



Winnipeg Housing Rehabilitation Corporation



# 2019 ANNUAL REPORT

# COMPANY PROFILE



## Winnipeg Housing Rehabilitation Corporation (WHRC)

Winnipeg Housing was founded in the late 1970's as a not-for-profit corporation involved in the development, renovation, ownership and management of affordable housing primarily in Winnipeg's inner city. In addition to the development and maintenance of quality affordable housing we provide our tenants with the tools necessary to access many of the community supports available to them through resource coordination and education.

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# A MESSAGE FROM THE CHAIRPERSON & EXECUTIVE DIRECTOR

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WHRC is pleased to be celebrating more than 40 years in the housing community. From the early days of rehabilitating factory buildings and derelict apartment blocks to becoming property managers and community development proponents. The Corporation has worked together with community leaders to improve Winnipeg's affordable housing stock and revitalize the inner-city.

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 National Housing Strategy released 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 1,554 affordable housing units that are either owned or managed by Winnipeg Housing. WHRC recently took on an additional 254 units from Manitoba Housing (MHRC) through a Sponsor Management Agreement for the management, operation and administration of two apartment blocks.



Property management is one of the core activities at WHRC and the staff have done a great job particularly in the areas of reducing turnovers and increasing occupancy. With an increase of 254 units this year the staff have met the challenge by providing excellent service to the new tenants. New staff members are being recruited to help with the expanded portfolio. The staff are commended for their valuable contributions to the organization.

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 in June 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 2018/2019 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.

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”.



— James Heinrichs  
[WHRC, Executive Director]



— Brad German  
[WHRC, Chairperson]





# 2018-2019

## BOARD MEMBERS

**Brad German - Chairperson**

**Victor Giesbrecht - Vice Chairperson**

**Peter Squire - Secretary/Treasurer**

**Braden Smith**

**Dr. Gina Sylvestre**

**Karl Gowenlock**

**Councillor Brian Mayes**

**Councillor Shawn Nason**

**Councillor Vivian Santos**

# OUR VISION & OUR MISSION

1

## OUR VISION

To lead the way to bring positive change to the lives of individuals and families throughout Winnipeg neighbourhoods by providing affordable housing.

2

## OUR MISSION

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





# Property Management

***WHRC Property Management team is centralized in bringing families, seniors and students' affordable housing, providing information regarding available resources within their community, and working together to create successful tenancies.***

Winnipeg Housing Rehabilitation Corporation (WHRC) has observed some major changes in the affordable housing market this past year. Most notably, adjustments made to the rent-geared-income (RGI) rates, which increased from 28% to 30% in 2018. Regardless of changes made to the exterior structure of the affordable housing market – WHRC continues to thrive and work hard to serve many different people from every conceivable walk of life.

During the past year, the property management team has had a very busy successful year. As the need for affordable housing continues to grow, it is heartwarming to be able to provide safe, affordable housing for seniors, families, students. Individuals and families who are experiencing homelessness are provided with safe, permanent alternatives to homeless shelters. In addition, WHRC has been able to offer long term permanent housing to many newcomers to Canada during this past year. Having an affordable place to live lessens the worries and allows one to succeed.

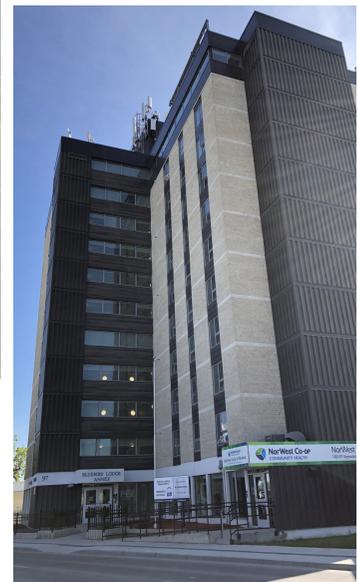
Outside agencies regularly approach WHRC property management staff to seek appropriate housing for their clients. The majority of these agencies offer ongoing long-term support to their clients after they have been approved and then receive accommodation within WHRC's portfolio. Once placed in WHRC, these sort of situations have proven to be beneficial both to the individuals supported by these agencies and to WHRC.

