

08-09



WINNIPEG HOUSING REHABILITATION CORPORATION

Providing Quality Affordable Housing



Annual General Report

Message from the Chairman and Executive Director

After celebrating WHRC's 30th anniversary in 2007, the Corporation continues to focus on providing affordable housing to the residents of Winnipeg. During the year, management and the Board reviewed and adopted WHRC's Vision and Mission statements which are provided in this report.

Property management is one of the core activities and the staff have done a great job particularly in the areas of reducing turnovers, increasing occupancy, and controlling expenses. They are commended for their valuable contributions to the organization.

Last summer WHRC hired a student to assist our Property Development department with the infill housing program. Chelsea was a great benefit to our organization. In the fall WHRC hosted a university student allowing her to complete a practicum in Human Ecology. Charlene completed an analysis of our tenants, which provided some very interesting results some of which are presented in this report. Both these experiences were very positive for the Corporation and for the students.

WHRC was pleased to be selected by CMHC for an award in Best Practices in Affordable Housing for Flora Place. On November 3, 2008, Mike Pagtakhan (Chair of the Board), Menno Peters (Executive Director), and Stephanie Haight (Project Manager) attended the ceremony in Ottawa to accept the award. It was a proud day for WHRC.

WHRC continues to be active in the inner city. Staff regularly attend stakeholders meetings in Spence, Centennial, William Whyte, and North Point Douglas. Funding was provided to develop new single family infill homes in Centennial Neighbourhood and in the North End. Fifteen of the homes are now occupied by new homeowners while the other 5 will be completed by the Fall of 2009. More infill developments are planned for 2009-2010.

Our development department along with a team of professional consultants continues to work on our award winning project, Urban Ecology, part of CMHC's National EQUilibriumTM Housing Initiative. With a revised simplified design and the assistance of many funders, construction is set to begin in the Fall of 2009. This is a major accomplishment for WHRC and reflects positively on our City and Province.

Our Project Glow program continues to provide our tenants with support and resource assistance. These services are particularly important for our new Canadian tenants. A new Project Glow coordinator joined our team this year and we look forward to reporting on many new initiatives in the future.

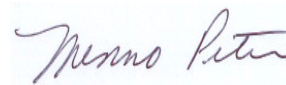
WHRC is privileged to have a great Board of Directors with diverse backgrounds and strengths who help guide the organization. Thank you to the Board and all of the staff for making 2009 another successful year. Also, thank you to all of our funders and their staff who so generously support WHRC in providing affordable housing in Winnipeg.



Mike Pagtakhan
Chairman

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

Menno Peters
Executive Director

A handwritten signature in purple ink, appearing to read "Menno Peters".



Providing Quality Affordable Housing

OUR VISION

That all citizens of Winnipeg have access to safe decent and affordable places to live.

OUR MISSION

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

2008-2009

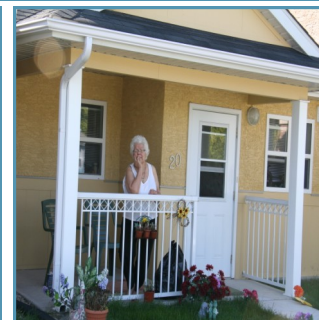
Board Members

Jeff Browaty
Tom Carter
Scott Fielding
Darlene Hall
Dianne Himbeault
Deepak Joshi
Guy Hobman
Mike Pagtakhan
Ron Patterson
Peter Squire

WHRC Wins Housing Award For Flora Place



Mike Pagtakhan, Stephanie Haight, Menno Peters accepting award presented by Dino Chiesa of CMHC for Best Practices in Affordable Housing for Flora Place.



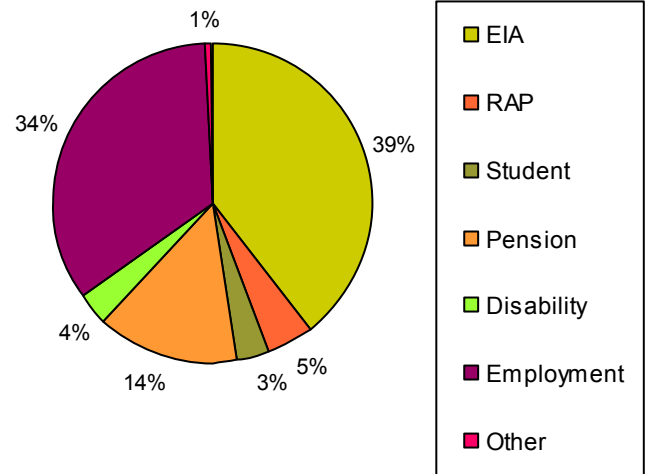
Over the past number of years, WHRC has experienced an increase in New Canadian tenants. In the summer of 2008, WHRC hosted a University of Manitoba student who completed a Human Ecology practicum. The information derived from the student's analysis, shows some interesting facts about the cultural diversity of WHRC tenants.



