



N E R I

**NORTH END
REVITALIZATION
INCORPORATED**

2007-2008 ANNUAL REPORT

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Corporate Restructuring

Astrid Lichti

North End Revitalization Incorporated: NERI
Corporation Number: 5415170
Business Number: 827054321MC0001

North End Revitalization Incorporated (NERI) was organized by the North End Community Renewal Corporation (NECRC) as the new entity to which programs considered non-charitable were transferred to. It is a non-share capital corporation incorporated under *The Corporations Act* (Manitoba). NERI's membership is comprised of the NECRC Board of Directors (13). The NERI Board of Directors will be elected from amongst the membership of NERI (minimum of 3 directors). Thus, NECRC will control NERI.

NERI was incorporated on January 8th, 2007 and operations became effective April 1st, 2007 when assets, staff, and non-charitable programs were officially transferred from NECRC to NERI. This date was chosen as it coincides with NECRC and NERI's fiscal year. *Restructuring of the corporation is now complete and all Project Contribution Agreements (PCA) with funders are being re-drafted accordingly.*

The revenues and expenses relating to the following areas have been *allocated to NERI*:

- Housing Exterior Fix-Up Grants and Development Programs
- The Storefront Enhancement Grant (SEG) Program
- The Community Financial Services Centre (CFSC) Program
- The Small Grants Fund (SFG) Program
- NA! Core funding from the province

The revenues and expenses relating to the following areas have been *allocated to NECRC*:

- All of Employment Development (PATH Resource Centre)
- All of Community Development (with the exception of the Small Grants Fund Program)
- All of the existing properties owned by the Renewal Corporation
- The Executive Director (80%) and Administrative Assistant (100%)

In conclusion, the North End Community Renewal Corporation (NECRC) has charitable tax status, and is a registered charity under business number 88712 7223RR0001. North End Revitalization Incorporated (NERI) takes care of programs that do not qualify under the Canada Revenue Agency (CRA) Charities Act. All project contribution agreements with NERI are prefaced with the above information.

The Board of NERI would like to thank the membership of NECRC and NERI for your support during the restructuring process. With the division into two corporations, NECRC re-gained their charitable tax status and strengthened our combined efforts for the social, economic, and cultural renewal of the North End of Winnipeg.

To better understand NECRC & NERI partnership, the NERI 2007 Annual Report has been made available to the membership of NECRC.

Economic Development

The North End is a historic neighbourhood with unlimited potential for business.

STOREFRONT ENHANCEMENT GRANT (SEG) PROGRAM

The Storefront Enhancement Grant (SEG) Program is delivered through North End Revitalization Incorporated (NERI) in partnership with Neighbourhoods Alive!, Mosaic Market BIZ, Selkirk Avenue BIZ, and the Between the Parks Business Association. In 2007 the SEG Program awarded 44 businesses and non-profit organizations (within the NECRC catchment) matching grants (up to a maximum of \$3,000.00) towards improving the appearance of their local storefront exteriors. A total amount of \$116,733.84 in grant funding was awarded, while total construction costs exceeded \$407,266.55.

COMMUNITY FINANCIAL SERVICES CENTRE (CFSC)

The Community Financial Services Centre (CFSC) is administered through North End Revitalization Incorporated (NERI). The CFSC continues to work with various community partners and stakeholders towards the goal of offering North End clients a constructive and equitable alternative to fringe financial service providers such as pawnshops, cheque cashers, and payday lenders.

Partners/ Stakeholders

- North End Community Renewal Corporation (NECRC)
- Mount Carmel Clinic
- SEED Winnipeg Inc.
- North Point Douglas Women's Centre
- North End Women's Resource Centre
- The Elizabeth Fry Society
- Native Women's Transition Centre
- Aboriginal Visioning
- Oyate Tipi
- Ma Mawi Wi Chi Itata Centre
- Community Financial Counselling Services
- Winnipeg Partnership Agreement (WPA)
- The Winnipeg Foundation
- Assiniboine Credit Union
- CIBC
- The Alternative Financial Services Coalition (AFSC)
- Employment & Income Assistance (Main Street and Rorie locations)

Developments

The CFSC relocated from its temporary office inside the Dental Clinic at Mount Carmel Clinic to two offices located in the renovated Mount Carmel Expansion Building at 888 Main Street on January 11th, 2008.

