



N E R I

**NORTH END
REVITALIZATION
INCORPORATED**

2008-2009 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. 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 is 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 have been 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 their support during the restructuring process. With the division into two corporations, NECRC has charitable tax status. With the restructuring, NECRC and NERI have a strong legal structure to work for the social, economic, and cultural renewal of the North End of Winnipeg.

To better understand NECRC & NERI partnership, the NERI 2008 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 2008 the SEG Program awarded 28 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. The year was advanced to May 31, 2009 therefore allowing 9 additional grants. As of May 31, 2009 the total amount of \$100,000 in grant funding was awarded, while total construction costs exceeded \$277,491.22.

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

- Aboriginal Visioning for the North End
- Assiniboine Credit Union
- BUILD (Building Urban Industry for Local Development)
- CIBC
- Community Financial Counselling Services
- Employment & Income Assistance (Main Street and Rorie locations)
- Ma Mawi Wi Chi Itata Centre
- Mount Carmel Clinic
- Native Women's Transition Centre
- North End Community Renewal Corporation (NECRC), PATH, LSP Resource Centre
- North End Women's Resource Centre
- North Point Douglas Women's Centre
- Oyate Tipi
- SEED Winnipeg Inc.
- The Alternative Financial Services Coalition (AFSC)

- The Elizabeth Fry Society
- The Winnipeg Foundation
- Winnipeg Partnership Agreement (WPA)

The CFSC has been a tenant at Mount Carmel Clinic's 888 Main Street building since January, 2007. ACU began providing an on-site staff, two days a week to deliver "same day" bank account opening and activation in February, 2009.

The CFSC was originally a two-year pilot project, that commencing direct delivery of products and services on November 16th, 2006 from Mount Carmel Clinic's 886 Main Street building. The pilot phase was extended until August 31st, 2008. The CFSC secured post pilot funding until December 31, 2009 from the Winnipeg Partnership Agreement (WPA). The major goals over this 16 month period are to fine tune the CFSC operations, grow capacity, and determine governance and the development of a sustainable model.

As of April 30, 2009 the CFSC provided the following services and resources to North End clients:

- 250 community organization referral clients have been received
- 250 client (photo) identification cards were issued
- 250 clients have received "one-on-one" financial counselling, an additional 120 people have participated in group financial educational workshops
- On-site opening and activation of 219 Assiniboine Credit Union (ACU) chequing and savings accounts, other services provided are direct deposit, internet and telephone banking, no-holds cheque cashing

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 2008 the SGF approved \$150,000 to 72 projects within the following five North End neighbourhoods: William Whyte (\$26,677); St. John's (\$24,847); Dufferin (\$39,035); Point Douglas (\$40,677); Lord Selkirk Park (\$18,264). 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 2008 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 By-law Enforcement Unit; 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); and the Winnipeg Housing and Rehabilitation Corporation (WHRC); Manitoba Hydro.

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 half the cost of building the house is to be forgiven over ten years.
- **Rental Housing:** Administered multiple programs geared towards rental issues. With funding from the Winnipeg and Thomas Sill Foundations, hired local area resident as full-time TLC Coordinator to encourage property maintenance. Maintained partnership with MHA through BCMP program to improve the quality of social housing. Hired a full-time coordinator to implement the Winnipeg Rental Network, a citywide web-based service to provide free vacancy listings for landlords with affordable rental housing.

Program Activities

- **Tenant Landlord Cooperation (TLC):** The North End TLC continues to improve relationships between landlords and tenants. With the support of an HRDC summer-student, TLC created a new Access-based landlord registry to map rental housing within NPD and WW. The new registry enabled program information to be mailed out to over 1,300 landlords within WW and NPD. The database was used again and additional information was sent out with the Exterior Fix-up Grants program. A landlord forum was held to solicit input on the program and was attended by over 35 landlords. In partnership with the RTB, delivered workshops in all five areas on Rights and Responsibilities for both tenants and landlords. Worked with all five residents associations to maintain priority access for TLC landlords to the fix-up grants, and expand the scope of work permitted to both exterior and interior repairs.
- **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 and TLC programs through mail outs that reached approximately 1,500 landlords 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 Construction Maintenance Program (BCMP):** 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. Under the guidance of one journeymen carpenter and one lead hand, local North End

