



Thanks To All For Another Great Year!

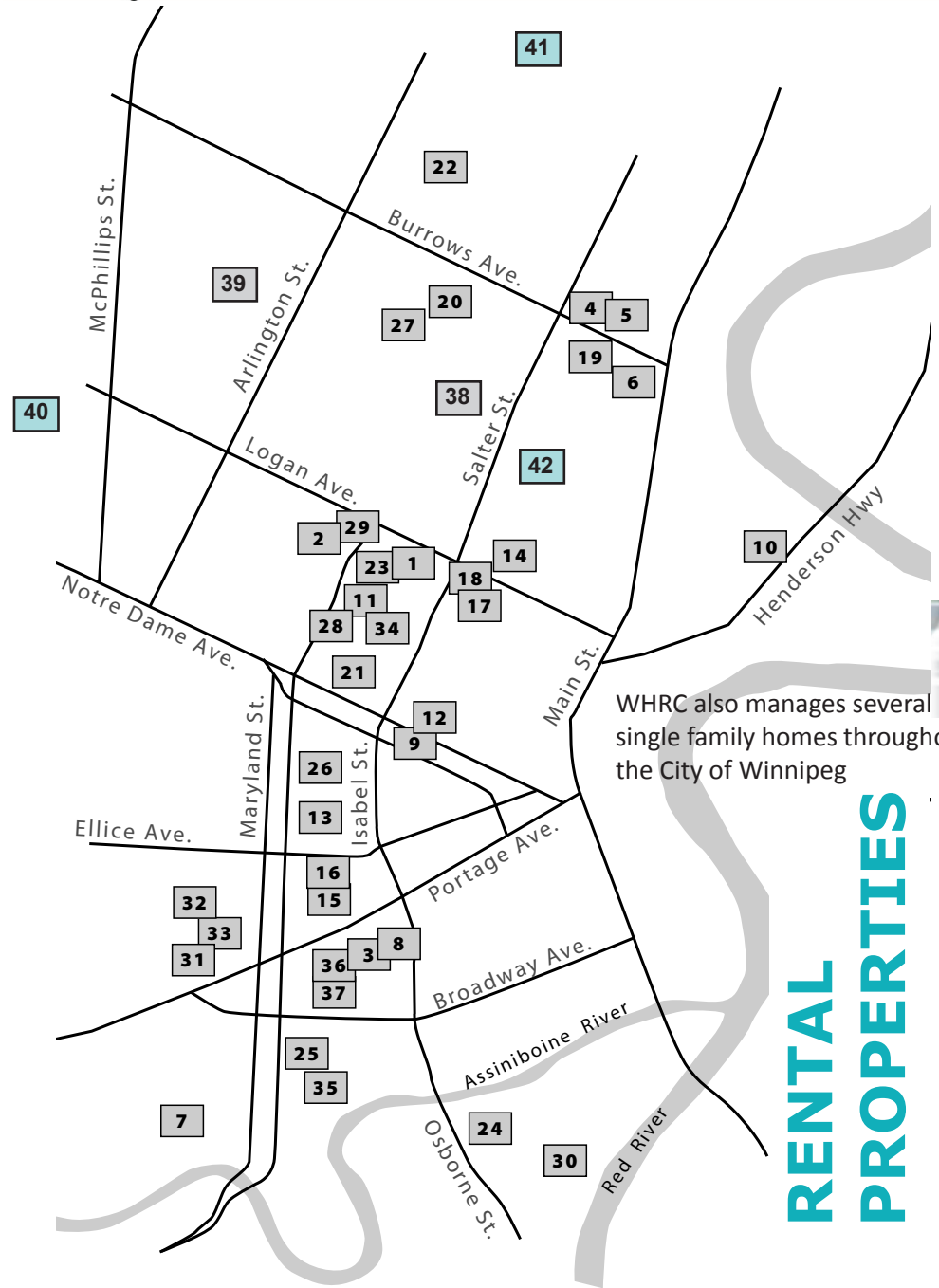
09/10

Winnipeg Housing
Rehabilitation Corporation

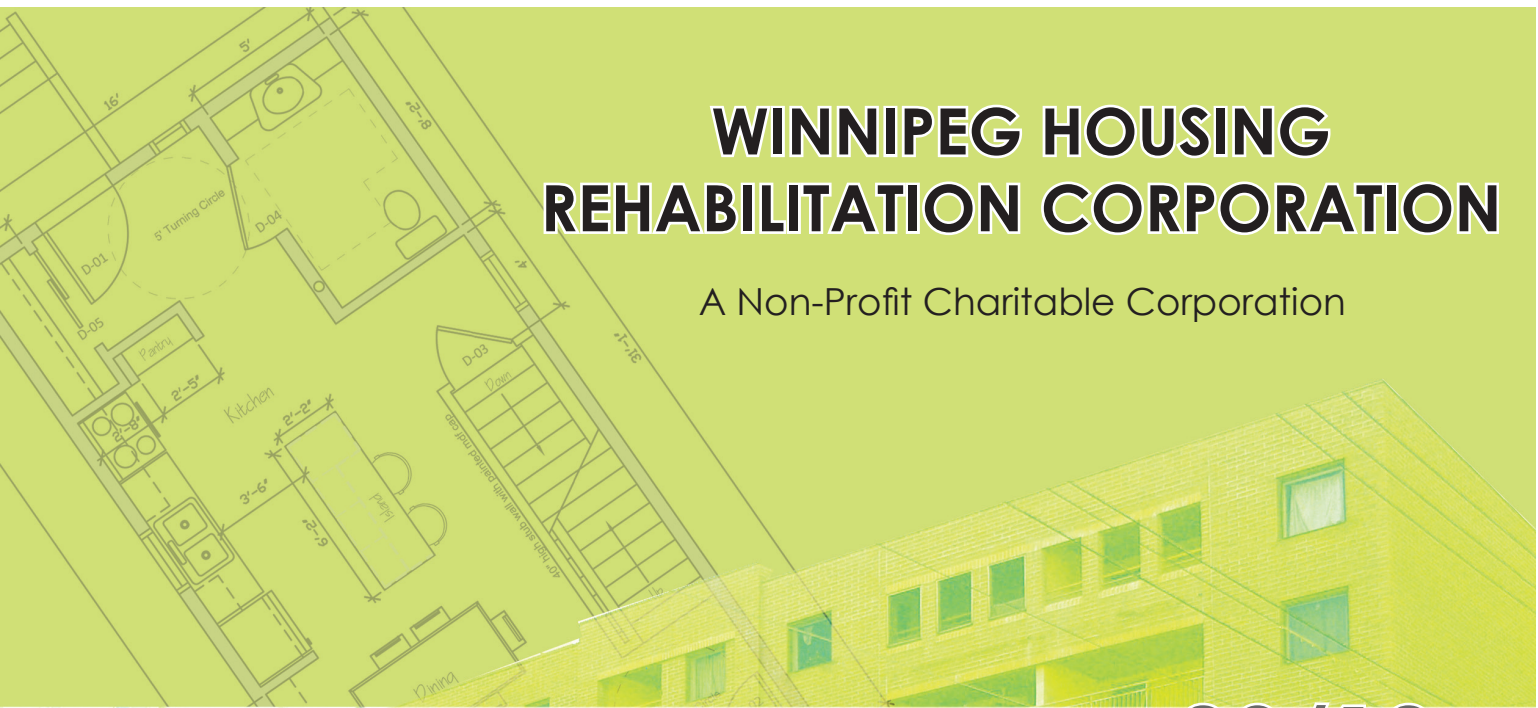
60 Frances Street
Winnipeg, Manitoba
204-949-2880
www.whrc.ca

Community - Friendship -

Family - Safety - Home - Build - Revitalize



RENTAL
PROPERTIES



WINNIPEG HOUSING REHABILITATION CORPORATION

A Non-Profit Charitable Corporation

09/10

Annual
General
Report



vision: that all citizens of Winnipeg have access to safe, decent, and affordable places to live
mission: to provide quality, affordable, safe and secure housing in Winnipeg

Providing Quality Affordable Housing

Message from the Chair & Executive Director 09/10



Mike Pagtakhan
Chair



Menno Peters
Executive Director



WHRC had another successful year in 2009-10. In September 2009, WHRC accepted an opportunity to manage two “Sponsor Managed” properties and, in December, WHRC assumed the management of a 3rd building. This increased the WHRC rental portfolio by 340 units to a total of just under 1,000 units. The expansion of the portfolio increases the organization’s efficiency and sustainability.

The CMHC Best Practices award for Flora Place kept staff busy with sharing the success story at a number of occasions in Calgary, Toronto, and Ottawa. Flora Place is also currently being used as part of a CMHC-sponsored research study on social and affordable housing redevelopment / regeneration projects.

The Development department was active completing the infill homes in the Centennial Neighbourhood and designing new infill plans for future development. The new designs form the basis for another 22 infill homes to be built in the coming year. Construction of the long-awaited EQuilibrium™ Urban Ecology project started in October. This project has been a challenge but allows WHRC to introduce and study environmentally-friendly building practices and reduce the energy consumption of a modest inner city home. This project will be on display during 2010 before being occupied by a new homeowner.

