



NERI

**NORTH END
RENTALIZATION
INCORPORATED**

2009-2010 ANNUAL REPORT

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Corporate Restructuring

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 was completed in 2007 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 2009 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!, The City of Winnipeg, Mosaic Market BIZ, Selkirk Avenue BIZ, Between the Parks Business Association and Aboriginal Visioning. In 2009 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. There were three intakes in 2009-2010 allowing for additional grants to be given out. As of March 2010 the total amount of \$98,000 in grant funding was awarded, while total construction costs exceeded \$310,179.74. For a list of grant recipients in 2009, check the NERI Audited Statements.

COMMUNITY FINANCIAL SERVICES CENTRE (CFSC)

The Community Financial Services Centre (CFSC) is administered through North End Revitalization Incorporated (NERI). The CFSC continues to work successfully with various community referral partners and stakeholders maintaining 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 (ACU)
- B.U.I.L.D. (Building Urban Industries for Local Development)
- CIBC
- Community Financial Counselling Services
- Employment & Income Assistance EIA (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 Resource Centre
- Lord Selkirk Park (LSP) Resource Centre
- North End Women's Resource Centre
- North Point Douglas Women's Centre
- Oyate Tipi Cumini Yape
- SEED Winnipeg Inc.
- Indian Family Centre
- The Elizabeth Fry Society
- Immigrant and Refugee Community Organization of Manitoba Inc. (IRCOM)
- Métis Child, Family and Community Services
- Point Douglas WRHA Community Mental Health Program
- Urban Circle Training Centre Inc.
- Winnipeg Partnership Agreement (WPA)
- The Minister of Local Government, Urban Development Initiative

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 able to hire an Outreach Officer in December, 2009. The additional staff has enabled the CFSC to add more community referral partners and grow capacity by being able to serve more clients.

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) and bridge funding until June 30, 2010 from the Minister of Local Government under the Urban Development Initiatives. The NERI/NECRC Boards have agreed to administer the CFSC project until March 31, 2012, as ACU hopes to open a branch in the North End of Winnipeg. The CFSC is currently seeking additional operating capital (from government) in order to maintain the project through March 31, 2012.

As of March 31, 2010 the CFSC provided the following services and resources to North End clients:

- 421 client (photo) identification cards were issued
- 276 clients have received "one-on-one" financial counselling, an additional 260 people have participated in group financial educational workshops
- On-site opening and activation of 421 Assiniboine Credit Union (ACU) chequing and savings accounts, with 57% of these members choosing some form of direct deposit. CFSC and ACU also offer no-holds, no fees, government and community referral partner issued cheque cashing
- An additional 245 individuals have received training to use accessible banking methods, such as internet and telephone banking, no-holds cheque cashing

The CFSC innovative 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 had 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 2009 the SGF approved \$150,000 to 72 projects within the following five North End neighbourhoods: William Whyte (\$33,822); St. John's (\$25,770); Dufferin (\$31,930); Point Douglas (\$31,600); Lord Selkirk Park (\$26,378), along with \$500 designated towards the audit.). 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 Incorporated (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 2009 were to:

- Comprehend and 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, Winnipeg Rental Network, Building Construction Maintenance Program, and supporting B.U.I.L.D. etc.)

NECRC facilitates many housing coordination activities for renewal and NERI administers housing grants.

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, Building Urban Industries for Local Development(B.U.I.L.D.).

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; five in WW, and five in NPD. This affordable housing went to low-income homeowners who qualified for a mortgage. Approximately one half the cost of building the house is to be forgiven over ten years.
- **Rental Housing:** NECRC administered multiple programs geared towards rental issues. With funding from the Winnipeg and Thomas Sill Foundations, we maintained a local area resident as full-time TLC Coordinator to encourage property maintenance and provide tenancy advocacy. We continued our partnership with MHA and strengthened the BCMP program to improve the quality of social housing. We maintained a full-time coordinator to continue 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 the City of Winnipeg, the TLC created a listing of North End rental properties in all five NA! Communities. The new registry enabled program information to be mailed out to over 1,300 landlords within WW, NPD, Dufferin, St. John's and LSP. The spreadsheet was used to send information out for the Exterior Fix-up Grants program. TLC delivered workshops to Neighbourhood Immigration Settlement workers on tenancy rights to assist them in dealing with newcomers with rental issues. In partnership with the RTB, delivered workshops in WW, NPD and LSP on Rights and Responsibilities for both tenants and landlords. TLC 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 HTI 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 took place at five community locations including; NECRC, Ralph Brown Community Centre, Spence Neighbourhood, Daniel Macintyre, and Centennial. Workshops met the needs within the community, and housing resource libraries were available at four of the five locations within participating communities. While the HTI program went on hiatus in October 2009, Housing Coordinators worked on proposals to rework the program and secure future funding the program is poised to get in 2010 back up and running.

