

ST.MATTHEW'S NON-PROFIT HOUSING CORPORATION
Affordable Family Housing for our Neighbourhood

VISION STATEMENT: The **goal** for St.Matthew's Housing Corporation is to create and maintain safe, quality, affordable housing for families in West Central Winnipeg without financial gain.

The first project for St.Matthew's Non-Profit Housing Corporation is convert the upper 3 floors of 641 St.Matthews into a housing complex which will be an inclusive, multi-generational, secular, stable community to support the well-being of all the residents and the healthy development of children.

- ◆ It is not intended to be transitional or crisis housing.
- ◆ It is for families with children, but will also have some single person families and seniors.
- ◆ The tenants will include newcomers to Canada, aboriginal families, people with mental health challenges, and single parent families. All will need to meet the requirement for projects receiving government capital grants of household incomes <\$50,000/year.

As currently designed, the complex includes 24 rental units: 3 one bedroom units [\$615/mos]; 15 two bedroom units [\$815/mos], and 4 three bedroom units [\$1050/mos] and 2 four bedroom unit [\$1250/mos]. All of the units will be visitable. Sixteen of the units will be subsidized by Manitoba Housing [rent-g geared to income] and 4 are for WRHA's mental health housing support program whose clients have portable rental support. In addition, to the residential component, there will be a 1200 square foot central plaza on the main floor for the use of the complex. The lower level of the building, recently renovated as a Neighbourhood Resource Centre, will be retained with only minor modifications to incorporate the proposed elevator upgrade. The resulting multi-use complex will include 24 affordable residential units with a central plaza, a worship space for St.Matthew's Church and partners, and the Neighbourhood Resource Centre.

This residential project is the sequel to the successful renovation of the roof and basement of St.Matthew's in 2005/6. In partnership with St.Matthews Maryland Community Ministry, a total \$835,000 in grants was raised from the Winnipeg Housing and Homelessness Initiative [through the SCPI Program], The Winnipeg Foundation, Community Places Program of Manitoba Culture, Heritage and Tourism, The Thomas Sill Foundation, The Public Health Agency of Canada, the Winnipeg Presbytery of the United Church of Canada, Grain of Wheat Church Community, and St.Matthew's Anglican Church. The newly renovated space [approx.12,000 sq.ft of the lower level] includes a commercial kitchen, 3 multipurpose spaces, a drop-in centre with food bank, kitchen and computer space, and office/meeting space for community programs. The project had a cost over-run of \$12,000 or 1.4%. This project builds upon this prior success and extends the mission of the building to include affordable housing.

The **long term impact** of this housing complex for the neighbourhood include:

- ❖ expanded opportunities for affordable quality living in the core area without displacing those who already live here;
- ❖ the creation of a model development for family oriented community;
- ❖ enhanced impact of the existing government investment in the Neighbourhood Resource Centre on the lower level of 641 St.Matthews; and
- ❖ the retention of a valuable community resource in West Central Winnipeg.

The **long term goals** for the Parish of St. Matthew include:

- ❖ to renew our worship space;
- ❖ to share our managerial and financial obligation for the maintenance and ongoing renewal of 641 St. Matthews [the parish becomes a long term tenant in the complex];
- ❖ to create a sustainable foundation for the congregation's continued mission and outreach.

The newly created **St. Matthew's Non-Profit Housing Corporation** has a 50 year lease to develop and manage this new complex.

BOARD of St. Matthew's Non-Profit Housing Corporation:

Roger Gateson ~ Chairperson *
Cathy Campbell ~ Vice-Chairperson +
Rob Dueck ~ Treasurer
Gail Schnabl ~ Co-Secretary +
Tony Schweitzer ~ Co-Secretary *
Bob Clarkson ~ Member at large +
Ian Fergusson ~ Member at large *
Tina Keeper ~ Member at large
John McNairnay ~ Member at large **

* Grain of Wheat representatives; + St. Matthew's Church representatives; ** St. Matthews Maryland Community Ministry

Architects: Ken MacKinnon - Friesen Tokar Architects
Project Management: Gerry Humphreys – Milestone Project Management
Lawyer: John Deacon - D'Arcy & Deacon

Advisors: Don Mediema – Spence Neighbourhood Association
Helmut Epp – Lion's Housing
Ken Murdoch – SAM [Management]
Marvin Hamm – Grain of Wheat Christian Community
Caryn Douglas – United Church of Canada

For more information about the project, see the CTV news and Winnipeg Sun video links on St. Matthew's website: www.st-matthews.ca.

CURRENT LETTERS OF SUPPORT:

- ◆ The Winnipeg Regional Health Authority: Milton Sussman;
- ◆ Clinic Community Health Centre: Rosemarie Gjerek;
- ◆ Manitoba Interfaith Immigration Council, Welcome Place: Martin Dolin;
- ◆ Emmanuel Mission: July Ayuen [the Rev'd.];
- ◆ Spence Neighbourhood Association: Gerry Berard;
- ◆ The West Central Women's Resource Centre: Jackie Hogue;
- ◆ Mennonite Central Committee, Manitoba: Hardy Groening; and
- ◆ Lions Housing: Helmut Epp.

FINANCIAL SNAPSHOT:

Total Construction Costs*:	\$ 4,908,750
Residential Construction Costs [without geothermal]	4,158,750
Monies in-hand: Federal [Homelessness Partnering Strategy]	386,985
St.Matthew's funds - for residential	200,000
- for parish redevelopment	300,000
Monies requested: Provincial [MHRC]	1,800,000
Assiniboine Credit Union [mortgage]	1,800,000
+Fund raising – geothermal grants	350,000
- Church redevelopment [private]	100,000

*estimates are based on design work and consultation enabled by a \$5,000 seed grant from CMHC and a \$60,000 PDF loan from MHRC.

+ Residential Construction Costs are for electric baseboard heat. Work is underway to define the costs/benefits for installing a geothermal system for the complex. If it proves beneficial, St.Matthew's will raise the additional costs for such a system; estimated at \$350,000.