The CFSC was originally a two-year pilot project, that commencing direct launch of products and services on November 16th, 2006. The pilot phase has been extended until August 31st, 2008. Based on a positive interim evaluation conducted by Leskiw and Associates, NECRC/NERI are optimistic that the CFSC will secure additional operational capital from the Winnipeg Partnership Agreement (WPA) or in lieu of, alternate funders, to continue to deliver its products and services in the post-pilot period.

In 2007 the CFSC provided the following services and resources to North End clients:

- 127 client (photo) identification cards were issued
- 14 micro-loans were issued to clients
- 57 clients received one-on-one financial education and counselling
- On-site opening and activation of 111 Assiniboine Credit Union (ACU) chequing and savings accounts

- On-site (government or participating Community Organization) no-hold cheque depositing (cashing by way of on-line transfer) for 12 clients

The CFSC model is predicated on the belief that delivery of such financial services cannot be driven entirely by earned revenues, and that there needs to be recognition that certain important activities will have to be subsidized wholly or in part. At the same time, these services are rooted in the mainstream financial services sector, bridging the “unbanked” or “under-banked” into a relationship with a mainstream financial institution (ACU).

Community Development

NERI continues to work with stakeholders to address the needs of the North End community through the development of partnerships, networking and building community capacity.

Small Grants Fund (SGF)

NERI in partnership with Neighbourhoods Alive! (NA!) established a Small Grants Fund (SGF) available to local organizations to undertake small projects that emphasize community capacity building and community connecting activities. In 2007 the SGF approved \$150,000 to 75 projects within the following five North End neighbourhoods: William Whyte (\$32,335); St. John’s (\$27,635); Dufferin (\$28,598); Point Douglas (\$23,900); Lord Selkirk Park (\$37,033). For a complete list of project recipients, please see the *Audited Financial Statement*.

Housing Development

The North End community consistently identifies affordable quality housing as an overall renewal strategy. Our programs cultivate a sense of pride and community ownership in the unique neighbourhoods of the North End.

The purpose of the North End Revitalization Incorporation’s (NERI) housing department is to encourage the combined efforts of government, resident groups, and housing organizations to carry out strategic housing renewal in the North End of Winnipeg. While working together with housing partners, the objectives in 2007 were to:

- Comprehend & coordinate the strategic development of housing within the North End
- Update the housing plan priorities of the William Whyte (WW) and North Point Douglas (NPD) communities
- Administer Exterior Renovation Fix-Up grants through North End Revitalization Incorporated (NERI)
- Assist Dufferin, St. John’s, and Lord Selkirk Park (LSP) residents in the implementation of their housing plans
- Assist other North End neighbourhoods in the development and implementation of housing renewal initiatives (e.g. LSP)
- Encourage housing renewal initiatives within North End communities (e.g. MB Hydro Low-Income Program, Housing Training Initiative, Tenant Landlord Cooperation, etc.)

Partnerships

In the interest of housing renewal, NERI has actively partnered with the following stakeholders: Canadian Mortgage Housing Corporation (CMHC); City of Winnipeg Property, Planning, and Development; City of Winnipeg; Federal Government of Canada; Habitat for Humanity; KINEW Housing; Manitoba Urban Native Housing Association (MUNHA); Neighbourhoods Alive! (NA!); North End Housing Project (NEHP); Point Douglas Residents Committee (PDRC); Province of Manitoba; Manitoba Housing Authority (MHA); SISTARS Community Economic Development Co-Op Incorporated; St. John’s Residents Association Incorporated; William Whyte Residents Association (WWRA); Dufferin Residents Association of Winnipeg (DRAW); Winnipeg Housing & Homelessness Initiative (WHHI); Winnipeg Housing and Rehabilitation Corporation (WHRC); Manitoba Hydro; and the Comprehensive Community Initiative (CCI).

