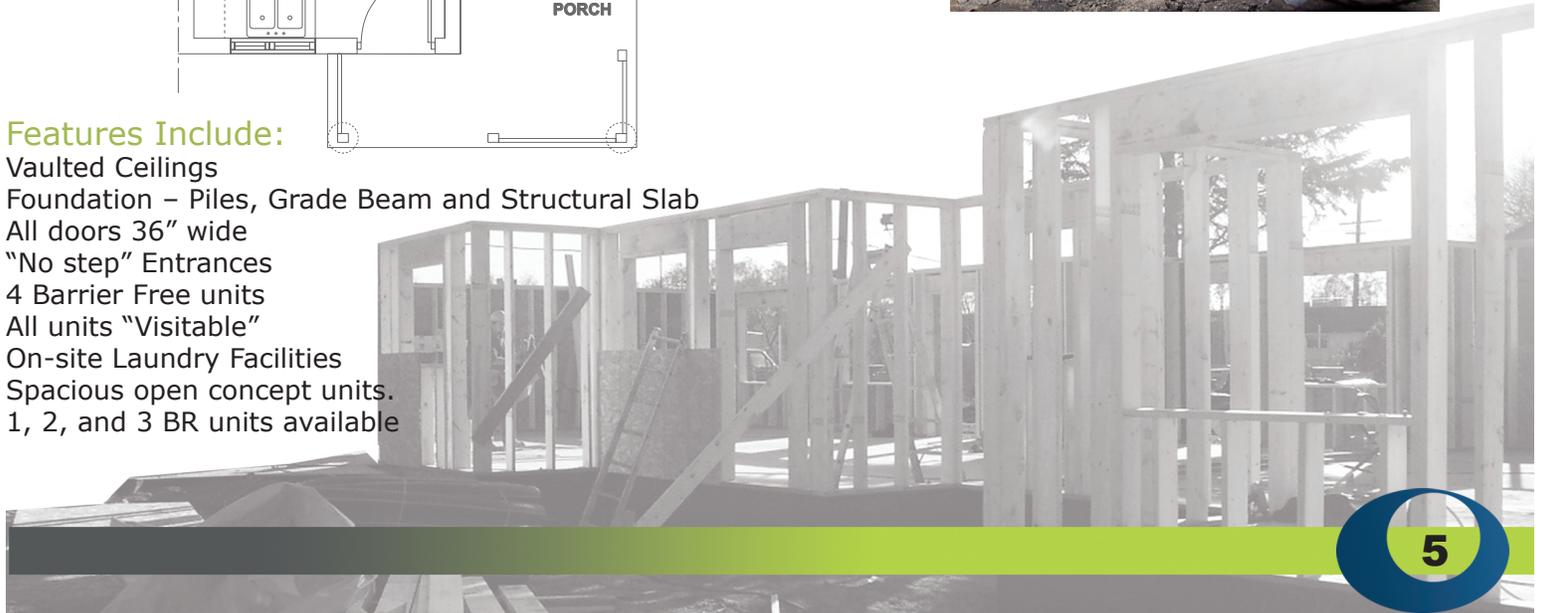


CONSTRUCTION COMPLETE – SUMMER 2007



## Features Include:

- Vaulted Ceilings
- Foundation – Piles, Grade Beam and Structural Slab
- All doors 36" wide
- "No step" Entrances
- 4 Barrier Free units
- All units "Visitable"
- On-site Laundry Facilities
- Spacious open concept units.
- 1, 2, and 3 BR units available



# Community Garden

The Community Garden began in the spring of 2006. A WHRC tenant remarked how nice it would be to have a garden and that some neighbourhoods have a community garden. Not long after that we had permission to use the neighbouring property. With staff support, a financial donation, a design team, and tenant gardeners, the garden became a reality.

Since the garden was established, there has been a waiting list of interested individuals and families. With the help of Volunteer Manitoba it was not difficult to find someone to maintain and oversee the area and answer questions.

Beyond providing sustenance and a refreshing dash of colour, the Garden has become a comfortable, relaxed meeting spot where like-minded tenants gather to discuss various gardening and community issues.



# Housing Training Initiative

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 four home maintenance libraries located in the 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.

In an effort to achieve the sustainability of Housing Training, the HTI continues to search out mentors in the community who are willing to give advice and technical support to other inner-city residents in a variety of areas.

# Project Glow

Project Glow is a tenant-focused program designed to inform tenants and provide assistance when 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, Community Garden, and Project Go. An ongoing program, Project Glow is funded by the Manitoba Government's Department of Family Services and Housing.

## Tenant Newsletter

Project Glow newsletters are prepared for tenants each month and include information on existing resources, draws, helpful tips, and ideas. The newsletters are 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.



