Contents

About Metro Non-Profit Housing
  Mission and Purpose
  Buildings
  Shining Lights Choir
  The Williamson Award

Projects
  Housing Support Centre
  Halifax Housing Help

People
  Board of Directors
  Staff and Volunteers

Reports
  Chair of the Board
  Treasurer
  Executive Director
  Nominating Committee

Thank you

Bryon Anderson, John Williamson, Patti Melanson and Paul O’Hara
Mission and Purpose

Metro Non-Profit Housing Association is a private, charitable organization that provides permanent, secure housing and support to low income, single individuals.

Mission
Our mission is to assist single adults who have been homeless or at risk of being homeless to create and maintain their homes.

Purpose
Our purpose is to assist low-income adults to make their homes through:
- The provision of safe, affordable, stable, long term housing in a supportive environment.
- The management of quality housing with a participatory style.
- Engaging in individual support, advocacy, referral and access to community resources for single adults who are homeless or at risk of homelessness.
- Participating in the community to advocate for safe, affordable housing and for other related poverty issues, and participating in research related to these activities.

We believe that when people have substandard housing, they not only lack adequate shelter, they also lack rootedness and a pivotal place around which to conduct other activities, such as social relations or work. Without a home, people lack a place to express a sense of personal identity and culture. We believe that having a home means having a choice about how one will live. Every person should have control of their living situation and be able to voice their opinion in decisions that are going to affect them. Our unique “facilitative” style of housing management was designed to build community and generally affords the tenants control over their living conditions. Our housing projects and those we continue to develop provide residents with a stable base and supportive environment. We are able to offer tenants referral services, advocacy and employment when appropriate. Tenants have been seated on the Board of Directors since our inception, where they help shape the policies and directions of the Association. Tenants also have a voice in the selection of new residents and continue to meet regularly to discuss house business, giving them a sense of belonging.
Buildings

Stewart Place
Stewart Place, in Dartmouth, opened its doors in 1990 with 6 one-bedroom apartments and 5 two-bedroom apartments. The building also houses Metro Non-Profit Housing’s head office. The men of Stewart Place take a very active role in the running of the building. Individual tenants have assumed responsibility for the upkeep of the grounds. Tenants have also undertaken the setting up and maintaining of a food bank for the men of Stewart Place and the women of Amethyst Apartments. Tenants provide painting, repairs, and general maintenance, making the building a welcoming place.

Amethyst Apartments
Amethyst Apartments opened its doors in 1992. It provides twelve women with a safe place to call their own. Each woman maintains her own one-bedroom apartment. The beautiful art work displayed throughout this building (and other Metro Non-Profit Housing buildings) was created by Lamont, a tenant of Stewart Place. Amethyst Apartments also has a large Common Room which is available as a gathering place for the women while providing the Metro Non-Profit Housing Board of Directors with a place to meet in Dartmouth.

Cunard Street Apartments
The Cunard Street Apartments was the first of two projects in 1996. Housing eight individuals, it was the first Metro Non-Profit Housing building not gender-restricted. As in all the buildings, tenants contribute to their home environment. They garden, maintain the common areas, enhance security and have set up areas to barbecue --- influencing the way they feel not only about their home but also about themselves.

Belle Aire Terrace
Belle Aire Terrace, another 1996 project, was Metro Non-Profit Housing’s second property in Halifax. Consisting of four two bedroom flats, Belle Aire is located in an area which at the time it opened its doors had some of the worst rooming houses in Halifax. Metro Non-Profit Housing was part of a movement to change this neighbourhood. With this project people were able to see alternatives to their living conditions in the area. People who previously lived in substandard housing now have homes.
Buddy Daye St. Apartments • Housing Support Centre

In 2001, with the help of federal and provincial funding, a community development group, the Rotary Club Halifax Northwest and the Dalhousie University Department of Psychiatry, Metro Non-Profit Housing was able to bring a dream to life by constructing the building at 5510 Buddy Daye Street, with 19 bachelor units housing both men and women from the area. The tenants once lived in shelters or substandard housing in the Halifax area. This building also became the new location for the Housing Support Centre, where those in need can drop in for fellowship, advocacy and referral, and access to health professionals. This building is the first phase of a development that will bring to life the entire block. It won the Lieutenant Governor’s Prize for architecture in 2001. Its beautiful landscaped backyard welcomes tenants and participants year-round. This project created nineteen units of supported housing. Tenants are served by a live-in superintendent, and by the staff at our nearby Housing Support Centre.