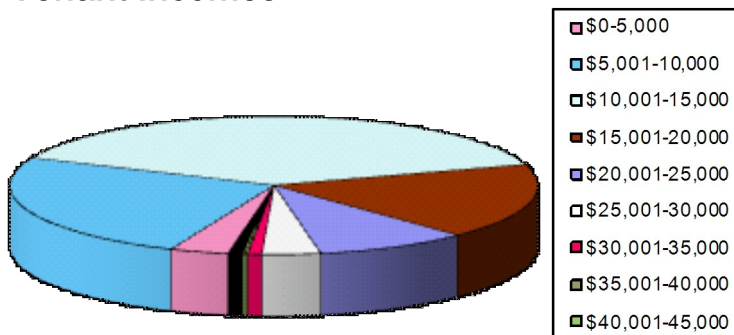
WHRC Tenant Statistics

650	number of surveyed suites
1270	total number of tenants
\$14,472	average household income
588:	number of immigrant and refugee tenants
46%:	total percentage of immigrant and refugee tenants
2.51:	average household size
17%:	Manitoban families that are lone parent families
26%:	WHRC suites that house lone parent families

Source of Income



Tenant Incomes



WHRC owns and manages over 650 units in Winnipeg's inner city areas. 82% of the units are fully subsidized by the Province through Manitoba Housing Renewal Corporation. These 500+ suites are leased to tenants with rent calculated as a percentage of their income. The balance of our unit rent for below average market rental rates.

Our apartment turnover have declined from previous years. This reduction means fewer units have needed to be restored, which in turn, has allowed WHRC to maintain reasonable operating expenses.

Our waiting lists continue to experience 1 bedroom applicants waiting 12-18 months for a suite, while the 2-3 bedroom waiting period is 6-12 months. We continue to have a significant demand for affordable housing. The diversity of tenants has shifted to an increasing number of new Canadians.

WHRC is continually improving the security in our buildings with the installation of security cameras and the Entry Key Fob system in many of our buildings. We anticipate completing all installations by 2010.

WHRC continues to provide safe, secure, affordable housing to modest income earners, including, new Canadians, single parents, seniors, and those with disabilities.





2008-2009 INFILL DEVELOPMENT

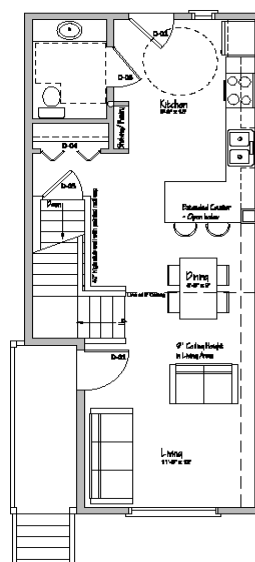
Working in consultation with inner city community groups, WHRC received endorsement to build infills in William Whyte, North Point Douglas and Centennial Neighbourhoods. Proposals were approved and funding was provided by the Winnipeg Housing and Homelessness Initiative (WHHI) to build twenty infills, ten in the North End Neighbourhoods and ten in Centennial. Fifteen of the homes have been completed and are now occupied by first time homebuyers. The remaining 5 will be completed by Fall 2009.



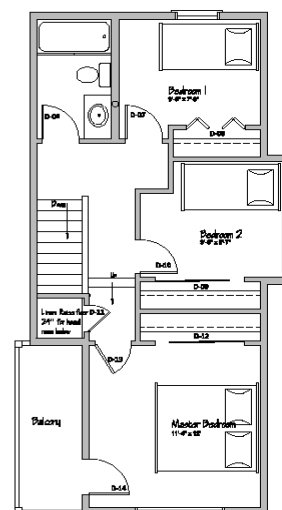
FUTURE PROJECTS UNDER WAY

Based on community requests to change the current infill designs and the ever present push to incorporate 'visitable' design, WHRC's Project Manager took on the task of designing several new infill plans. The designs were reviewed by the community groups and two plans were chosen through community consultation. These new designs will be used for future infill development.

Proposals and presentations have been made to several inner city communities and endorsement to build the new infill plans and acquire vacant City lots has been granted in William Whyte, North Point Douglas, Centennial and West Alexander. Each community is excited about the opportunity to work with us and provide affordable housing in their neighbourhoods. Funding for WHRC to build up to twenty more infills in 2009-2010 has been allocated by WHHI.