The welcome packages presented to our new tenants under the Project Glow Program are well-received and provide an opportunity for WHRC to meet with tenants to discuss their personal challenges. Project Glow has managed to make a difference in the lives of many of our tenants.

WHRC is a strong organization because of its committed Board of Directors and staff. Thank you to all Board members and staff for their dedicated support. Thank you to Manitoba Housing and the City of Winnipeg for their generous support which allows WHRC to provide safe, affordable housing.

2009-2010 BOARD MEMBERS

Coun. Jeff Browaty
Dr. Tom Carter
Coun. Scott Fielding
David Cavet-Goodwin

Dianne Himbeault
Guy Hobman
Major Karen Hoeft
Deepak Joshi

Coun. Mike Pagtakhan
Peter Squire
Coun. Gord Steeves

Soccer Program



WHRC partnered with the City’s Sports Programs (SPIN) in Inner City Neighbourhoods to provide a free soccer program for children 6-14 years, including WHRC tenants, residing in any inner-city neighborhood. This program enabled them to participate and learn basic skill development, sportsmanship, teamwork, leadership and fair play in a non-competitive environment. In all, 29 children from various ethnic backgrounds registered and participated over the seven-week program. Many new friendships were forged and cultural barriers were broken down, allowing these children to truly experience fun and enjoyment in a positive and healthy environment.

Teamwork
Leadership
Friendship

Community Garden

The WHRC 60 Frances Street Community Garden is a much-loved and cared-for space. In all, 19 WHRC tenants gardened this year. Because of high demand, two more plots were added to the existing garden. The garden provides a beautiful scenic environment for gardeners to plant flowers and grow fruits and vegetables in a safe place. The benefits of gardening are endless. Tenants who grow their own food have access to a variety of fresh produce, and the opportunity to get physical activity which helps to improve their physical fitness. As well, it gives community members the opportunity to work side-by-side, regardless of cultural background or native tongue.



A Fall Harvest celebration ended the successful gardening season, allowing tenants to come together, share gardening stories and tips, and share their bountiful harvest with one another.

09/10

Tenant Resources & Community Initiatives



Project Glow

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 other various initiatives. An ongoing program, Project Glow is funded by the Manitoba Government's Department of Family Services and Community Development.

Senior Programming



WHRC provides senior programs and activities such as Bingo, health and education informational initiatives, and entertainment. Encouraging seniors to participate in programs and events helps reduce isolation, maintain or enhance physical and mental wellness, and helps build friendships amongst the residents. WHRC has partnered with various organizations such as the Winnipeg Regional Health Authority and the Point Douglas Seniors Coalition to help deliver other services to our senior tenants.

Welcome Package



WHRC works hard to ensure that tenants feel welcome in their new home. To help welcome tenants, the Tenant Resource Coordinator visits new tenants shortly after they've moved into their suites. Here, tenants learn about rights and responsibilities, neighbourhood resources, organizations, service providers and other local amenities. Tenants are also given a "welcome package" which usually consists of practical household items, the WHRC Tenant Manual, and contact information for various local resources. The initiative takes the time to help educate tenants, as well as build trust and communication between WHRC staff and tenants.

Housing Training Initiative

Free Resources
Workshops
Hands On Training
Consultation
Support
Education
Building Community

WHRC is the administrative sponsor of the HTI program that serves all inner city communities. The program works to empower residents to plan for homeownership, and provides training and resources to resolve home repair problems. By increasing the capacity of low-income homeowners to maintain their homes, the HTI program improves the quality of housing, family life and communities in central Winnipeg.



09/10

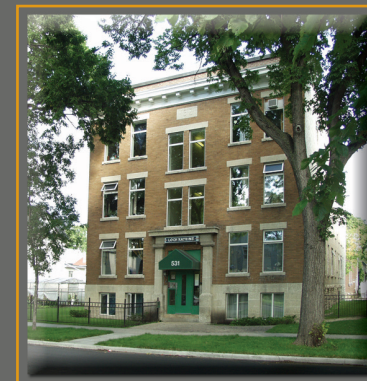
Property Management

During the year, WHRC became a licensed Property Manager enabling us to undertake 3rd party management. Our rental portfolio increased by approximately 50% by assuming the management of three "Sponsor Managed" properties that house seniors. In September, WHRC became the property manager for Blue Bird Lodge at 97 Keewatin Street and the Canadian German Society at 595 Mountain Ave. In January, WHRC assumed the management of the Canadian Polish Manor at 300 Selkirk Avenue. These three additional buildings increased our rental portfolio by 340 units for a total of just under 1,000 affordable housing units. This has provided the corporation with many challenges and opportunities. The increased rental base provides an increased economy of scale and the long term objective is to continue to grow the rental portfolio.