Maynard Street Apartments

Maynard Street tenants have become involved in well-attended tenant meetings, a Tenant Selection Committee, and with representation on our Board. The project has been funded by the federal Homelessness Partnering Strategy, the HRM Special Grants program and the Rotary Club Halifax Northwest.
Housing Support Centre (The Coffee Shop)

The Coffee Shop Housing Support Centre continued to be a bustling space which supported many low income folks in the neighbourhood as well as serving as a hub for MNPHA tenants. Between referrals, helping fill out forms, income reviews, sending faxes, mailing letters, making phone calls staff have assisted in many hundreds of small acts of support and advocacy during the last year. During our 2nd year as part of the CRA’s Community Volunteer Income Tax Program The Centre saw many new faces and completed over 100 income tax returns. We continued to work with MOSH and Scotia Pharmacy to assist several individuals with medication compliance by offering a medication admin program at the Centre. Staff have also coordinated many medical appointments and have attended dozens of difficult medical appointments and hospital visits.

The Centre had some staffing changes in 2015. In July, Hannah Cavicchi-Burrows accepted a Social Work position with the Department of Justice in Nova Scotia. In order to meet tenant, participant, and organizational needs Hannah’s former position was restructured in order to hire two new part-time staff, Haley Heist and Erin Austin.

The Coffee Shop continued to be home to the Shining Lights Choir, and our bi-weekly cooking groups, and support groups. The choir saw the departure of Leah Collins-Lipsett as choir director, however after a lengthy search we’ve been lucky to be able to have Vladimir Sitnikov take over as director as well as have Sherise (Jones and Brody MacMillan step into supporting roles.

Centre staff have continued to build connections throughout the community by using social media like twitter (we recently passed 2600 followers), accepting speaking engagements at universities, colleges, and community events, and assisting other organizations by allowing them the use of our space for meetings. These activities have yielded positive results by raising our profile in the community which has resulted in significant in-kind and monetary donations as well as attracting volunteers and NSCC and Dalhousie students in to complete their placements with us. Centre staff continued to spearhead our Bluenose Marathon fundraising efforts. Although we had fewer runners in our 2nd year of participation in the Charity Challenge we were very successful and beat our own goals by raising $6,487.

Sadly though, last August we experienced the tragic loss of the Centre’s cofounder, Bryon Anderson. Bryon’s wonderful spirit has been kept alive by participants continuing to share fond memories of him and the good work that continues to happen in the space that he helped launch.

Adam Craft
In 1996, after hearing about a homeless choir in Montreal, a small group of participants at the Housing Support Centre felt that we too could bring a choir together. The Shining Lights Choir first performed in November of 1997, starting out with seven members, three of whom were staff and students. Many in the community told us we could never maintain the choir, saying that members would not be committed enough to attend practices, be on time, and work together. We are proud to say that the members have proven the doubters wrong. The choir has become an important part of members’ lives, and one they are very proud of. Now numbering more than 20, members meet each week for regular practice. They have performed at poverty rallies, churches, conferences, and special events at the Housing Support Centre. In total the choir has had over 175 public performances, and released three CDs. In 2000 the choir produced its first CD, “Burning Bright,” and in 2002 it released “No Room at the Inn,” a Christmas CD. In 2007 the choir released “A Dream Come True,” recorded live at Saint George’s Round Church, with special guests Brad Davidge and David Myles. Earle Cosman who directed the choir successfully for many years retired in 2013. Leah Collins Lipsett began to work with us in September, 2013 and brings a much valued energy and enthusiasm to the group. And, as always, Metro Non-Pro fit extends heartfelt thanks to the members of the Shining Lights Choir for their dedication, commitment, and enthusiasm over the last 16 years.
The Williamson Award