Main Floor - Visitable
Infill Plan 2



Second Floor
Infill Plan 2



URBAN ECOLOGY : EQuilibrium™

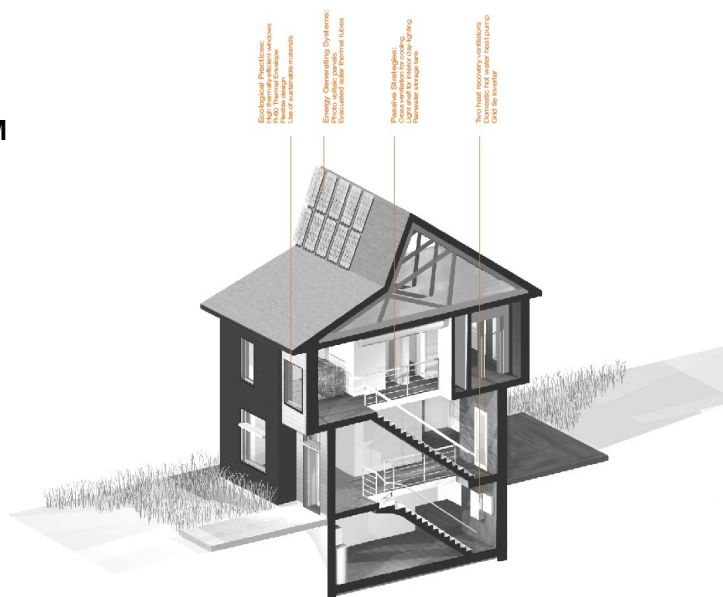
EQ Energuide for Houses Rating (EGH) – 96.1

In 2007, WHRC was announced as one of the 12 winners across Canada in CMHC's 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.

After much thought our project team took on the challenge to revise our original proposal in an effort to make the project more affordable. Our goal for affordability was to incorporate the least amount of technology, design a simple house of modest size, and focus our attention on designing passive energy strategies. Utility payments will be at a minimum making the home affordable into the future as the cost of electricity rises.

Our revised design was well received by CMHC and considered a beneficial improvement to our original winning concept. Our project, Urban Ecology has been recognized in CMHC speeches across Canada and will be presented by CMHC at the Canada Green Building Council Summit held in Montreal in June 2009.

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



Rendering By: PSA Studios

A special thanks to Peter Sampson and Liane Veness of Peter Sampson Architecture Studio, John Hockman of J L Hockman Consulting and Clint Gerus for their help with revising the project. We would also like to thank our project funders, Winnipeg Housing and Homelessness Initiative (WHHI) – Federal, Provincial and City of Winnipeg, STEM, SDIF, The Winnipeg Foundation, Manitoba Hydro and CMHC.

Construction is slated to begin Fall 2009.



WHRC is the administrative sponsor of the Housing Training Initiative (HTI), a free of charge inner-city program that aims to:

- Increase the number of inner city residents who are knowledgeable about homeownership
- Create a support network to facilitate residential homeownership capacity.
- Enable individuals to best meet their housing needs and expectations.

The program has established strong partnerships with various organizations in the communities of Daniel MacIntyre/St. Matthews, Spence, North End and surrounding communities.

To accomplish the program objectives, the HTI continues to deliver free workshops, provide the “Answer Guy” service with free house visits, and encourage the use of home maintenance libraries located in each of the four participating communities.



“Good Job! I would like to see more workshops of this sort”.

FAST FACTS

37	Workshops delivered
207	Participants attended
32	Workshops with a hands-on-component
67	House calls made by ‘ Answer Guy ’
583	E-queries via phone or Email
1750	Items in HTI libraries, including books, pamphlets, and videos
183	Contractors and trades people on HTI ’ s central contractors ’ list

“Very valuable program, keep up the good work”



“Great instruction, and really helpful information”

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 coordinator works to create community through the development of specific projects such as, the Good Neighbour Award, Community Garden, and other various initiatives. An ongoing program, Project Glow is funded by the Manitoba Government's Department of Family Services and Housing.

Tenants Newsletter

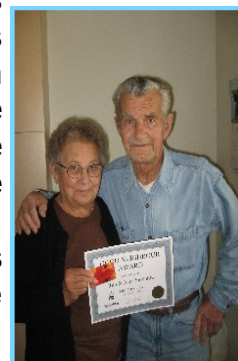
Project Glow provides a monthly newsletter that includes information on existing resources, draws, helpful tips and ideas. The newsletters are distributed to over 600 tenants each month. Features such as the Good Neighbour Award and "Did you Know" sections encourage tenants to be good neighbours and learn about WHRC.



Good Neighbour Award

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

- 152** Tenants Project Glow worked with during fiscal year
- 45** Project Glow organized events
- 326** Participants attending events
- 2** Community volunteer gardeners
- 2** Food Hamper Draws
- 2** Colouring contests

Highlights!

Project Glow was responsible for publishing a tenant handbook in English and French, as well as a WHRC Workplace Safety & Health manual. Project Glow is currently working on a tenant orientation video for new Canadians tenants.