Coordination Activities

- **Housing Networks:** Informed community and strengthened cooperation between the city, provincial government, federal government, non-profit & private developers, and community leaders to: implement housing plans; to prioritize and develop proposals; and to allocate funding in the Housing Improvement Zones (HIZ) of WW and NPD, and the Neighbourhoods Alive (NA!) improvement areas of Dufferin, St. John's, and LSP.
- **Affordable Housing:** Housing staff worked with community members to identify new infill lots. The network allocated ten new in-fill homes for empty lots; eight in WW, and two in NPD. This affordable housing went to low-income homeowners who qualified for a mortgage. Approximately ½ the cost of building the house is to be forgiven over ten years.
- **Rental Housing:** Renovation of the Fire Rescue House was completed by the NEHP in NPD. One suite is for the resident caretaker, while the other suite housed three different families after fires destroyed their homes. Other projects completed by network partners include the Euclid "Gateway" Housing Project by NEHP in NPD (11 units), and WHRC's "Flora Place" housing complex in Dufferin. Both of these new rental supply projects are now occupied and serving the community.

Program Activities

- **Tenant Landlord Cooperation (TLC):** The North End TLC continues to improve relationships with many landlords through: the Exterior Fix-up Grants program; requested workshops (e.g. "Dealing with Water Bills", and the Manitoba Hydro Lower Income Program); and the mapping of registered rental properties in WW and NPD. The TLC Coordination position was approved with funding from the Thomas Sill Foundation.
- **Innovative Housing Renewal:** NECRC continues to support the SISTARS Community Economic Development Co-Op house and daycare development.
- **Housing Training Initiative (HTI):** NECRC promoted the workshops through the Exterior Fix-up Program which directly reached approximately 1,500 landlord and resident homeowners. Housing Coordinators continue to attend workshops and support the HTI program. Workshops take place at five community locations including: NECRC, Ralph Brown Community Centre, Spence Neighbourhood, Daniel Macintyre, and Centennial. Workshops continue to meet the needs within the community, and housing resource libraries are available at four of the five locations within participating communities.
- **Building Maintenance Construction Program (BMCP):** This program was carried out in partnership with the MHA and RB Russell High School as a training program for youth interested in carpentry and housing construction. The program provides hands-on experience through the maintenance and repair of MHA properties. One journeymen carpenter, one lead hand, and thirteen predominantly North End students and/or graduates (many from RB Russell High School), participated in the program. In 2007-2008 the crew renovated fifty-five apartments for the MHA, thereby improving the quality of social housing within Winnipeg. We currently have one student enrolled in the apprenticeship program at Red River Community College.
- **Rental Housing Registry:** The Rental Housing Registry Coordinator position was created by a group of over twenty-one community-based organizations to research, plan, and implement a housing registry and website for median and lower-income renters in the City of Winnipeg. The project's goal is to improve community services and service delivery networks while creating a database of housing providers with vacancies.
- **New Neighbourhoods Initiatives:** NECRC assisted St John's, Dufferin, and LSP residents with the implementation of their housing renewal plans, wrote proposals, and managed fix-up grants and TLC programming in their neighbourhoods.
- **Vacant & Boarded-Up Properties:** Properties are being monitored on a regular basis during the Exterior Fix-up Grant Program. Housing Coordinators in each HIZ neighbourhood worked closely with the Fire Inspectors while collaborating with resident groups to enforce the city by-laws as in-fill housing and new rental supply projects filled empty lots with new housing, and renovation projects renewed distressed properties. A boarded and vacant housing registry and mapping system was developed for WW, NPD, St. John's, Dufferin, and LSP to further track housing renewal.
- **Referrals:** NECRC advised residents on how to access city, provincial, and federal housing assistance. The Housing Coordinator updated and distributed housing resource information sheets for resident owners, landlords, and tenants.

