

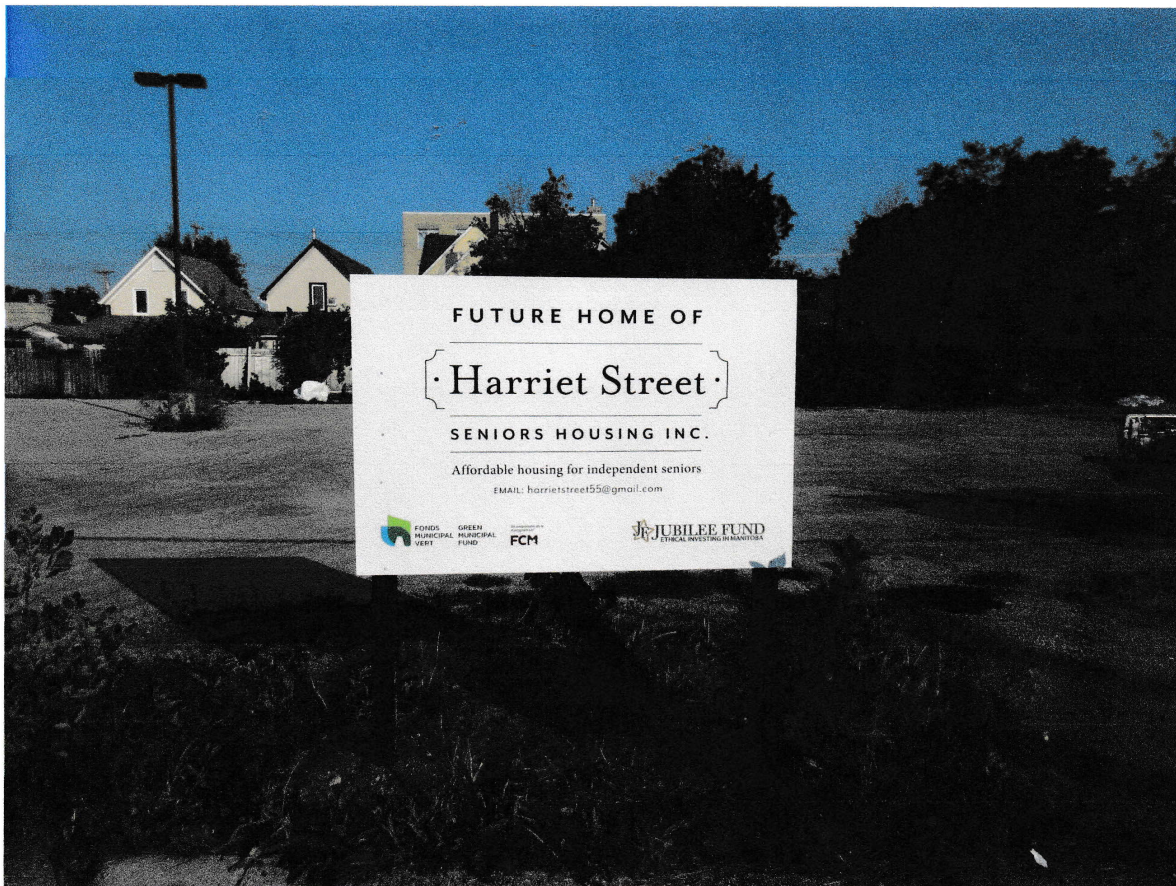


HARRIET STREET SENIORS HOUSING INC.

ANNUAL REPORTS

2020

2021



Harriet Street Seniors Housing Inc. provides safe, affordable, quality housing in Central Winnipeg for independent seniors from diverse communities.

460 McDermot Avenue • Winnipeg, MB R3A 0B4 • EMAIL: harriestreet55@gmail.com



2020 REPORT

Harriet Street Seniors Housing was founded on June 30, 2020 with the goal of creating an affordable seniors housing unit on Harriet Street, Winnipeg. A Board of Governors was assembled from people who live or have worked in inner city Winnipeg. In fall 2020, Board members worked with consultant Barbara Gemmell from Gemmell Training and Consulting to craft the draft mission statement and values for the organization. This was followed by further work on the corporate bylaws and the related policies.

On September 30, 2020, Harriet Street Seniors Inc. made a deposit on a conditional offer to purchase the lot at 55 Harriet street pending the results of soil testing.