Of all the units owned and managed by WHRC, approximately 89% are fully subsidized by the Province through MHRC and 93% are rent geared to income. This allows us to operate those units with the rent set at 27% of the tenant's income. The remaining units are rented at average and below average market rents.

With an increasing number of new Canadians and the resulting language barriers and cultural differences, WHRC is working to educate tenants on rights and responsibilities as well as suite maintenance in an effort to promote positive, successful tenancies.

Our 6-12 month waiting periods for our subsidized units indicates significant demand for affordable housing. WHRC looks forward to 2010-2011 to continue to provide safe, well maintained, affordable housing to those who need it.



WHRC owns and/or manages approximately 1000 affordable housing units in the City of Winnipeg.

09/10 Development

Through development WHRC has leveraged approximately \$8.2 million of funding creating over \$16.9 million of investment in the inner city since 2000.

2010 NEW DESIGNS

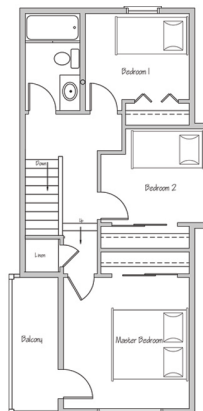
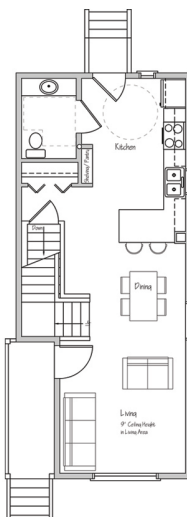
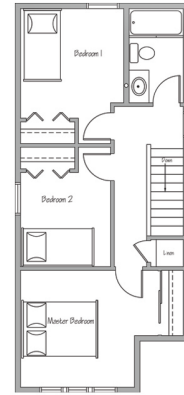
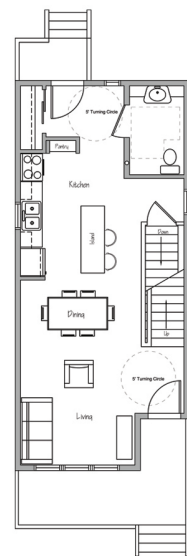
INFILL PLAN 1



INFILL PLAN 2



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.



Infill Development

2009

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. In 2009 WHRC completed 20 infill builds located in the communities of William Whyte, North Point Douglas, and Centennial. Each have been sold to modest income families.

2010

WHRC has received approval to build 22 new R2000 infills in 2010-2011 for homeownership. New designs were created by WHRC in consultation with the community groups. The infills will be built in William Whyte, North Point Douglas, Centennial and West Alexander.

Funders: Winnipeg Housing and Homelessness Initiative – Federal, Provincial, City of Winnipeg



EQuilibrium™ : Urban Ecology

WHRC is one of 15 project teams across Canada that won CMHC's National EQuilibrium™ Initiative. EQuilibrium™ is a national design build 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 goal was to incorporate simple renewable energy systems, focus on passive energy efficiency techniques, improve indoor air quality and reduce 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 began in October 2009 and is slated for completion summer of 2010. Once construction is complete, the home will be used for tours and demonstration for a period of 6 months. CMHC will be monitoring the home's energy efficiency for a period of 1 year and publishing the data. The project will be sold for homeownership.

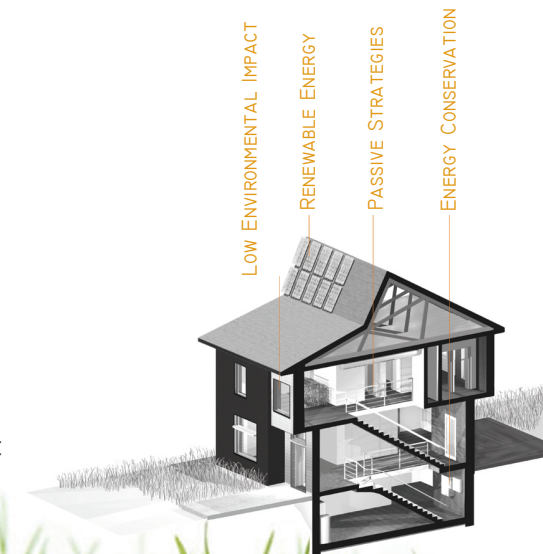
Urban Ecology has received national recognition in articles and presentations.

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

FUNDERS

WHHI - Province
WHHI - City
SDIF
STEM
Manitoba Hydro
Winnipeg Foundation

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



Design By: PSA Studio & Prairie Architects