- **Community Audits:** A general audit of housing and safety issues took place during the Exterior Fix-up Grant Program in the WW and NPD communities. NPD reported issues in the area on a regular basis, while staff reported and/or intervened on housing issues with city inspectors.
- **Staffing:** Community Economic Development students created a short form review of city by-laws for community use, and assisted with housing renewal initiatives. The rental registry and TLC coordinators will be hired in 2008.
- **Exterior Renovation Fix-Ups:** \$210,000 of WHHI funding went towards housing fix-up grants in 2007. Of the 185 grants, sixty-three grants were allocated to WW (two of which were fixed-income grants of \$2,500 for resident homeowners), and forty-nine were allocated to NPD, with some landlords receiving grants of up to \$2,500. These exterior fix-up grants aid recipients with the renovation of their properties. This successful program was also provided within the communities of Lord Selkirk Park, St. John's, and Dufferin. The communities of Dufferin and St. John's each received twenty-nine \$1,000 grants, while Lord Selkirk Park was allocated fifteen fix-up grants, with nine resident homeowners receiving grants of up to \$2,500, and six landlords receiving grants of up to \$1,500 (see table below).

2007-2008 Exterior Renovation Fix-up Grants in the Five North End Neighbourhoods

Description	WW	NPD	Dufferin	LSP	St. John's	Totals
Eligible resident-owner applications	90	48	25	9	91	263
Eligible landlord applications	25	16	18	6	23	88
Total Eligible Applications	115	64	43	15	114	351
Total Grant Forfeitures	4	4	1	0	2	11
Resident-owner grants completed	51	37	21	9	20	138
Landlord grants completed	12	12	8	6	9	47
Total Grants Completed	63	49	29	15	29	185
Total Funds Spent	\$121,251	\$123,240	\$58,983	\$41,555	\$63,675	\$408,704

With NA! and WHHI funding, NERI housing staff focused on coordinating and implementing the housing priorities of North End neighbourhoods. NERI is dedicated to supporting the long-term combined investment of government, community, and developers to continue to bring neighbourhood renewal to Winnipeg's North End.

Meet the NERI Board & Staff

BOARD OF DIRECTORS

Executive Committee

Chair, Astrid Lichti – Business Sector

Secretary, Diane Redsky – Aboriginal Sector

Treasurer, Gerald Brown – Resident Sector

STAFF

509 Selkirk Avenue

Robert Neufeld – Executive/Housing Director

Greg Slobodeski – Administrative Coordinator

Terry Terichow – Finance Controller

Sharon Allard – Community Housing Coordinator

Fiorina Pasquarelli – Community Housing Coordinator

Community Financial Services Centre

Debra Joyal – CFSC Program Manager

Lilian Pineda – CFSC Administrative Assistant

Appreciation

Many individuals and organizations have contributed to the North End's growing strength and continued success. NERI would like to extend a heart-felt thank you to the supporters who helped turn our goals into reality.

Province of Manitoba

Provincial staff and elected officials funded and partnered with NERI to implement many key grant programs. We especially acknowledge the partnership of Neighbourhoods Alive! for both core and project supports (Neighbourhood Renewal Fund, Small Grants Fund, and Neighbourhood Development Assistance Core Funding).

Winnipeg Housing and Homelessness Initiative

WHHI is a partnership that comprises three levels of government, and provided funding to NERI to deliver housing programs in the five designated North End Neighbourhoods Alive! neighbourhoods.

Community Committees

NERI has worked with a huge network of North End and other local stakeholders over the past year, including; resident organizations, community centres, tenant groups, seniors groups, health & recreation organizations, youth organizations, employment agencies, housing agencies, business associations, coalitions, safety organizations, cultural & religious groups, civic organizations, researchers & schools, and, and, and...

Thank you all!

Assiniboine Credit Union

Provided financial support and assistance to the Community Financial Services Centre.

Winnipeg Partnership Agreement

Provided core funding to the Community Financial Services Centre.

Manitoba Housing Authority

Provided funding to the Building Maintenance Construction Program.

City of Winnipeg

Provided funding to Exterior Fix-Up Grant Programs in the neighbourhoods of William Whyte and North Point Douglas.