Metro Non-Profit has received valuable support and assistance in many forms from many kind and caring people and organizations over the 20-plus years that it has been providing supportive housing in HRM. Among these generous contributors, one person stands out as exemplifying an unwavering commitment to the success of the organization. That person is John Williamson. John was part of the team that first identified the pressing need for Metro Non-Profit in the late eighties. He was also a member of the committee for the selection of the Association’s first (and only!) Executive Director. Since its launch in 1990, John has taken a keen interest in all aspects of the unfolding fortunes of MNPHA, and as a senior member of the Rotary Club of Halifax Northwest, was instrumental in the provision of substantial funding, representation on the Board, and hands-on work to improve the Association’s premises. A highlight of this contribution was the launch of the Support Centre as a key and much cherished social support facility. More recently John has made important contributions to the Association to support a senior management succession strategy. All who have been associated with MNPHA have in one way or another received the benefits of John’s good work.

As a modest way of showing its appreciation for John’s unstinting support over many years, the Board of Metro Non-Profit Housing Association has decided to establish the ‘Williamson Award’, to be presented annually at the Annual General Meeting. This is not only intended to recognize John’s valuable contribution to Metro Non-Profit, but also to provide an opportunity to recognize other community members who have made outstanding contributions to the relief of homelessness and poverty in HRM. The third presentation of this award will take place at the 2015 General Meeting.

Wayne MacNaughton 2015 Recipient of the Williamson Award speaking at the PAANS Award Ceremony
Since 2008, Halifax Housing Help (HHH) has been providing housing support and trustee services to individuals within the HRM who are at risk of, or who are currently homeless. Halifax Housing Help is both a housing support and trustee service offering case management to individuals experiencing barriers to finding and sustaining appropriate housing. In the eighth year of programming, HHH continues to offer services to some of the most vulnerable people within our community.

Housing Support Worker - Halifax
In his fifth year, Chris Underhill continues in his role as a Housing Support Worker through Housing Nova Scotia’s Housing Support Worker Program. Chris continues to offer his expertise in supporting individuals to find appropriate housing. He also spends a significant portion of his time with continuing care for clients who have begun to stabilize their living situations.

In 2015, the Housing Support Worker at Halifax Housing Help completed 182 intakes and listing appointments and of these clients, he helped to facilitate placements for 74 individuals in appropriate housing. In addition, 243 clients received continuing care housing related support. Supportive activities included advocacy with utility companies, working with landlords and NS Department of Community Service caseworkers to help clients to retain their housing, referrals to Mental Health and Addictions Programs and home support visits.

Trustee Service
Since HHH’s inception in 2008, Donnie Bennett has been serving clients as the Trustee Service Officer. Donnie’s expertise with harm reduction along with his caring manor enables him to continue to offer sought after supports to individuals accessing our services.
Rebecca Stapleton has been with the HHH program for just over three years. She is the Finance & Administrative Officer focusing her work on the accounting system and payment details within the Trustee Service; she offers financial accountability and client supportive services, often assisting the Trustee Service Officer with data collection, communicating with Department of Community Services and program intakes. She also collects and maintains the statistics on the Trustee service program.

Since January 2015, Beth McIsaac has been the Program and Services Manager at HHH. Beth is the team leader who coordinates and supports the HHH team, develops and implements policies and promotes the work of HHH, oversees the work of the Trustee service, and co-manages the work of the Housing Support Worker along with the Executive Director.

2015 was a transitional year for the Trustee Service at Halifax Housing Help, with funding being reduced by AHANS, and the Department of Community Services picking up some of the funding for HHH. We worked with a total of 356 clients in 2015. However, we were uncertain about funding until the end of March 2015. We actively discharged clients who no longer needed the service. We also had a hold on new intakes until we made our move to our new location. In July, the HHH team moved to our current office space at 2444 Brunswick St (across from Hope Cottage); however, we continue to look for alternative office space as this location, while affordable, is not accessible for clients.

At the end of December 2015, the Trustee Service had 243 active trustor clients; there were a total of 43 new referrals which represents between 3 and 4 new individuals enrolled in the program per month. We also graduated between 9 and 10 individuals per month. At the writing of this report at the end of May 2015, we currently have a total of 264 active trustor clients.