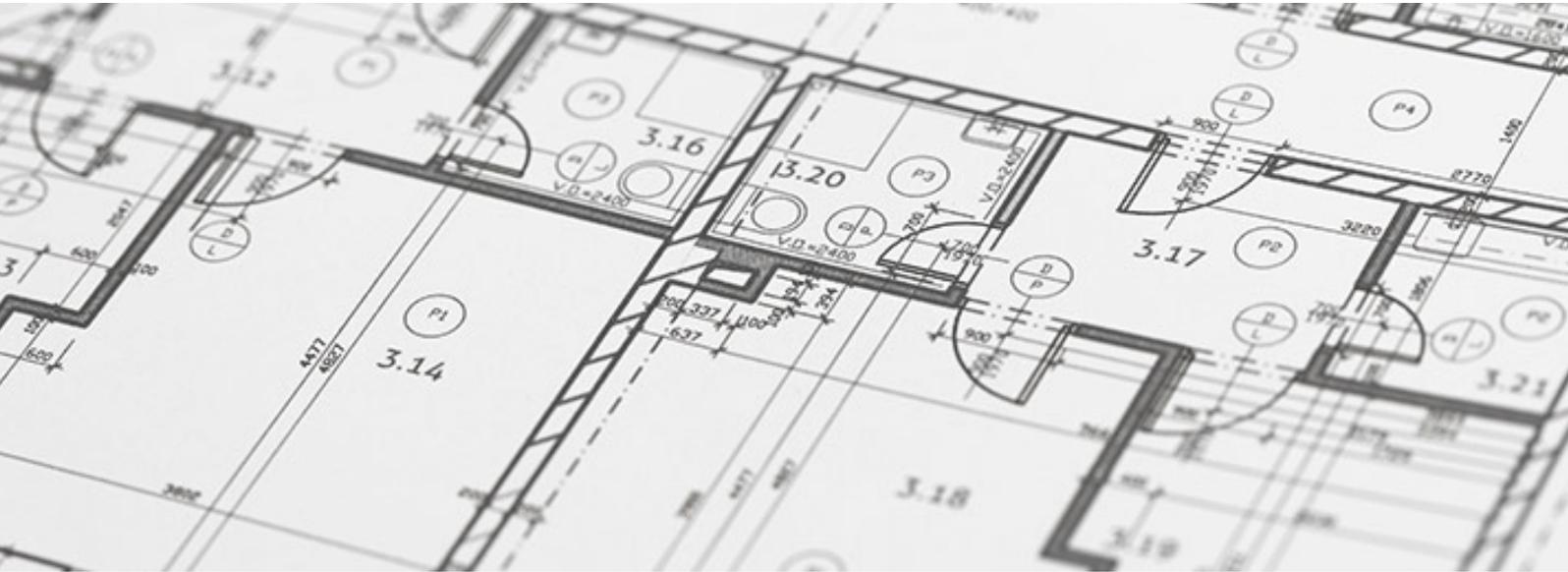
— WHRC is able to provide information about available resources in our communities.

The completion of renovations at **Bluebird Lodge**, located at 97 Keewatin Street, was a major highlight in 2018. The relocation of seniors back to Bluebird Lodge has been positive. They are pleased to be back in their newly renovated suites. From previous tenants returning to the building to new tenants beginning new tenancies, we reached almost 80% occupancy in the short time the building has been re-opened. The tenant community is very diverse; tenants are from many different ethnic backgrounds and ages ranging between 55 years – 90 years.

Another exciting project has been **Merchants Corner Inc.**, located at 541 Selkirk Avenue & 540 Pritchard Avenue. These two brand new buildings have thirty suites of student-family housing, three classrooms, two student lounges and two large commercial office spaces. The majority of tenants housed in this project are students attending school at Merchants Corner or other educational institutions throughout the city. It has and continues to be, a great pleasure working with these tenants to reach their future goals by providing them affordable housing for themselves and their families.

Property Management  
Property Management  
Property Management  
Property Management





# Development Services

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

WHRC has extensive experience developing affordable residential housing with project budgets upwards of \$26 Million. Since 2000, WHRC has developed over 275 affordable housing units, leveraged approximately \$40 million of funding creating over \$52 million of investment in Winnipeg's communities. Since 2012, WHRC has been providing Development Consulting services to non-profit organizations with like-minded goals and has helped manage the development of an additional 102 affordable housing units worth \$18 million. WHRC has received national recognition and awards for sustainability, accessibility, and best practices in the development of affordable housing.

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## 1 Bluebird Lodge 97 Keewatin

Owned by Manitoba Housing, WHRC was retained as Development Consultant to manage the renovations of Bluebird Lodge which began in October 2016 and were completed in June 2018. Extensive renovations included full asbestos abatement as well as major upgrades to the building's plumbing, electrical and ventilation systems. Improvements were made for accessibility, and all fixtures and finishes were replaced. The project also included a full building fire sprinkler system and substantial building envelope and insulation improvements that met Manitoba Hydro Power Smart requirements. Bluebird Lodge provides 91 housing units (bachelor and 1 bedroom) for seniors.



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.

# Development Services

## 2 Merchant's Corner 540 Pritchard and 541 Selkirk

WHRC has been acting as Development Consultant for Merchants Corner Inc. managing the development and construction of 540 Pritchard Avenue which was completed late 2017, as well as the post-construction warranty period for 541 Selkirk Avenue during 2018/2019.

540 Pritchard provides 17 new units of affordable housing, primarily for student families attending educational institutions in the North End Community. 541 Selkirk provides 13 new units of affordable student family housing as well as main and second-floor educational space currently occupied by CEDA and University of Winnipeg Urban and Inner-City Studies.