- **Building Construction Maintenance Program (BCMP):** This program was carried out in partnership with the MHA and RB Russell High School as an employment and training program for youth and North End residents interested in the trade of carpentry and housing construction. The program provides hands-on experience through the maintenance and repair of MHA properties. Under the guidance of two MHA site supervisors/journeymen carpenters and NECRC lead hands, local North End community members (many alumni from RB Russell High School) participated in the program. From February 2009 to May 2010, the crew completed the renovation of 30 MHA apartments in the LSP Developments and 68 in Gilbert Park for a total of 98 units of quality social housing within the North End of Winnipeg (6-7 Units per month). The program operated on a budget of \$1,500,000 in salaries for the 2009-2010 year and saw local North End residents hired to work and build their skills. Over the past two years, four trainees transitioned to permanent work with MHA and the lead carpenter joined MHA's staff in Thompson and the program had its first student enrolled in the apprenticeship program at Red River Community College. He completed his first year of the program in September 2008. BCMP currently has a contract to employ 60 North End residents to complete 250 apartment renovations.
- **Winnipeg Rental Network (WRN):** The Winnipeg Rental Network Coordinator position was a 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 website has been built and is receiving approximately 200 hits a day. The website provides links to housing resources for landlords and tenants as well as vacancy postings for affordable rental housing. The WRN has submitted proposals for additional funding to create a position to extend outreach across Winnipeg. Visit the website at www.winnipegrentnet.ca for more information.
- **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 NA! neighbourhood worked closely with the City By-law Enforcement Unit and Existing Buildings Branch 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. These resource sheets were shared with residents associations and mailed out to all Exterior Fix-up grant applicants.
- **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. Staff reported on 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 was spent facilitating the promotion and access to the MB Hydro Low-income Hydro Grants through the B.U.I.L.D. program. This Housing Coordination/B.U.I.L.D. position was converted to a full-time Housing Coordination position for Dufferin, LSP and St. John's in May 2010 when the Federal EcoEnergy funding ended. Full time coordinators were maintained for the TLC and WRN programs.
- **Exterior Renovation Fix-Ups:** \$250,580 of WHHI (Prov+City) funding went towards housing fix-up grants in 2009. These exterior fix-up grants aid recipients with the renovation of their properties. Of the 185 available grants, sixty-one grants were allocated to WW (nine of which were fixed-income grants of \$2,500 for resident homeowners), and fifty-six 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-four grants, St. John's received thirty-one \$1,000 grants, and Lord Selkirk Park was allocated thirteen fix-up grants up to \$2,500. (see table below).

Grant Distribution in Dufferin, LSP, NPD, St. Johns and WW in 2009

Descriptions	WW	NPD	Dufferin	LSP	St. Johns	Totals
Eligible resident-owner applications	92	65	21	13	161	352
Eligible landlord applications	43	19	10	3	31	106
TOTAL ELIGIBLE APPLICATIONS	135	84	31	16	192	458
Grant Forfeitures	12	5	1	1	1	20
Resident-owner grants completed	40	42	17	10	24	133
Landlord grants completed	21	14	7	3	7	52
TOTAL GRANTS COMPLETED	61	56	24	13	31	185

2009-2010 Exterior Renovation Fix-up Grants in the Five North End Neighbourhoods

With NA!, WHHI, Thomas Sill and Winnipeg Foundation funding, housing staff focused on coordinating and implementing the housing priorities of North End neighbourhoods.

Meet the NERI Board & Staff

BOARD OF DIRECTORS

- Chair**, Gary Swanson – Business Sector
- Secretary**, Levett Demchuk – Resident Sector
- Treasurer**, Gerald Brown – Resident Sector
- Vice-President**, Lorne Belmore – Community Sector
- Member**, Michael Wolchock – Business Sector

STAFF

509 Selkirk Avenue

- Robert Neufeld** – Executive/Housing Director
- Simone Beaudet** – Administrative Coordinator
- Terry Terichow** – Finance Controller

- Dale Harik** – Housing Program Supervisor
- Kali Martin** – Housing Resource Coordinator
- Rhonda Monkman** – Housing Resource Coordinator
- Gord McIntyre** – Winnipeg Rental Network Coordinator

- Darrell Stavem** – TLC Coordinator
- Muriel Lamy** – Administrative Assistant
- Greg Slobodeski** – seconded to NEWC

Community Financial Services Centre

- Debra Joyal** – CFSC Program Manager
- Lilian Pineda** – CFSC Administrative Assistant
- Angela McNabb** – CFSC Outreach Officer

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	Lorne Belmore	- Vice President
Gary Swanson	- Chair	Michael Wolchock	- Member
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 for community renewal in the North End. Our combined efforts make renewal possible “*Building Community Together*”.

Thank you all!

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