Staff members meet monthly with trustor clients to check in with them and provide them with their remaining income after their rent, power and other bills are paid. As a way to support the individuals who utilize the Trustee service, we regularly review Trustee Service client files for those clients who may be able to manage their own finances and we empower individual clients with a return of their personal financial management as soon as they are ready and able.

In 2015, we also developed a Trustee Service Information Manual which we provided to the Department of Community Services Program Evaluator. This manual includes program information, job descriptions, operational procedures, program reports, and policies of the Trustee Service. We also started collecting data on the broad range of services we provide in the Trustee Service program at HHH. We successfully came through the Provincial Program Evaluation with tremendous support from clients and DCS caseworkers for our programming. Funding for the Trustee service for 2016 is in place from Department of Community Services, Housing NS and AHANS as contributing funders; however our funding continues to be limited to a half-time program manager with no additional funding for further staff.
Dartmouth Housing Help
In May 2014, the Public Good Society of Dartmouth and MNPHA opened Dartmouth Housing Help (DHH) at 260 Wyse Road. The office is open from 9-5 Monday to Friday. DHH is currently staffed full-time by Darcy Gillis and part-time by Danielle MacDonald. Darcy's previous experience stems from working with Shelter Nova Scotia while Danielle also works part-time at Dartmouth North’s MLA office. Darcy joined DHH near the end of August 2015 while Danielle joined the office at the beginning of August 2015. Previously the office was operated on a part-time basis by Nicole Nearing. DHH's goal is to provide a holistic approach to assisting individuals find safe, affordable, and accessible housing for individuals and their families. Dartmouth Housing Help was opened as a satellite office to Halifax Housing Help to assist in filling the housing support gap in the Dartmouth community.

During 2015, housing support workers at DHH completed 163 intakes with individuals. These individuals came to our office seeking support in housing, communicating and advocating for/with resources (Landlords, DCS, community organizations, etc.), tenancy issues, eviction preventing, and crisis interventions. DHH assisted 58 individual people find new and affordable housing within Dartmouth and the surrounding communities in HRM. During the housing process, DHH also actively participates in lease signings and apartment viewings. Along with the individuals housed, 258 different types of interventions took place that is included in the supports previously mentioned. With data beginning to be recorded in September 2015, DHH has participated in 91 conversations with different landlords establishing relationships, maintaining relationships, and continually advocating for the individuals we support. We have also established working relationships with other community agencies within the Dartmouth community and HRM. The Dartmouth Learning Network has volunteers in the office approximately 20 hours a week. DHH is also quite involved with the Dartmouth North Food Center, Dartmouth Food Bank’s, Connections that WORK, Adsum House, Addictions Program, Department of Community Services, Dartmouth North MLA Joanne Bernard, Nova Scotia Brotherhood, and the Dartmouth Learning Center. DHH is committed to working together collectively to properly serve the community within which we operate.

Respectfully submitted by:
The Halifax and Dartmouth Housing Help Team
People
Board of Directors 2015

Chair Adam Randell, CA, The Shaw Group
Treasurer Chris LeBlanc, CA
Secretary Lana Rafuse, BA, LLB, Labour Law Analyst, McInnes Cooper
Executive Director Carol Charlebois, PhD
Rev. Neale Bennet MBA, MDiv, President, Atlantic School of Theology
Brad Boggs, Tenant Representative

Hannah Cavicchi-Burrows, Social Worker
Dick Hodgson, BSc, MSc, FCILT
Profesor, Dalhousie University
Wayne MacNaughton, Community Activist
Ken McKenzie, Community Member
David Sutcliffe, Tenant Representative
Donna Vance, Tenant Representative

Staff and Volunteers 2015
Erin Austin Housing Support Worker
Donnie Bennett Halifax Housing Help Trustee
Carol Charlebois Executive Director
Adam Craft Housing Support Centre Coordinator
Millie Crocker Office Manager
Randy Cross Tech Support
Vince Daigle Tenant Support
Tom Frizzell Janitorial
Darcy Gillis Housing Support Worker, DHH
Haley Heist Housing Support Worker
Sister Jovitae Volunteer Choir Guitarist

