

# 2017 Annual Report

# A MESSAGE FROM THE CHAIRMAN AND EXECUTIVE DIRECTOR

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**MENNO PETERS**  
Executive Director



**BRAD GERMAN**  
Chair Person

Winnipeg Housing continues to expand as a result of many years of planning and organizing. This year saw the completion of a project and the start of a number of others. With all of this expansion Winnipeg Housing now has 1,300 affordable housing units that are either owned or managed by Winnipeg Housing.

After many years of planning, negotiating, management and construction, our Transcona project, Sir Paul Martin Estates, is finally complete. Final occupancy approval was achieved in October 2016. The Seniors' wing was virtually pre-leased and occupancy happened very quickly. The building is up and running and greatly appreciated by many new residents. Most importantly this project was completed well under budget reflecting the strong management team at Winnipeg Housing.

Two other projects got underway in 2016. Merchants Corner North is under construction with an anticipated completion date in late fall 2017. Bluebird Lodge renovations also commenced in 2016 and are expected to be completed in the summer of 2018.

All of the ongoing expansion is challenging our Property Management Department but they are up to the task. Sir Paul Martin Estates is working its way through the warranty period after construction and the 92 suites are filling up quickly. In addition Winnipeg Housing entered into an agreement to manage a newly constructed project in North Point Douglas and once Merchants Corner is completed, it will also be added to our portfolio.

Project Glow continues to provide support to our tenants by referring them to the many resources that are out there. Besides making resources available, Project Glow coordinates education opportunities that allow our clients to have a successful tenancy. Most important and most popular are the community gardens. The tenants flourish with having the opportunity to grow their own plants.

# A MESSAGE FROM THE CHAIRMAN AND EXECUTIVE DIRECTOR

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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.

Thanks to all the Board of Directors, who direct and support the organization with their vast array of skills and experience. Thanks to all the staff who work so hard to make Winnipeg Housing a success. We want to also acknowledge and thank Gerry Parr for her many years of dedication. May she enjoy her retirement. The challenges never go away and we look forward to next year being as successful as this year was.

## 2016 -2017 BOARD MEMBERS

**Victor Giesbrecht** Vice Chair  
**Peter Squire** Secretary / Treasurer  
**Braden Smith**  
**Dr. Gina Sylvestre**  
**Coun. Russ Wyatt**  
**Coun. John Orlikow**  
**Karl Gowenlock**  
**Coun. Jason Schreyer**



# PROPERTY MANAGEMENT

During the past year, the property management team has worked hard to provide safe, affordable accommodations to those in need.

Many outside agencies regularly approach property management staff to seek appropriate housing for their clients. These agencies offer ongoing long-term support to their clients once they have been approved and received accommodations with Winnipeg Housing. Once housed, the partnership with ongoing support services has proven to be beneficial to both the individuals supported by these agencies and to Winnipeg Housing. This has been especially valuable for successful tenancies for those facing homelessness otherwise.



50 Roslyn Street



150 Austin Street



60 Frances Street



407 Langside Street



Kekinan Centre

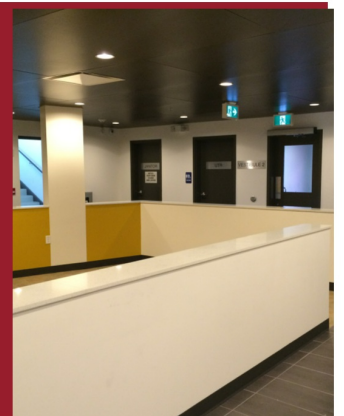


440 Chrislind Street

Of note are the increased number of refugees and immigrants requiring housing in Winnipeg. Winnipeg Housing has been able to offer housing to many newcomers to Canada this year. The increased number of families requiring housing in Winnipeg will likely continue to grow in the upcoming.

Winnipeg Housing Property Management staff have the unique position of working directly with individuals and families. We are also able to provide information about available resources in our communities.

Winnipeg Housing serves many different people from every conceivable walk of life. This is an extremely valuable and necessary service in our communities.



# 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.



*The Tenant Resource Coordinator works to build community through the development of specific initiatives such as: Welcome Visits, Monthly Newsletters, Community Gardens and other activities.*

## Tenant Resource Coordinator

### Welcome Package



Winnipeg Housing works to make sure that tenants feel welcome in their home. Upon moving in the Tenant Resource Coordinator visits the tenants to provide information about resources available. Each tenant is given a "Welcome Package" which contains essential household items.

### Education



Working in conjunction with local Community Groups and service Providers, offers education help to support tenants. One way Winnipeg Housing has implemented education is through sessions provided by the Winnipeg Regional Health Authority. These sessions are held in the apartment blocks and have provided an opportunity for tenants to learn and ask questions. Project Glow desires to empower tenants to make choices that will improve their lives.



# 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 neighbourhoods in which we work.

*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 2017, and is now over 45% complete.



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 sprinkler system and substantial insulation improvements.



Completion is planned for early spring 2018. Bluebird Lodge will provide 91 housing units of (bachelor and 1 bedroom units) for seniors.







## Merchant's Corner Housing – 540 Pritchard



WHRC is overseeing construction of 540 Pritchard St as the North End Community Renewal Corporation's development consultant for Merchants North.

This building will provide 17 new units of affordable housing, primarily for students and families that will attend the educational institutions at Merchants Corner next door. Completion is expected in October 2017.



### Sir Paul Martin Estates – 440 Chrislind Street

WHRC is pleased to announce the completion of Sir Paul Martin Estates, on time and under budget.

Tenants began their move-ins in October 2016, and have provided great feedback about their new home. Sir Paul Martin Estates provides 92 units of mixed-income and multi-generational housing in Transcona, with a senior's wing and a family wing. Six common rooms and a large amenity space on the main floor provide opportunities for socializing, exercise and activities.

The grand opening was held in January 2017, and a dedication ceremony in honour of the late Sir Paul Martin took place in March.



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## OUR VISION

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



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## OUR MISSION

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

## GET IN TOUCH WITH US



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