THANK YOU!

WHRC would like to extend their appreciation to the dedicated staff who are committed to achieving the corporation's goals.

As well, WHRC would like to thank all of our caretakers for their hard work maintaining WHRC's properties.

Meet the office staff..

Jason Born- Controller, since 2004.

Stephanie Haight- Project Manager, since 2003.

Peter Mackenzie- Receptionist, since 2003.

Gerry Parr- Administration Coordinator, since 1989.

Fiorina Pasquarelli- Project Glow Coordinator, since May 2009.

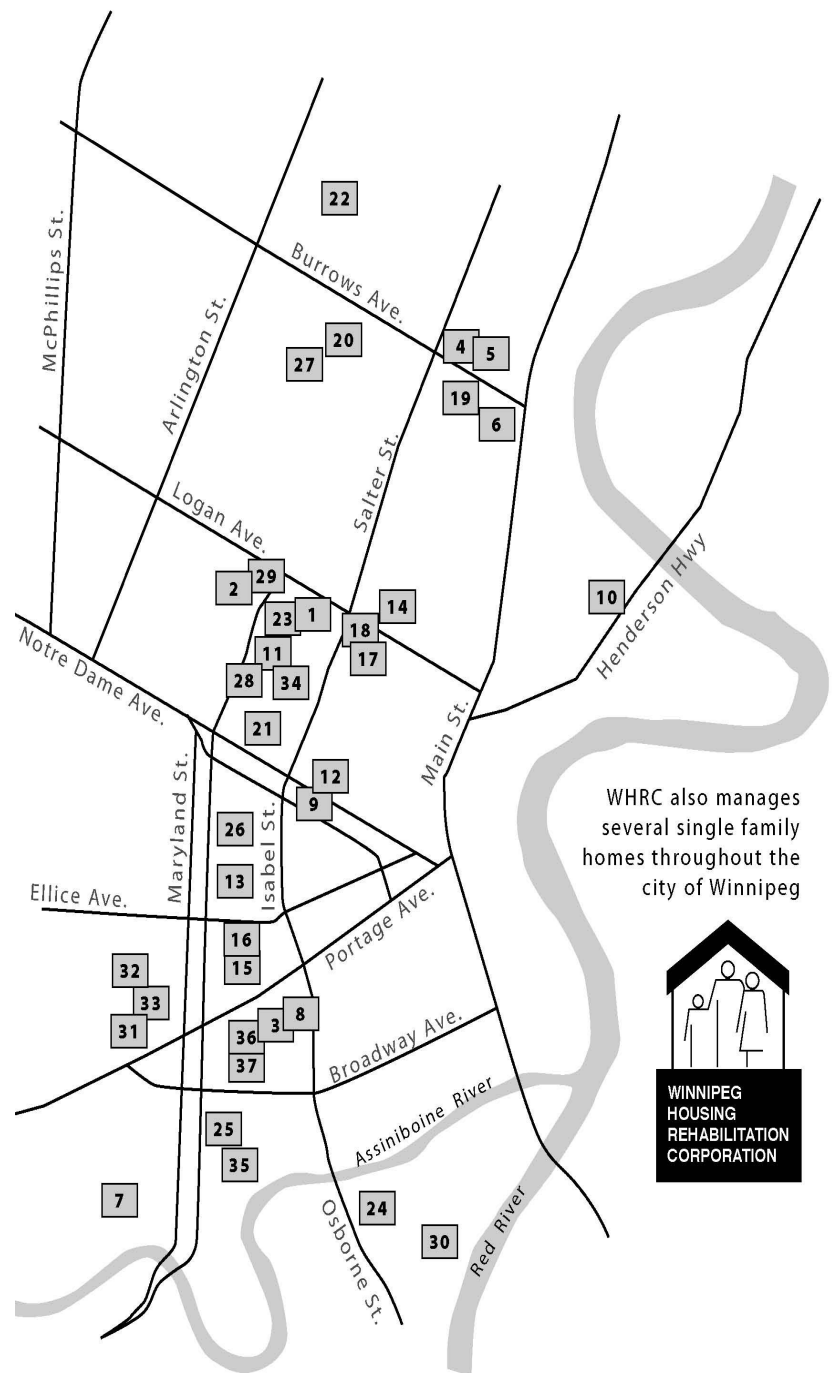
Menno Peters- Executive Director, since 2004.

Robert Peters- Property Maintenance Manager, since 2005.

Virginia San Mateo- Assistant Property Manager, since 2007.

Sharon Wilson- Property Manager, since 2004.

Evelyn Wood -Accounts Payable, since 2002.



WHRC Rental Properties

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Rehabilitation Corporation
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Winnipeg, Manitoba R3A 1B5
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www.whrc.ca