On October 5, 2020, Harriet Street Seniors Inc. passed a resolution making Prystanski Law Harriet Street Seniors Housing Inc.'s legal representative and Phil Dlot of Hold Zone Inc. the Project Manager.

Late in 2020, Harriet Street Seniors Inc. also worked to find a partner to meet the conditions to accept project seed funding and a loan from Canadian Mortgage and Housing Corporation. An application for seed funding was made to the Canadian Federation of Municipalities.

Harriet Street Seniors wishes to thank Central Neighbourhoods for their financial assistance for governance planning.

The groundwork of 2020 set the stage for progression of the 55 Harriet Street seniors housing project.

2020 Directors

Shakila Atayee (to Dec. 31, 2020)

Catherine Collins

Baldwin Goncalves

Shahbaz Khan

Mandela Kuet

Genet Kessaye

Flor Marcelino

Robert Miller

Francis Ravinsky

Rey Sangalang



2021 REPORT

Providing seniors with safety, dignity and connection

Work on the development of affordable housing at 55 Harriet moved further along in 2021. On January 11, the mission statement and values were adopted. On February 9, Harriet Seniors Housing Inc. adopted Bylaws 1 and 2 and the related operational policies. Resolutions were also passed on February 9 to accept a seed contribution and loan from Canada Mortgage and Housing and seed funding from the Canadian Federation of Municipalities.

After an intensive search of several months, Prystanski Law agreed to and was accepted as the guarantor to enable the Harriet Street Housing project to receive the seed funding and a loan from Canada Mortgage and Housing Corporation.

The next phase of the project was soil testing. Phase One was a geotechnical analysis to ascertain the soil details for the building foundation. This also included an historical search of what had been on the Harriet Street site and its environs. The search revealed that a garage had been in one area and an auto repair facility operated across the road. Consequently, a second round of testing for petroleum residues was undertaken with some financial assistance from Canadian Tire. Results of all the tests had a clean environmental report.

Harriet Street Seniors also completed two real estate assessments for the property, one at the current zoning, and one with a multi-family zoning. BLDG Architecture was paid for its schematic drawings of the building. In July 2021, Harriet Street Seniors Inc. became a member of the Manitoba Non- Profit Housing Association.

Through the concerted efforts of Phil Dlot from Hold Zone Inc., Harriet Street Seniors Inc. received an offer from Jubilee Fund Manitoba Inc. through its poverty reduction program for a loan for the down payment on the purchase of 55 Harriet Street. On July 30, 2021, Prystanski Law executed the loan documents with the Jubilee Fund Manitoba Inc. and the purchase documents with Canadian Tire Corporation. Harriet Street Seniors Housing Inc. became the official owner of the lot at 55 Harriet Street.

On September 13, the Jubilee Fund Manitoba Inc. hosted a well-attended public event at the building site to recognize their contribution to the building project that included a presentation by Harriet Street Seniors Inc. To publicize this event and to inform local people about the future use of the site for affordable seniors housing, a large sign was installed at 55 Harriet Street.



In conjunction with this event, Harriet Street Seniors Housing Inc. received generous print and broadcast media coverage. The fall newsletter of the Jubilee Fund Manitoba Inc. featured the Harriet Street seniors housing project and it was also highlighted at the Jubilee Fund brunch on November 6 brunch attended by Director Cathy Collins and John Prystanski.

Harriet Street Seniors Housing Inc. launched its website at harrieststreetseniors.com.

Through the later half of 2021, work has focused on financing, grant applications, discussions with potential funders and gathering of documents for the rezoning application. Phil Dlot, Cathy Collins and John Prystanski have attended some online meetings with City staff and councillors to share project information.

For 2021, Harriet Street Seniors Inc. acknowledges financial assistance received from the following organizations together with in-kind assistance from Doowah Design:

Canadian Federation of Municipalities
Canada Mortgage and Housing Corporation
Central Neighbourhoods
Jubilee Fund Manitoba Inc.

2021 Directors

Executive

Catherine Collins, Chair
Pat Hardy, Secretary (begun Sept. 7)
Robert Miller, Treasurer (to Sept. 31, 2021)

Directors at Large

Baldwin Goncalves
Shahbaz Khan
Mandela Kuet
Genet Kessaye
Flor Marcelino
Robert Miller (to Sept. 31, 2021)
Francis Ravinsky (to Sept. 31, 2021)
Rey Sangalang