students and/or graduates (many from RB Russell High School), participated in the program. In 2008-2009, the crew completed the renovation of 60 MHA units of housing at Carrigan Green Crest, and built front and rear fences on 256 units at Gilbert Park, thereby improving the quality of social housing within Winnipeg. The program operated on a budget of \$500,000 in salaries for the '08-09 year and saw local North End residents hired to work and build their skills. As a result of the program, four trainees transitioned to permanent work with MHA and the lead carpenter joined MHA's staff in Thompson. The program's first student to be enrolled in the apprenticeship program at Red River Community College completed their first year of the program in September. Currently, BCMP has just signed a contract to employ 50 North End residents for a value of \$1.5 million for the interior renewal of MHA housing at Gilbert Park and Lord Selkirk Park.

- **Winnipeg Rental Network:** The Winnipeg Rental Network Coordinator position was hire 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. The WRN held a forum to solicit participation and input that was attended by over 45 organizations. The WRN website has been built and is receiving approximately 125 hits a day. The website provides links to housing resources for landlords and tenants as well as vacancy postings for affordable rental housing.
- **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 City By-law Enforcement Unit 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:** Housing Coordinators 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:** One full-time Housing Coordinator is dedicated to WW and NPD while a second coordinator is focused on Dufferin, LSP and St. Johns at half time. The remaining half of this full time position is spent facilitating the promotion and access to the MB Hydro Low-income Hydro Grants through the BUILD program. Full time coordinators were hired for the TLC and WRN programs.
- **Exterior Renovation Fix-Ups:** \$243,828 of WHHI (Prov+City) funding went towards housing fix-up grants in 2008. Theses exterior fix-up grants aid recipients with the renovation of their properties. Of the 181 grants, sixty-one grants were allocated to WW (eight of which were fixed-income grants of \$2,500 for resident homeowners), and sixty were allocated to NPD, with some landlords receiving grants of up to \$2,500. This successful program was also provided within the communities of Lord Selkirk Park, St. John's, and Dufferin. The community of Dufferin received twenty-one grants, St. John's received twenty-seven \$1,000 grants, and Lord Selkirk Park was allocated twelve fix-up grants up to \$2,500. (see table below).

2008-2009 Exterior Renovation Fix-up Grants in the Five North End Neighbourhoods

Description	WW	NPD	Dufferin	LSP	St. John's	Totals
Eligible resident-owner applications	93	144	25	9	91	362
Eligible landlord applications	29	17	18	6	23	93
Total Eligible Applications	122	161	43	15	114	351

Total Grant Forfeitures	3	4	0	0	0	7
Resident-owner grants completed	49	51	15	8	19	142
Landlord grants completed	12	9	6	4	9	40
Total Grants Completed	61	60	21	12	27	181
Total Funds Spent	\$117,568	\$138,505	\$56,094	\$46,662	\$51,190	\$410,021

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, Levett Demchuk – Resident Sector
Treasurer, Gerald Brown – Resident Sector

STAFF

509 Selkirk Avenue

Robert Neufeld – Executive/Housing Director
Terry Slobodeski – Administrative Coordinator (parental leave)
Simone Beaudet – Administrative Coordinator
Terry Terichow – Finance Controller
Sharon Allard – Community Housing Coordinator
Fiorina Pasquarelli – Community Housing Coordinator
Muriel Lamy – Administrative Assistant

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.

NERI Board of Directors

Gerald Brown	Treasurer
Astrid Lichti	Chair
Levett Demchuk	Secretary

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.

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.

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 others.

Civic Organizations include: City of Winnipeg Police Services, City of Winnipeg Community Services, Winnipeg School Division, University of Winnipeg, University of Manitoba and William Norrie Centre – University of Manitoba.

We would like to thank those who have offered their time, resources and skills to make events like our Picnic in the Park and 2009 AGM a success.

Thank you all!

North End 5-Year Community Plan (2006 - 2011)