## 3 260 Toronto

260 Toronto, an 18 suite apartment currently owned and managed by WHRC, experienced significant structural failure in 2018 beyond repair. Demolition of the building is scheduled for summer 2019. The development team is currently working on a plan to redevelop the site with the intent to rebuild 18 units of affordable housing.

# Development Services

## 4 Capital Renovations 300 Selkirk & 595 Mountain

WHRC purchased 300 Selkirk and 595 Mountain from Manitoba Housing in May 2018. The development team is currently coordinating capital renovations including mechanical, electrical, fire life safety, elevators, common area interior finishes and other building improvements where required.

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## 5 Infill Development for Housing Opportunity Partnership (HOP)

WHRC is currently working with HOP to provide development consulting and accounting services for the development of 5 new infill homes with funding provided by the City of Winnipeg Housing Improvement Zone Fund and Manitoba Housing's Affordable Home Ownership program. Construction is scheduled to begin summer 2019.

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## 6 Market Lands



In January 2019, WHRC was the successful proponent selected by CentreVenture through a series of Request for Proposals to join them as partners in the development of affordable housing on the Southern parcel of Market Lands. The Project is anticipated to include the construction of a mixed-use building including approximately 108 mixed-income housing units, a public market and outdoor plaza and public space. The project is currently in the pre-development and schematic design stage with the intent to secure full project funding in late 2019.

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### 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.

# Property Maintenance

In 2018 Social Investment Funding projects (SIF) continued execution totaling over 2.3 million dollars. These investments have resulted in increased comfort and safety for tenants also a reduction in service calls for roof leaks, elevator repairs, and false alarms from fire panels as a result.



Outside of the SIF funding many additional capital projects were undertaken and completed. An increase in spending on security related upgrades and repairs that included lighting upgrades, door replacements,

lock repairs, security camera upgrades and additions, as well as lock and key inventory management initiatives. Energy efficient upgrades and repairs to heat recovery systems, draft proofing and LED lighting were also implemented.



# Project Glow

Project Glow (PG) is a tenant-focused program design to inform tenants about programs and resources. The Tenant Resources Coordinator (TRC) works to build community through the development of specific initiatives such as the Welcome Visits, Project Glow monthly newsletter, Community Gardens.

The P.G program provides tenants with the information and resources they need to make positive changes within their lives, some of the changes are small such as information session on the New Canada's Food Guide, or larger such as connecting a tenant with Home Care Program which allows the tenant to age in place.

Many interesting events are organized by the TRC, such as Winnipeg Police Service session on Apartment Safety, Age and Opportunity, Bingo, Birthday Parties, Christmas Dinner, Healthy Aging Resource Team and many more. These events present an opportunity for Winnipeg Housing residents to learn new things and meet other tenants.

# Properties Listing

1 Flora Place  
100 Robinson  
102 Robinson  
109 Disraeli Street  
134 Chestnut Street  
150 Austin  
186 Salter  
200 Charles Street  
260 Balmoral Street  
260 Nassau Street  
260 Toronto Street  
263 Langside Street  
266 Laura St. & Logan  
275 Colony Street  
275 Young Street  
288 Furby Street  
290 Langside Street  
300 Selkirk (Polish Manor)  
324 Stradbroke Avenue  
347 Manitoba Avenue  
351 Victor Street  
360 McKenzie Street  
401 Burrows Avenue  
405 Burrows Avenue  
407 Langside Street  
422 Ross Avenue  
425 Henry Avenue  
435 Sargent Avenue  
440 Chrislind  
449 Langside Street  
458 Balmoral Street  
46-60 Chesterfield Avenue  
461 Cumberland Avenue  
484 Toronto Street  
50 Roslyn Road  
531 Furby Street  
540 Pritchard (Merchant North)  
541 Selkirk - Residential (Merchants South)  
541 Selkirk - Commercial (Merchants South)  
566 Langside Street  
567 William Avenue  
576 McDermot Avenue  
588 Manitoba Avenue  
595 Mountain (CGS)  
60 Frances Street  
622 Elgin Avenue  
635 Pacific Avenue  
640 Selkirk Avenue  
650 Alexander Avenue  
661 Sara Avenue  
662 Main Steet  
730 Alexander Avenue  
853 Sherbrook Street  
86 Young Street  
97 Keewatin (Bluebird)  
970 Sherbrook Street

## City of Winnipeg Houses

1060 Sturgeon  
142 Enfield  
157 Carpathia  
166 Kenaston  
167 Cathedral  
179 Carpathia  
185 Carpathia  
212 Kenaston  
214 Kenaston  
22 Hull  
224 Kenaston  
230 Kenaston  
250 Battery  
254 Talbot  
28 Woodrow Place  
382 Nairn  
396 Nairn  
40 St. Mary's  
481 Melbourne  
586 Beecher  
700 St Jean Baptiste  
963/965 Chancellor



[www.whrc.ca](http://www.whrc.ca)

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