Brody MacMillan Choir Musician
Beth McIsaac Programs and Services Manager
Fred Retieffe Janitorial
Vladimir Sitnikov Choir Director
Rebecca Stapleton Halifax Housing Help Accounting Administrator
David Sutcliffe Grounds
Chris Underhill Outreach Housing Support Worker

Plus students and support staff from:
Dalhousie University- School of Nursing,
Dalhousie University-School of Medicine,
Dalhousie University – School of Social Work,
Direction 180, North End Community Health Centre, Nova Scotia Community College, QEII

Health Centre, Saint Andrew's United Church Outreach Committee, School of Health and Human Performance and the many individual and organizational contributors.
Chair’s Report

2015 Report to the Annual General Meeting June 2, 2016

2015 was an eventful and challenging year at MNPHA. We continue to try to have the biggest impact we can with the limited resources we have.

We had a number of changes in staffing, however, Carol Charlebois continues to be a consistent leader for the organization. The efforts of all staff are greatly appreciated.

A number of initiatives took steps forward in the current year including:

- The sale of the remaining lands held by CGDA (of which we are a 25% partner) – the funds related to the proceeds of the sale will be a great help moving forward
- The continuation of the HHH program (Halifax Housing Help), albeit with a reduced budget
- New capital repair projects completed with some new funding sources
- New and creative fundraising options continue to be tried and tweaked

The challenges continue to be:

- Aging buildings requiring more repairs & maintenance as years pass
- Rising operating costs
- Decreased federal funding

The Board and staff have started a 2016 Strategic Planning process. The goal of the process is to ensure success and strong community impact moving into the years to come. We need now, more than ever, to leverage our strengths and ensure every dollar received through donations has maximum impact.

Very special thanks to those who donate to our cause through both monetary and in-kind contributions. Without this support, MNPHA would not exist in the way it does today.

2015 included the passing of long-time employee, Bryon Anderson. Bryon touched the lives of many and will be missed.

Sincerely,

Adam Randell
Treasurer’s Report

Treasurer’s Report for the year ended December 31, 2015

The Metro Non-Profit Housing Association (the “Association”) ended 2015 with a deficit of $2,411, an improvement over the deficit of $38,999 recognized for the year ended December 31, 2014. The improvement was a result of increased property revenues and a decrease in property expenses during the year, including lower utility costs.

The Association ended 2015 with net cash of $26,400 compared to $104,052 as at December 31, 2014. The $77,652 decrease in cash during 2015 was primarily a result of a delay in the collection of several significant program receivables, representing $100,691, that have been collected in 2016. The cash flow reconciliation below provides an overview of the significant cash inflows and outflows of the Association.

Cash inflows related to the Dartmouth operating subsidy and other donations and grants were negatively impacted by the $100,691 in program receivables at the end of the year. Utility costs, which are the second largest expense of the Association, decreased by 9% over the prior year, following a 41% increase between 2010 and 2014. The Board identified areas of potential savings which contributed to the savings realized. The Association continues to manage its expenses responsibly in order to maximize the service potential of the funds received. The audit of our financial records in 2015 went well again this year. I would like to recommend to the Board and to all that attend our Annual General Meeting that we reappoint Bluenose Accounting as our auditors for 2016.

Thank you for your continued support of the Metro Non-Profit Housing Association.

Respectfully submitted, Chris LeBlanc, Treasurer
Executive Director’s Report

2015 Report to the Annual General Meeting June 2, 2016

By Carol Charlebois, Executive Director, Metro Non-Profit Housing Association

In 2015 MNPHA’s core activity, the provision of supported housing, served 83 different individuals in our 79 places. During the year there were just four moves out - remarkable stability for many individuals who had long histories of unstable housing. One person moved back to Ontario to be with family. Two people moved to situations with more care than we are able to provide. One individual moved in unfortunate circumstances back to unstable housing. This year we celebrate the achievements of our tenants and participants.

During 2015 we employed eight tenants in part time positions in the upkeep of our buildings. Several tenants have volunteer roles such as inspirational speaking for United Way of Halifax and peer counselling with the community agency. Three tenants enrolled in Humanities 101. Three tenants took the Addictions Treatment smoking cessation program. Five tenants achieved full time work and one full time school attendance in 2015. Some tenants are achieving senior status and two retired from their work in 2015.