## 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.



## PROJECT GLOW FACTS

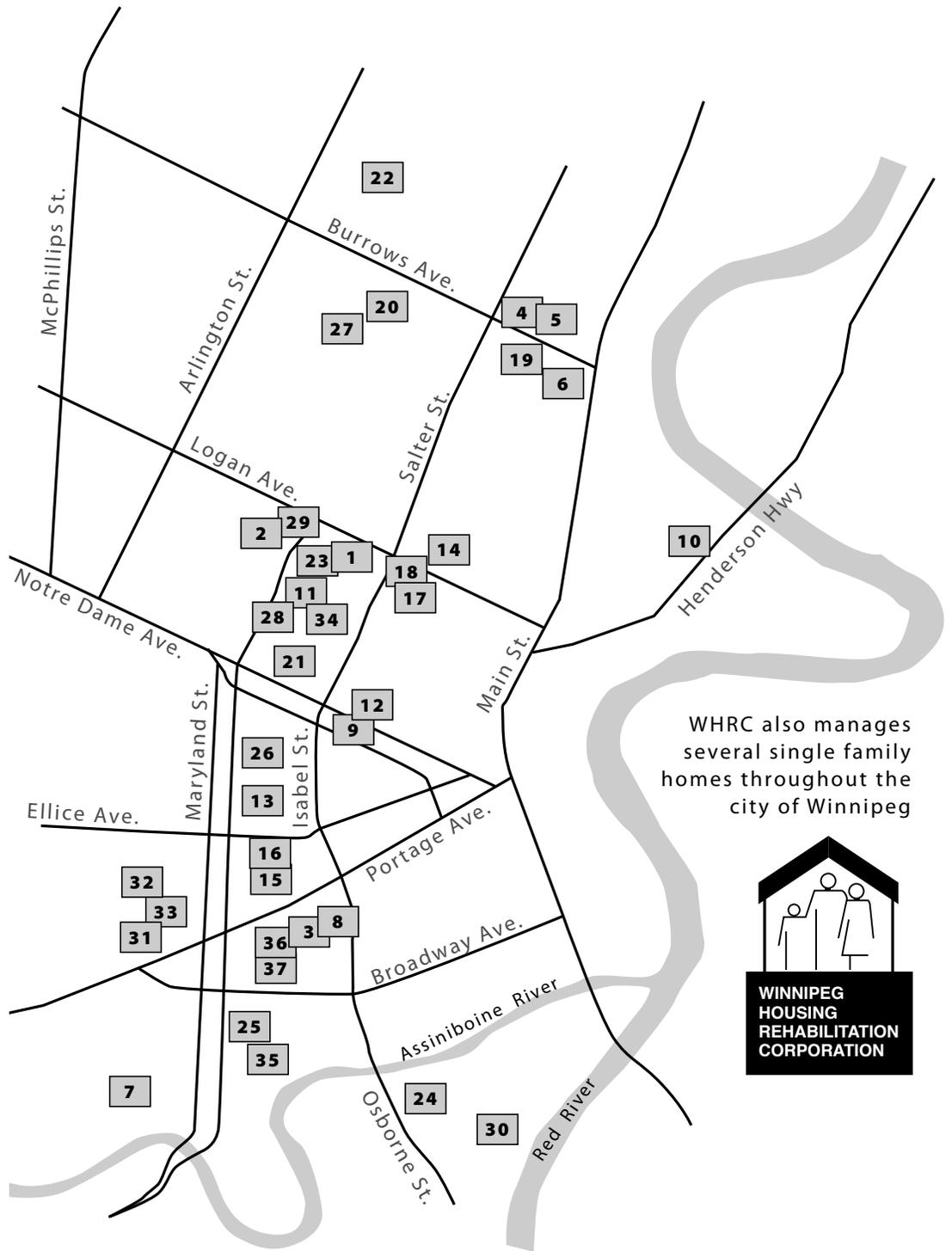
- 214 Number of tenants Project Glow has worked with during fiscal year
- 73 Number of Project Glow organized events
- 1 Volunteer Gardener
- 12 Garden Plots
- 9 Flower Beds
- 683 Participants attending Project Glow events
- 36 Coffee Time meetings
- 2 Colouring Contests
- 724 Photos taken at Project Glow events



## New Horizons for Seniors

In June 2006, WHRC submitted a funding proposal to New Horizons for Seniors to fund Project Go. When the funding announcements were made in late fall WHRC learned it would receive \$7000 towards the project planned for summer 2007. Lasting eight weeks, this project is designed to encourage ethnic seniors, and a family member acting as a translator, to explore their community and to cross over the often daunting cultural and language barriers. Local attractions, helpful resources, and presentations from service providers will help them enjoy all that Winnipeg has to offer.





WHRC also manages several single family homes throughout the city of Winnipeg



## WHRC Rental Properties

**Winnipeg Housing Rehabilitation Corporation**  
**60 Frances Street**  
**Winnipeg, Manitoba**  
**R3A 1B5**  
**204-949-2880**  
**[www.whrc.ca](http://www.whrc.ca)**