The Housing Support Centre – the Coffee Shop - continued to be a busy place serving low income singles in the area. It gained a new logo, new bright colours and a more efficient set up for serving the 200 + cups of coffee and tea every morning. There are plans to remodel the kitchen to make the Coffee Shop even more comfortable to the many people who drop in Monday through Thursdays. In 2015 we were joined by a new choir director Vladimir Sitnikov, a professional musician for more than 20 years. He mastered his guitar and composition in Russia. Thank you to a number of volunteers, including Sherise Jones, who have assisted with the choir as well. Rev. Helen Ryding continued her bi-weekly support group. During 2015 Brian Moore led the cooking group with great chef’s skills. We work with MOSH and Scotia Pharmacy to assist twelve to fifteen individuals with medication compliance through offering medication storage at the Centre.

The past year has again been a time of uncertainty and transition for the Halifax Housing Help program as funding priorities of both federal and provincial government change. Early in 2015 we were moving individuals out to the program as the future was so uncertain. With provincial partnership with AHANS in funding the program we increased intakes in the latter part of the year. We ended 2015 with 243 trustee clients with efforts in place to increase that caseload. Beth McIsaac led the team at HHH to maintain high standards in the work with clients in these very uncertain times. Donnie Bennett and Rebecca Stapleton continued their work with concern and with the greatest attention to detail for clients and their finances.

The Dartmouth Housing Help office continues to flourish and now has one full time staff and one part time. We partner with the Public Good society of Dartmouth on this project. The project is funded by United Way of
Halifax and by Department of Community Services. Darcy Gillis and Danielle MacDonald worked with 163 individuals.

We remain part of the group of agencies employing Housing Support Workers. This program support the work of HHH and HHH is a resource that aids in housing placement and support. Chris Underhill served 196 individuals last year of whom 85 transitioned from shelter or unstable housing to being housed.

We work in community in a number of settings including the partnerships with the Public Good Society of Dartmouth, ARK Services for Youth, Direction 180 and Mainline Needle Exchange Association and with other agencies in the Provincial Housing Support Worker Program. We continue to work with our partners in the wind down of the Creighton Gerrish Development Association that is responsible to the community.

It has been a pleasure to work with our tenants and participants, our dedicated staff and our supportive Board during the past year as we continue the struggle for the rights of individuals to attain good housing.

Respectfully submitted, Carol Charlebois, Executive Director

Dartmouth tenants and staff enjoy a meal together
Nominating Committee
Report
2015 Nominations to the Board of Directors, Metro Non-Profit Housing Association

Hannah Cavicchi-Burrows, Social Worker, Department of Justice
Carol Charlebois, PhD Executive Director, Metro Non-Profit Housing
Anne Divine, Leadership Consultant
Suzanne Drapeau, Policy and Planning Consultant
Dick Hodgson, BSc, MSc, FCILT Professor, Dalhousie University
Chris LeBlanc, CA
Wayne MacNaughton, Community Activist

Lana Rafuse, BA, LLB Labour Law Analyst, McInnes Cooper
Adam Randell, CA, The Shaw Group

Tenant Representatives
Amethyst Apartments Donna Vance
Stewart Place David Sutcliffe
Buddy Daye Street TBA
Cunard Street TBA
Maynard Street Brad Boggs

Thank You sponsors & supporters
Anglican Diocese of Nova Scotia and Prince Edward Island o Anglican Parish of St. George o Avis Rent A Car o Canada Mortgage and Housing Corporation o Cathedral Church of All Saints o CGI o Estate of James A. Cosman o Feed Nova Scotia o Halifax Regional Municipality o Hope Cottage o Housing Nova Scotia o King’s College o NS Department of Community Services o Manulife Financial Halifax Employees o McInnes Cooper Employees o Mobile Outreach Street Health/North End Community Health Centre (MOSH/NECHC) o The Rotary Club of Halifax Northwest o Roman Catholic Episcopal Corp of Halifax o The Shaw Group o Sisters of Charity o Scotia Pharmacy o United Way of Halifax Region o Woodlawn United Church o And many other churches, organizations, and individuals who have generously donated time and money.